



**OFFICIAL PUBLIC NOTICE**

**MEETING OF THE SPECIAL SESSION OF THE  
COMMON COUNCIL**

**MONDAY, MARCH 30, 2026 AT 7:00 PM**

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COUNCIL ROOM, MUNICIPAL BUILDING, 450 S. MAIN ST., RICHLAND CENTER, WI 53581 & VIRTUALLY

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**TEAMS:** [bit.ly/RCTeamsMeeting](https://bit.ly/RCTeamsMeeting)

**AGENDA**

**CALL TO ORDER** *Pledge of Allegiance; Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES** *Entertain a motion to waive the reading of the minutes of the last meeting in lieu of printed copies and approve said minutes or correct and approve said minutes.*

1. Meeting Minutes

**PLANNING COMMISSION RECOMMENDATIONS FOR ACTION: (COPPERNOLL)**

2. **Conditional Use Permit Application** of Brent and Alyssa Gaffney to build a private garage/accessory building exceeding 3,000 sq. ft. of floor area at 23936 CTY Hwy AA (Tax parcel 022-0934-2000)
3. **Conditional Use Application** of Brad Wegner to allow tire sales and auto repairs at 780 N Orange St (Tax parcel 276-1651-1000)
4. **Land Division by Certified Survey Map (CSM) Application** of Enke Properties, LLC for creation of an eight-duplex housing development
5. **Public Hearing** for Rezoning Application of Enke Properties, LLC for creation of an eight-duplex housing development
6. **Rezoning Application** of Enke Properties, LLC for Creation of an Eight-Duplex Housing Development
7. Specific Implementation Plan for Stori Field PUD

**PUBLIC WORKS RECOMMENDATIONS FOR ACTION: (FRUIT)**

8. Agreement for Annual Contracted Mowing Services
9. Agreement for Warning System Annual Inspection & Preventative Maintenance

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

10. Property Use Agreement with Lydia’s House
11. Proposed Updates to City Governance Framework, including Council Rules, Elected Official Code of Conduct, and Committee/Commission/Board Structure

**PUBLIC COMMENT** *No Council action will be taken on any matter originating under this item.*

**ADJOURNMENT**

Posted this 27th day of March, 2026 by 5:00 PM.  
Copy to the official newspaper the Richland Observer.

*PLEASE NOTE: To request disability-related accommodations, please contact City Administrator Ashley Oliphant (608-647-3466 or 450 S. Main St.) at least 24 hours in advance. Notice is hereby given that a quorum of other city*

*governmental bodies may be present at this meeting for informational and discussion purposes only, and no formal action will be taken by those bodies at this meeting. The City of Richland Center is an equal opportunity employer, provider, and lender.*

**STAFF REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

**Project Review Type**

- Land Sale / Acquisition     
  Change of Use/CUP     
  Dedication     
  Easement  
 Other: \_\_\_\_\_

**Property Information**

<b>Owner/Applicant:</b>	Brent & Alyssa Gaffney	<b>Parcel Number(s)</b>	022-0934-4000
<b>Site Address / Location Description</b>	23936 County Hwy AA		
<b>Zoning District</b>	ETZ – Ag/Residential (A/R)	<b>Lot Size</b>	≈ 22 acres

**Project Description**

Requesting a conditional use permit for a 4,800ft<sup>2</sup> private garage/accessory building

**Staff Review and Findings**

**Comprehensive Plan Alignment:**  YES  NO

The proposal supports key Comprehensive Plan goals related to:

- Supports the construction of outbuildings that facilitate agricultural activities or large-lot residential storage, as this prevents the "cluttering" of smaller residential lots and keeps equipment indoors.
- The A-R district acts as a buffer between the high-density city center and the Exclusive Agriculture (E-A) lands. A storage building of this size is considered a compatible "intermediate" intensity use for this buffer.
- No new infrastructure is needed.

**Public Works / Utilities / Zoning Input:**  ADEQUATE  INADEQUATE

**Environmental / Site Conditions:**  SUITABLE  UNSUITABLE

**Recommended Conditions:**

1. The building shall be used strictly for the storage of personal vehicles, residential maintenance equipment, or agricultural equipment. It shall not be used as a primary residence or a standalone commercial warehouse.
2. No commercial business operations, retail sales, or "mini-warehousing" (leasing space to outside parties) shall be permitted within the structure.
3. The structure shall not be used for human habitation. Any future conversion into a "shouse" (shop-house) or accessory dwelling unit would require additional permitting and compliance with plumbing and sanitation codes.
4. The applicant must ensure that roof runoff is managed on-site via gutters, downspouts, or grading to prevent increased drainage or erosion onto adjacent agricultural lands or public rights-of-way.
5. If the building is to include a bathroom or utility sink, the applicant must provide proof of a compliant private onsite wastewater treatment system (POWTS) permitted by Richland County.

## REVIEW & REPORT – PLAN COMMISSION

*(For use by the Plan Commission and Common Council)*

### Staff Recommendation

- Approve the application for a Conditional Use Permit as presented.
- Approve the application for a Conditional Use Permit with conditions as presented.
- Deny the application for Conditional Use Permit.

January 28, 2026

**Project Information**

<b>Applicant</b>	Brent & Alyssa Gaffney	<b>Parcel #</b>	022-0934-4000	<b>Meeting Date</b>	March 30, 2026
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**Plan Commission Review WI §62.23(5)**

Review Criteria	Standard Met	
	YES	NO
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the proposed use be detrimental to or endanger the public health, safety, comfort, or general welfare of the City?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the uses, values, and enjoyment of neighboring properties for purposes already permitted be substantially impaired or diminished by this specific use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the establishment of this conditional use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are adequate measures taken to provide ingress and egress designed to minimize traffic congestion and ensure safety on public streets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the applicant provided substantial evidence that all requirements and conditions established by the City are or shall be satisfied?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Plan Commission Acknowledgement and Action**

Based on the substantial evidence provided in the application and the testimony at the public hearing, the Commission finds that all criteria have been met, subject to the following conditions:

1. The building shall be used strictly for the storage of personal vehicles, residential maintenance equipment, or agricultural equipment. It shall not be used as a primary residence or a standalone commercial warehouse.
2. No commercial business operations, retail sales, or "mini-warehousing" (leasing space to outside parties) shall be permitted within the structure.
3. The structure shall not be used for human habitation. Any future conversion into a "shouse" (shop-house) or accessory dwelling unit would require additional permitting and compliance with plumbing and sanitation codes.

**REVIEW & REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

- 4. The applicant must ensure that roof runoff is managed on-site via gutters, downspouts, or grading to prevent increased drainage or erosion onto adjacent agricultural lands or public rights-of-way.
- 5. If the building is to include a bathroom or utility sink, the applicant must provide proof of a compliant private onsite wastewater treatment system (POWTS) permitted by Richland County.

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23. The Plan Commission recommends **APPROVAL** of the Conditional Use Permit for Brent & Alyssa Gaffney at 23936 County Hwy AA., subject to the conditions stated.

**Motion:** *To recommend to the Common Council the approval of the Conditional Use Permit for Brent & Alyssa Gaffney at 23936 County Hwy AA for a private garage/accessory building exceeding 3,000ft<sup>2</sup>, subject to the specific Conditions of Approval as presented.*

**Todd Coppernoll, Chair:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**STAFF REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

**Project Review Type**

- Land Sale / Acquisition     
  Change of Use/CUP     
  Dedication     
  Easement  
 Other: \_\_\_\_\_

**Property Information**

<b>Property Owner:</b>	Sutton Income Trust	<b>Parcel Number(s)</b>	276-1651-1000
<b>Applicant:</b>	Brad Wegner		
<b>Site Address / Location Description</b>	780 North Orange Street		
<b>Zoning District</b>	Commercial-General	<b>Acreage / Area Affected</b>	.6 acres

**Project Description**

Restart auto repair and tire sales business in a new location. Building is vacant but all set up for this type of work due to previous businesses having used the location for similar operations.

**Staff Review and Findings**

**Comprehensive Plan Alignment:**  YES  NO

The proposal supports key Comprehensive Plan goals related to:

- Land Use: Consistent with the spirit of General Commercial
- Economic Growth: Consistent as it utilizes underutilized property
- Neighborhood Protection: Consistent provided “indoor only” storage and work rules are enforced.
- Infrastructure: Consistent as it uses an existing lot and entry points. No new infrastructure is needed.

**Public Works / Utilities / Zoning Input:**  ADEQUATE  INADEQUATE

**Environmental / Site Conditions:**  SUITABLE  UNSUITABLE

**Recommended Conditions:**

1. All standard automotive maintenance and repair services, including oil changes, brake work, and alignments, must be conducted entirely within the enclosed service bays of the building.
2. Repair work performed outside the building shall be strictly limited to vehicles or agricultural equipment that exceed the physical dimensions of the service bay doors (e.g., large tractors, combines, or oversized trailers).
3. All inventory, including new tires and tires awaiting installation, must be stored inside the primary structure. Outdoor display of tires for sale is prohibited.
4. All "junk" or waste tires must be stored inside the building until they are hauled away for proper disposal.
5. All hazardous materials, including new and used motor oil, must be stored in leak-proof containers (such as 55-gallon drums) inside the building.
6. No dismantled vehicles, "parts cars," or salvaged automotive components may be stored outside the building at any time.

**REVIEW & REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

7. All floor jacks, pneumatic tools, and other mobile shop equipment must be moved inside the building at the close of each business day.
8. This permit is non-transferable. It does not "run with the land" and shall not transfer to any subsequent owner of the property at 780 N. Orange St., nor to any subsequent business tenant or operator.
9. This permit shall remain in effect only for as long as Brad Wegner remains the primary operator of the business. Should the applicant cease operations at this location for a period exceeding twelve (12) consecutive months, the permit shall be deemed null and void.
10. Any change in the business entity, primary operator, or a change in the nature of the use beyond what is described in this application will require a new Conditional Use Permit application and public hearing.

**Staff Recommendation**

- Approve the application for a Conditional Use Permit as presented.
- Approve the application for a Conditional Use Permit with conditions as presented.
- Deny the application for Conditional Use Permit.

January 28, 2026

**Project Information**

<b>Applicant</b>	Brad Wegner	<b>Parcel Number</b>	276-1651-1000	<b>Meeting Date</b>	March 30, 2026
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**Plan Commission Review WI §62.23(5)**

Review Criteria	Standard Met	
	YES	NO
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed transfer area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the proposed use be detrimental to or endanger the public health, safety, comfort, or general welfare of the City? <ul style="list-style-type: none"> <li><i>The proposed automotive use involves potential contaminants; however, substantial evidence (the application) and imposed conditions requiring 100% indoor storage of waste oil and tires mitigate environmental and fire safety risks to the public.</i></li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the uses, values, and enjoyment of neighboring properties for purposes already permitted be substantially impaired or diminished by this specific use? <ul style="list-style-type: none"> <li><i>Potential noise and aesthetic impacts on the residential neighbors are mitigated by conditions requiring all work to be performed indoors and making the permit non-transferable, ensuring the intensity of the use does not increase without further review</i></li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the establishment of this conditional use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? <ul style="list-style-type: none"> <li><i>The proposal represents an infill redevelopment of a vacant, underutilized commercial building. It maintains the character of the Orange Street corridor without requiring new municipal infrastructure.</i></li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are adequate measures taken to provide ingress and egress designed to minimize traffic congestion and ensure safety on public streets? <ul style="list-style-type: none"> <li><i>The site plan utilizes a secondary access point on West 5th Street for customer parking, which minimizes new turning movements and potential congestion on the North Orange Street (Hwy 14/80) gateway.</i></li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the applicant provided substantial evidence that all requirements and conditions established by the City are or shall be satisfied?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## REVIEW & REPORT – PLAN COMMISSION

(For use by the Plan Commission and Common Council)

### Plan Commission Acknowledgement and Action

Based on the substantial evidence provided in the application and the testimony at the public hearing, the Commission finds that all criteria have been met, subject to the following conditions:

1. All standard automotive maintenance and repair services, including oil changes, brake work, and alignments, must be conducted entirely within the enclosed service bays of the building.
2. Repair work performed outside the building shall be strictly limited to vehicles or agricultural equipment that exceed the physical dimensions of the service bay doors (e.g., large tractors, combines, or oversized trailers).
3. All inventory, including new tires and tires awaiting installation, must be stored inside the primary structure. Outdoor display of tires for sale is prohibited.
4. All "junk" or waste tires must be stored inside the building until they are hauled away for proper disposal.
5. All hazardous materials, including new and used motor oil, must be stored in leak-proof containers (such as 55-gallon drums) inside the building.
6. No dismantled vehicles, "parts cars," or salvaged automotive components may be stored outside the building at any time.
7. All floor jacks, pneumatic tools, and other mobile shop equipment must be moved inside the building at the close of each business day.
8. This permit is non-transferable. It does not "run with the land" and shall not transfer to any subsequent owner of the property at 780 N. Orange St., nor to any subsequent business tenant or operator.
9. This permit shall remain in effect only for as long as Brad Wegner remains the primary operator of the business. Should the applicant cease operations at this location for a period exceeding twelve (12) consecutive months, the permit shall be deemed null and void.
10. Any change in the business entity, primary operator, or a change in the nature of the use beyond what is described in this application will require a new Conditional Use Permit application and public hearing.

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23. The Plan Commission recommends **APPROVAL** of the Conditional Use Permit for Brad Wegner at 780 N. Orange St., subject to the conditions stated.

**Motion:** *To recommend to the Common Council the approval of the Conditional Use Permit for Brad Wegner at 780 N. Orange St. for the operation of an auto-tire and repair shop, subject to the specific Conditions of Approval as presented.*

**Todd Coppernoll, Chair:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Agenda Item:** Certified Survey Map (CSM) – Stori Field Development (Tax Parcel 276-1664-1000)

**Requested & Presented by:** Jasen Glasbrenner, Director of Economic Development & Public Works

**Meeting Date:** Plan Commission and Common Council on 03-30-2026

**Background:** The City has received a Certified Survey Map (CSM) request associated with the proposed Stori Field residential development. The CSM facilitates land division necessary for development of a duplex-style residential project consisting of approximately sixteen (16) dwelling units on a single parcel of land.

**Findings of Fact:** Based on review of the submitted Certified Survey Map, application materials, and applicable City ordinances and Wisconsin Statutes Chapter 236, the proposed land division is consistent with the City of Richland Center Comprehensive Plan and supports orderly and efficient land use. The CSM provides adequate public facilities, including access, utilities, drainage, and stormwater management, and includes appropriate dedication of public right-of-way and open space. The proposed configuration will not result in undue traffic congestion or adverse impacts to surrounding properties and is consistent with the intent of the Planned Unit Development (PUD) framework. The request meets all applicable zoning and subdivision requirements and will not adversely affect public health, safety, or welfare.

**Department Recommendation:** Staff recommend approval of the Certified Survey Map.

**Requested Action:**

**PLANNING COMMISSION:** Motion to recommend approval of the Certified Survey Map (CSM) for the Stori Field development (Tax Parcel 276-1664-1000) and forward to the Common Council.

**COUNCIL:** Motion to approve the Certified Survey Map (CSM) for the Stori Field development (Tax Parcel 276-1664-1000) as presented.

**Attachment(s):**

- Plan Commission Staff Report and Decision Form
- 2026-03-06 - 250781 - Stori Field Development - 1 Lot CSM
- CSM Land Split Application
- Land Split Application Payment
- Comp. Plan pp. 43-51

**STAFF REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

**Project Review Type**

- Land Sale / Acquisition     
  Change of Use     
  Dedication     
  Easement  
 Rezone     
  Land Division (CSM/Plat)  
 Other: \_\_\_\_\_

**Property Information**

<b>Applicant/Authorized Agent</b>	Greg Lee, Vierbicher Engineering		
<b>Business Name</b>	Enke Properties, LLC	<b>Parcel Number(s)</b>	276-1664-1000
<b>Project Title</b>	Stori Field – Land Division by Certified Survey Map (CSM)		
<b>Site Address</b>	E. 5th St / N. Cedar St / Stori Dr Area, City of Richland Center		
<b>Location Description</b>	NW1/4, SE1/4, SEC16, T10N, R01E		
<b>Zoning District</b>	Current: R-1 Proposed: Planned Unit Development (PUD)		
<b>Acreeage / Area Affected</b>	Approximately 4.84 acres total (3.35 developable; 1.49 open space)		

**Project Description**

Enke Properties, LLC has submitted a Certified Survey Map (CSM) to facilitate the development of the Stori Field residential project, a 16-unit duplex-style development proposed under a Planned Unit Development (PUD) framework.

The proposed CSM consolidates and reconfigures approximately 5.66 acres into a single primary development lot with supporting land divisions for public infrastructure and open space. Specifically, the CSM establishes:

- A primary development lot (~3.35 acres developable area)
- An outlot (~1.49 acres) dedicated to the public
- Public right-of-way (~0.87 acres) for Stori Field Court

This configuration supports coordinated site design, infrastructure planning, and long-term ownership while accommodating internal roadway access, utilities, and stormwater management.

**Staff Review and Findings**

**Comprehensive Plan Alignment:**  YES  NO

The proposed land division is consistent with Comprehensive Plan policies supporting orderly development and efficient land use (pp. 43–48) and implements the City’s long-term planning framework as outlined in the Implementation Element (pp. 49–51).

**Public Works / Utilities / Zoning Input:**  ADEQUATE  INADEQUATE

The site is served by existing municipal utilities, including public sanitary sewer, water, and other services. The proposed land division supports the extension and configuration of public right-of-way, utilities, and drainage necessary to serve the development. Stormwater will be managed through on-site facilities designed to meet applicable standards.

## STAFF REPORT – PLAN COMMISSION

*(For use by the Plan Commission and Common Council)*

**Environmental / Site Conditions:**  SUITABLE  UNSUITABLE

The site is suitable for development with no known environmental constraints that would prevent the proposed use. The proposed land division incorporates open space and drainage areas to address site conditions.

### Staff Recommendation

- Approve the proposed Land Division for the Stori Field Development, as presented.
- Approve the proposed Land Division for the Stori Field Development, with the following conditions:
  - **Conformance with Approved Plans** The Certified Survey Map (CSM) shall be consistent with the plans and specifications submitted at the time of application and Plan Commission review.
  - **Compliance with Wisconsin Statutes §236** The Certified Survey Map shall comply with Wisconsin Statutes §236.
  - **Compliance with Zoning Requirements** The Certified Survey Map shall comply with the applicable zoning requirements of the property.
  - **Public Dedications & Easements** All required public right-of-way, easements, and dedications shall be provided as shown on the approved Certified Survey Map.
  - **Erosion Control** Erosion control measures shall be implemented prior to and during construction and maintained until site stabilization.
  - **Inspection & Access** City staff shall be granted access to the site for inspection to verify compliance with City Code, ordinances, and applicable regulations.
- Deny the proposed Land Division for the Stori Field Development.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

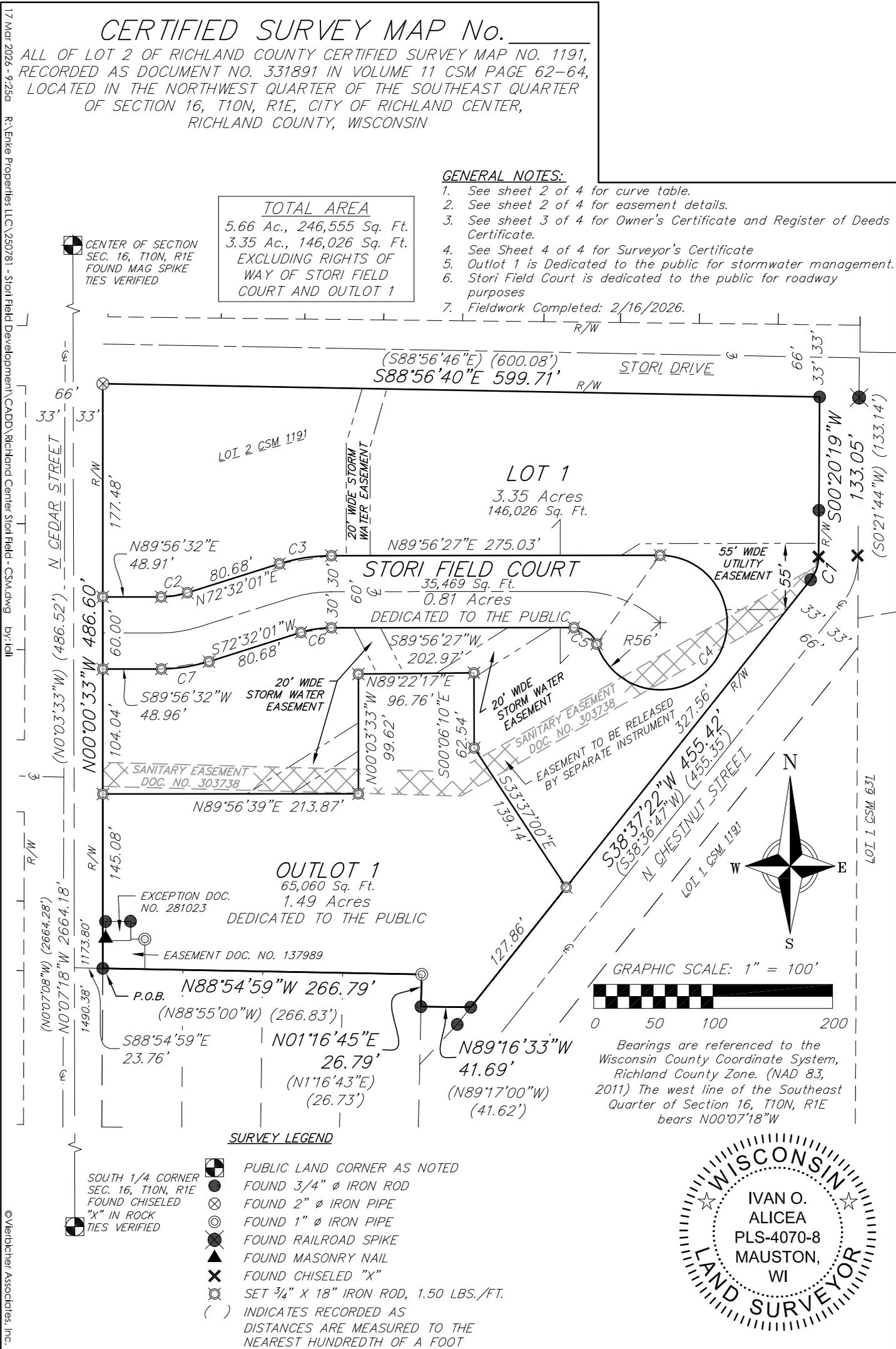
ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191,  
RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64,  
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER,  
RICHLAND COUNTY, WISCONSIN

**GENERAL NOTES:**

1. See sheet 2 of 4 for curve table.
2. See sheet 2 of 4 for easement details.
3. See sheet 3 of 4 for Owner's Certificate and Register of Deeds Certificate.
4. See Sheet 4 of 4 for Surveyor's Certificate
5. Outlot 1 is Dedicated to the public for stormwater management.
6. Stori Field Court is dedicated to the public for roadway purposes
7. Fieldwork Completed: 2/16/2026.

**TOTAL AREA**  
5.66 Ac., 246,555 Sq. Ft.  
3.35 Ac., 146,026 Sq. Ft.  
EXCLUDING RIGHTS OF  
WAY OF STORI FIELD  
COURT AND OUTLOT 1

CENTER OF SECTION  
SEC. 16, T10N, R1E  
FOUND MAG SPIKE  
TIES VERIFIED



**SURVEY LEGEND**

- PUBLIC LAND CORNER AS NOTED
  - FOUND 3/4"  $\phi$  IRON ROD
  - FOUND 2"  $\phi$  IRON PIPE
  - FOUND 1"  $\phi$  IRON PIPE
  - FOUND RAILROAD SPIKE
  - FOUND MASONRY NAIL
  - FOUND CHISELED "X"
  - SET 3/4" X 18" IRON ROD, 1.50 LBS./FT.
  - ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- SOUTH 1/4 CORNER SEC. 16, T10N, R1E FOUND CHISELED "X" IN ROCK TIES VERIFIED



Job #: 250781  
Date: 3/17/2026  
Rev: MM/DD/YYYY  
Drafted By: ili  
Checked By: mlon

**SURVEYED FOR:**  
Enke Properties LLC  
115 Chickadee Lane  
Sauk City, WI 53583

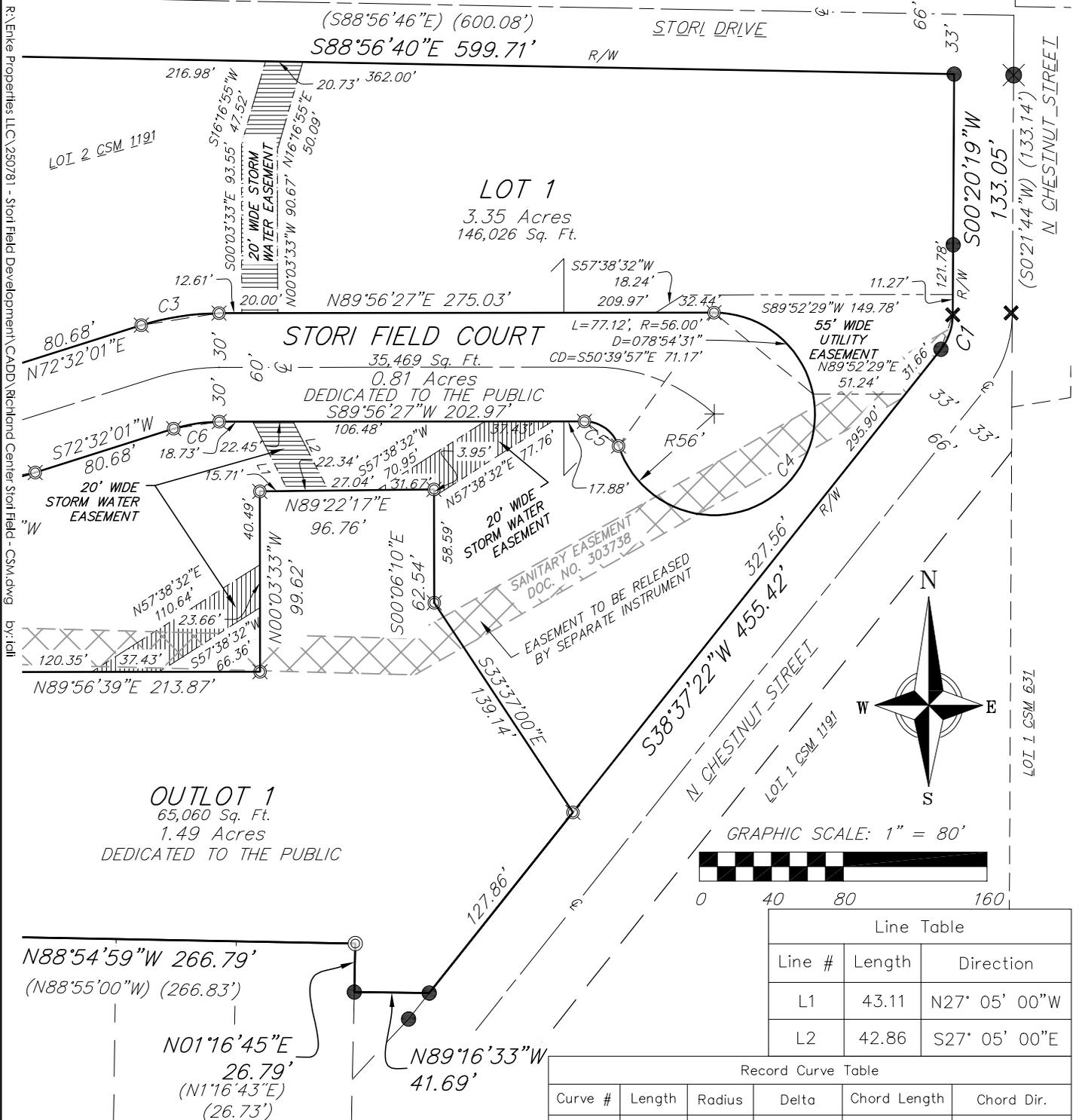
**SURVEYED BY:**  
Vierbicher Associates, Inc.  
201 E Main St  
Suite 100  
Reedsburg, WI 53959  
(608) 524-6468

**SHEET 1 OF 4**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191, RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

18 Mar 2026 - 3:30p



Line Table		
Line #	Length	Direction
L1	43.11	N27° 05' 00"W
L2	42.86	S27° 05' 00"E

Record Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	20.35'	30.49'	38°15'03"	19.98'	S19° 29' 16"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	20.56'	30.49'	38°37'46"	20.17'	S19° 12' 21"W
C2	22.33'	73.50'	17°24'31"	22.25'	N81° 14' 17"E
C3	43.90'	144.50'	17°24'26"	43.73'	N81° 14' 14"E
C4	245.96'	56.00'	251°39'08"	90.81'	S35° 42' 22"W
C5	24.99'	20.00'	71°35'29"	23.40'	N54° 15' 48"W
C6	25.67'	84.50'	17°24'26"	25.57'	S81° 14' 14"W
C7	40.56'	133.50'	17°24'26"	40.40'	S81° 14' 14"W



©Vierbicher Associates, Inc.



**vierbicher**  
advisors / engineers / surveyors

Job #: 250781  
Date: 3/17/2026  
Rev: MM/DD/YYYY  
Drafted By: ili  
Checked By: mlon

SURVEYED FOR:  
Enke Properties LLC  
115 Chickadee Lane  
Sauk City, WI 53583

SURVEYED BY:  
Vierbicher Associates, Inc.  
201 E Main St  
Suite 100  
Reedsburg, WI 53959  
(608) 524-6468

**SHEET**  
**2 OF 4**



17 Mar 2026 - 9:26a R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center\Stori Field - CSM.dwg by:iali

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191, RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Ivan O. Alicea, Wisconsin Professional Land Surveyor No. 4070-8, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Richland Center, and under the direction of Enke Properties LLC, I have surveyed, divided, and mapped this Certified Survey; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southeast Quarter of Section 16, T10N, R1E, City of Richland Center, Richland County, Wisconsin, containing 5.66 acres of land and described as follows:

All of Lot 2, Richland County Certified Survey Map No. 1191, recorded as Document No. 331891 in Volume 11, Pages 62 - 64 in the Office of the Richland County Register of Deeds, located in the Northwest Quarter of the Southeast Quarter of Section 16, T10N, R1E, City of Richland Center, Richland County, Wisconsin described as follows.

Commencing at a found chiseled "X" on a rock at the South Quarter Corner of Section 16, T10N, R1E; Thence, N00°07'18"W, along the West line of the Southeast Quarter of said Section 16, 1490.38 feet; Thence, S88°54'59"E, 23.76 feet, to a found 3/4" diameter iron rod at the east right-of-way line of North Cedar Street and the southwest corner of Lot 2, Richland County Certified Survey Map No. 1191 and the Point of Beginning (P.O.B.) of this description;

Thence, N00°00'33"W, along said east right-of-way line of North Cedar Street, 486.60 feet to a found 2" diameter iron pipe at the northwest corner of said Lot 2, Richland County Certified Survey Map No. 1191;

Thence, S88°56'40"E, along the north line of said Lot 2, Richland County Certified Survey Map No. 1191 and the south right-of-way line of Stori Drive, 599.71 feet, to a found 3/4" diameter iron rod at the northeast corner of Lot 2, Richland County Certified Survey Map No. 1191;

Thence, S00°20'19"W, along the east line of said Lot 2, Richland County Certified Survey Map No. 1191 and west right-of-way of North Chestnut Street, 133.05 feet, to a found chiseled "X" on a concrete drainage structure and the begining of a curve concave to the west, having a radius of 30.49 feet, an internal angle of 38°37'46", and a chord which bears S19°12'214"W, 20.17 feet;

Thence, southerly along said curve, 20.56 feet to a found 3/4" iron rod;

Thence, S38°37'22"W, along the east line of said Lot 2, Richland County Certified Survey Map No. 1191 and northwest right-of-way of North Chestnut, 455.42 feet to a found 3/4" diameter iron rod at the southeast corner of Lot 2, Richland County Certified Survey Map No. 1191;

Thence, N89°16'33"W, along the south line of Lot 2, Richland County Certified Survey Map No. 1191 and north line of Outlot 1 Richland County Certified Survey Map No. 1191, 41.69 feet, to a found 3/4" diameter iron rod, at the southeast corner of Lot 2, Richland County Certified Survey Map No. 1191 and northeast corner of Outlot 1, Richland County Certified Survey Map No. 1191;

Thence, N01°16'45"E, 26.79 feet to a found 3/4" diameter iron rod;

Thence, N88°54'59"W, Along the south line of Lot 2, Richland County Certified Survey Map No. 1191, 266.79 feet, returning to the Point of Beginning.

Certified Survey Map contains 5.66 ac., 246,555 Sq. Ft., (3.35 Ac., 146,026 Sq. Ft. excluding the right-of-way of Stori Field Court and Outlot 1) and is subject to all other easements and rights-of-way of record.

Ivan O. Alicea, WI PLS #4070-8 Date  
Vierbicher Associates, Inc



©Vierbicher Associates, Inc.



**vierbicher**  
advisors / engineers / surveyors

Job #: 250781  
Date: 3/17/2026  
Rev: MM/DD/YYYY  
Drafted By: iall  
Checked By: mlon

SURVEYED FOR:  
Enke Properties LLC  
115 Chickadee Lane  
Sauk City, WI 53583

SURVEYED BY:  
Vierbicher Associates, Inc.  
201 E Main St  
Suite 100  
Reedsburg, WI 53959  
(608) 524-6468

**SHEET  
4 OF 4**

**REVIEW & REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

**Project Information**

<b>Project Title</b>	Stori Field – Land Division by Certified Survey Map (CSM)		
<b>Parcel Number(s)</b>	276-1664-1000	<b>Meeting Date</b>	March 30, 2026

**Plan Commission Review WI §62.23(5)**

Review Criteria	Yes	No	N/A
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed transfer area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Additional Considerations Made:** The proposed Certified Survey Map supports the Stori Field residential development by establishing a single parcel development while addressing public right-of-way, utility easements, and open space dedication. The layout ensures adequate infrastructure, drainage, and access while maintaining consistency with the Comprehensive Plan and supporting orderly development.

**Plan Commission Acknowledgement**

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23(5). This report is now formally forwarded to the designated City Officer for final action.

**Comments:**

**Todd Coppernoll, Chair:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Plan Commission Action**

*Motion to recommend approval of the Certified Survey Map (CSM) for the Stori Field development (Tax Parcel 276-1664-1000) and forward to the Common Council.*

**Reference Documents**

*See attached coversheet.*

**LAND SPLIT REQUEST**

**Petitioner Information**

**Owner** Enke Properties, LLC **Date** 3/06/2026  
**Name** Dylan Enke **Phone #** (608) 370-1685  
**Address** 115 Chickadee Ln **City** Sauk City **State & Zip** WI 53583

If you wish to appoint an agent to speak at the hearing, please complete the following:

**Name** Greg Lee - Vierbicher **Phone #** (608) 821-3960  
**Address** 201 E. Main St., Suite 100 **City** Reedsburg **State & Zip** WI 53959

**Property Information**

**Parcel No(s).** 276-1664-1000

**Approximate Street Address** E 5th St & Cedar St

**Location** (Gov. Lot \_\_\_\_ or NW ¼, NE ¼), Section 16, T 10 N, R 1 E,

**City** or **Town** of Richland Center **Subdivision** (CSM) - Vol. & Page 1191, Lot 2 )

City     Extraterritorial Zoning (ETZ)

**Land Split Request Information**

Please check one box from each column:

Current Zoning	Proposed Zoning if it will be different from current:
<input checked="" type="checkbox"/> Single Family Residential (R-1) <input type="checkbox"/> Multiple Family Residential (R-2) <input type="checkbox"/> Multiple Family Residential (R-3-4) <input type="checkbox"/> Multiple Family Residential (R-5) <input type="checkbox"/> Residential Office (R-O) <input type="checkbox"/> Residential Agriculture (R-A) <input type="checkbox"/> Commercial General (C-G) <input type="checkbox"/> Commercial Downtown (C-DT) <input type="checkbox"/> Industrial (IND) <input type="checkbox"/> Industrial Park (I-P) <input type="checkbox"/> Mobile Home Park (MHP) <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family Residential (R-1) <input type="checkbox"/> Multiple Family Residential (R-2) <input type="checkbox"/> Multiple Family Residential (R-3-4) <input type="checkbox"/> Multiple Family Residential (R-5) <input type="checkbox"/> Residential Office (R-O) <input type="checkbox"/> Residential Agriculture (R-A) <input type="checkbox"/> Commercial General (C-G) <input type="checkbox"/> Commercial Downtown (C-DT) <input type="checkbox"/> Industrial (IND) <input type="checkbox"/> Industrial Park (I-P) <input type="checkbox"/> Mobile Home Park (MHP) <input checked="" type="checkbox"/> Other <u>Planned Unit Development (PUD)</u>

**Fee Information**

**The land split fee is \$400.**

**Fw: MISC PAYMENTS Payment Notification**

**From** Jeanie Parker <jeanie.parker@richlandcenterwi.gov>  
**Date** Mon 2026-03-09 11:24 AM  
**To** Jasen Glasbrenner <jasen.glasbrenner@richlandcenterwi.gov>; Assistant Director of Public Works <adpw@richlandcenterwi.gov>; Darcy Perkins <darcy.perkins@richlandcenterwi.gov>

**From:** Treasurer <treasurer@richlandcenterwi.gov>  
**Sent:** Monday, March 9, 2026 9:10 AM  
**To:** Jeanie Parker <jeanie.parker@richlandcenterwi.gov>  
**Subject:** FW: MISC PAYMENTS Payment Notification

**From:** paymentconfirmation@allpaid.com <paymentconfirmation@allpaid.com>  
**Sent:** Monday, March 9, 2026 9:10:16 AM (UTC-06:00) Central Time (US & Canada)  
**To:** Treasurer <treasurer@richlandcenterwi.gov>  
**Subject:** MISC PAYMENTS Payment Notification



24 Hour Customer Service #: 800-989-7780

**MISC PAYMENTS CONFIRMATION EMAIL**

**PLC:** CITY OF RICHLAND CENTER **DATE:** 03/09/26  
a001cd 450 S. MAIN STR  
RICHLAND CENTER, WI 53581  
**FOR:** MISC PAYMENTS

**TRANSACTION INFORMATION**

**Name:** GREG LEE  
**Payment Type:** LAND SPLIT FEE - STORI  
FIELD DEVELOPMENT  
CSM PROJECT #250781  
**Phone #:** 608-821-3960  
**TRANSACTION REFERENCE #:** 50109799  
**TRANSACTION DATE/TIME:** 03/09/2026 10:09:45 EDT

**BILLING INFORMATION**

**NAME:** ALLISON H MANCL  
**ADDRESS:** 525 JUNCTION RD SUITE  
7000  
**CITY, STATE ZIP:** MADISON, WI 53717  
**PHONE #:** 608-821-3942

**PAYMENT INFORMATION**

**APPROVAL #:** 009732  
**PAYMENT AMOUNT:** \$400.00  
**SERVICE FEE:** \$11.80  
**TOTAL AMOUNT:** \$411.80

CARD #:            xxxx-xxxx-xxxx-9917

Item 4.

**The service fee is not refundable.**

---

**ATTENTION CITY OF RICHLAND CENTER:**

To make corrections, call AllPaid at 800-989-7780, or login to ProviewExp at [www.ProViewEXP.com](http://www.ProViewEXP.com).

**Thank you for using AllPaid**

© 2007-2026 AllPaid, Inc.

Form #: OTX

Figure 12: Richland Center Zoning Map, 2022

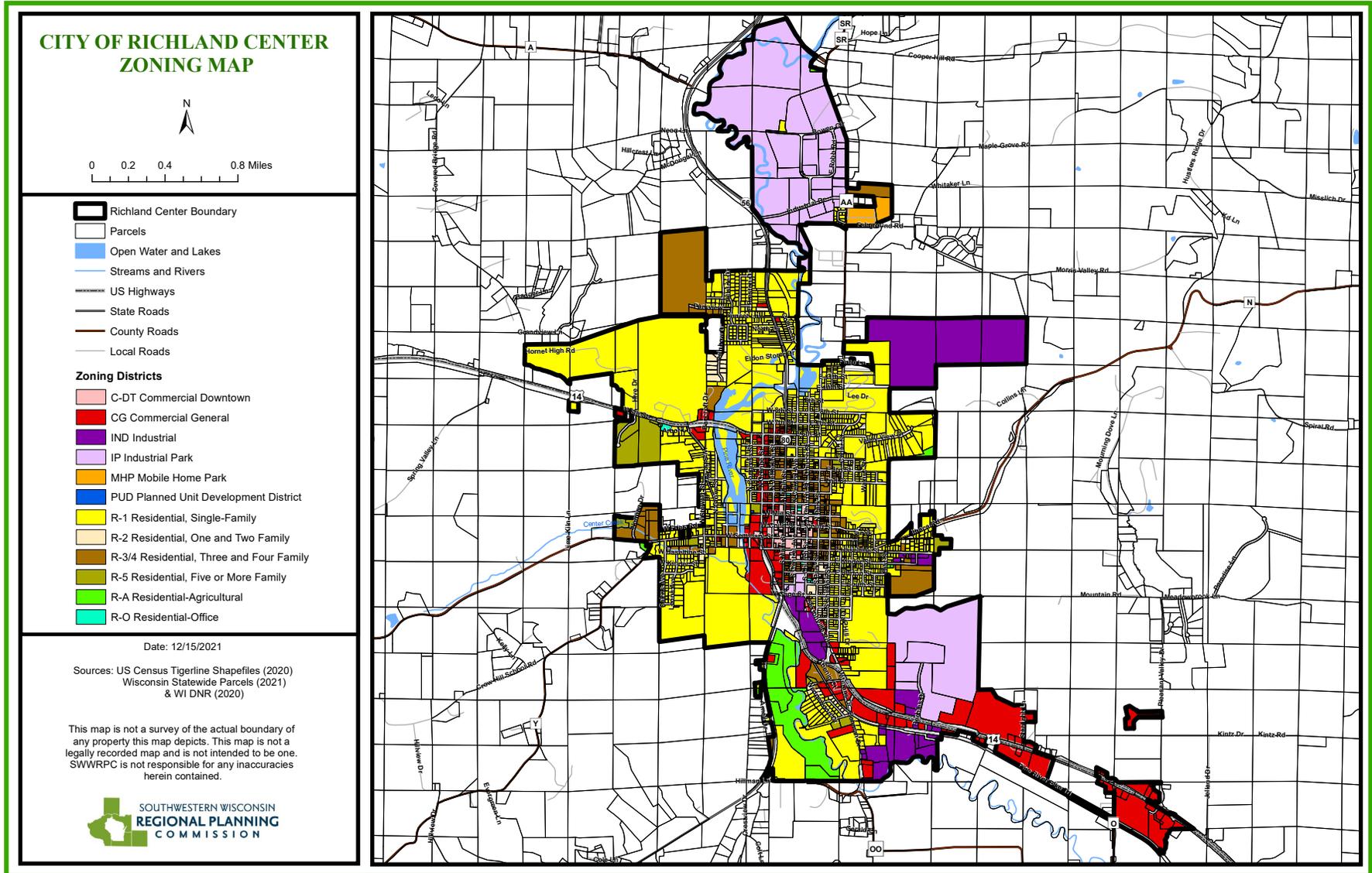
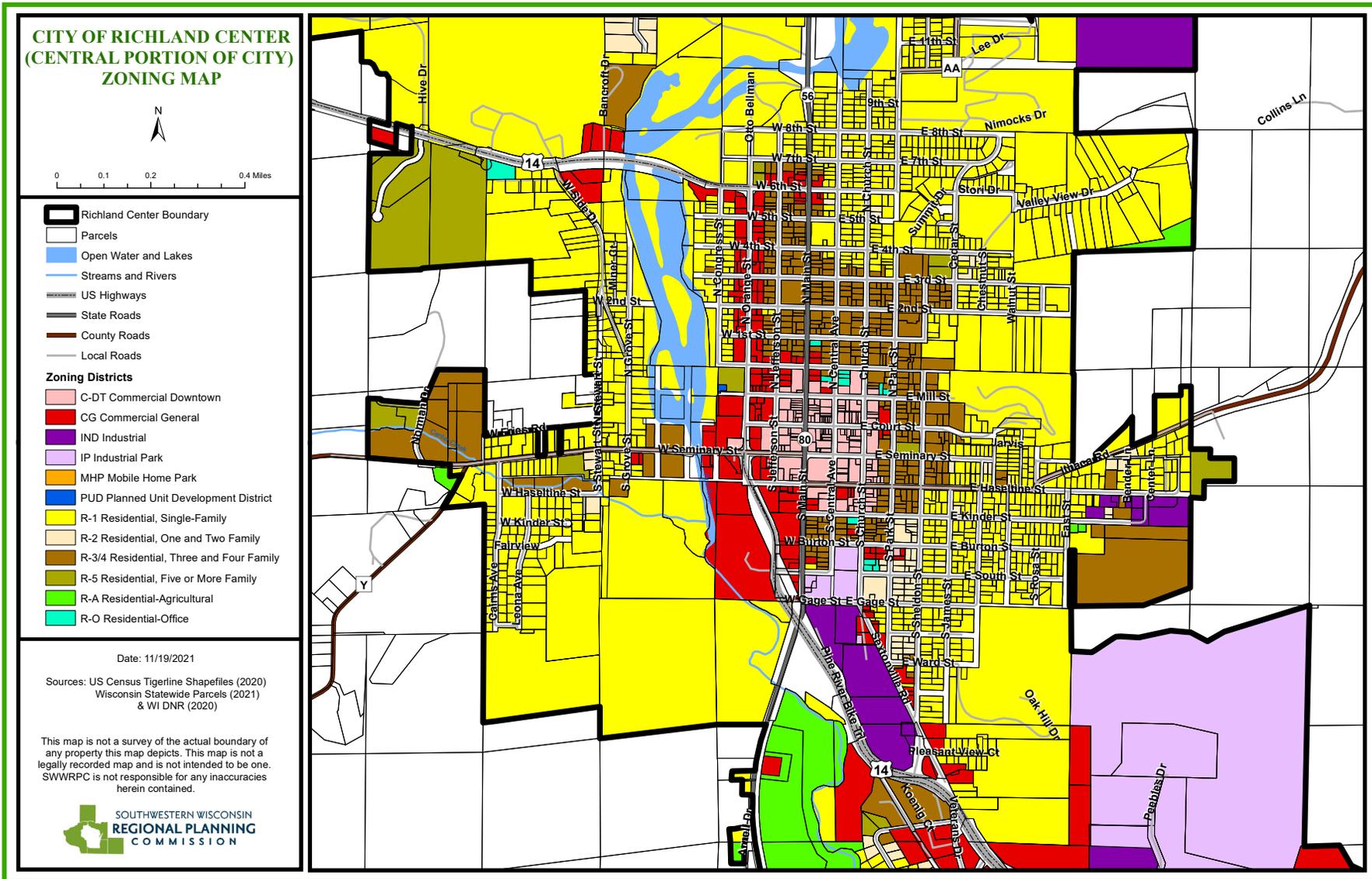


Figure 12: Richland Center Zoning Map, 2022



# Future Land Use

During the final public input session, residents were asked how they would like to see the city grow. Residents were not just asked where the city should grow but where they would like to see specific new developments take place, such as where new parks should go and the best place for new housing. The result of these conversations was the Future Land Use Map. The Future Land Use Map is a primary objective of the planning process and the map is required to be followed in any instances of rezoning. The map is truly a guide to the future land use of the city.

In creating the Future Land Use Map, considerations were given to the high priorities placed on additional residential development, the unique geography of Richland Center, avoiding incompatible land uses, and the projects identified throughout the process that have direct land-use impacts, such as a campground.

The Future land use maps provide a general guidance as to where future residential, commercial, industrial, recreational, institutional, and mixed-use development should take place. Actual zoning should conform to these land uses if any zoning changes take place, but the future land use does not designate the density or specific type of use. For example, future land use is designated as residential but does not specify the number of units that can be build on a parcel.

## Mixed Use Designation

To provide future flexibility for the city, the future land use map identifies a significant amount of land (all dependent on annexation) as mixed use. Mixed use is short for “Residential Mixed Use” and the intention of this designation is to increasing housing, encourage a variety of businesses which offer consumer goods and services in close proximity to residential neighborhoods, and offer the opportunity to prioritize pedestrian access. The districts should allow for a complementary mix of residential, commercial, as well as “light” industrial uses which will reflect in the permitted and condition uses. Richland Center’s current zoning ordinance does not yet set the specifics of this use. It is recommended the zoning ordinance be updated to provide for the flexibility that a Mixed-Use District allows the city.

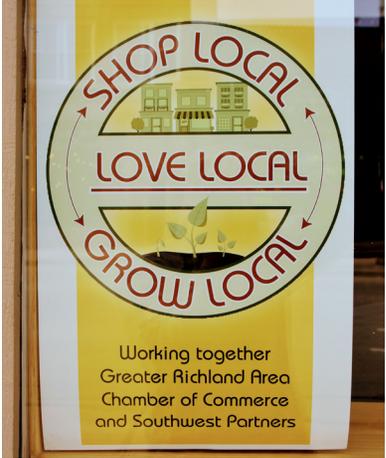


Figure 13: Richland Center Future Land Use Map, 2022

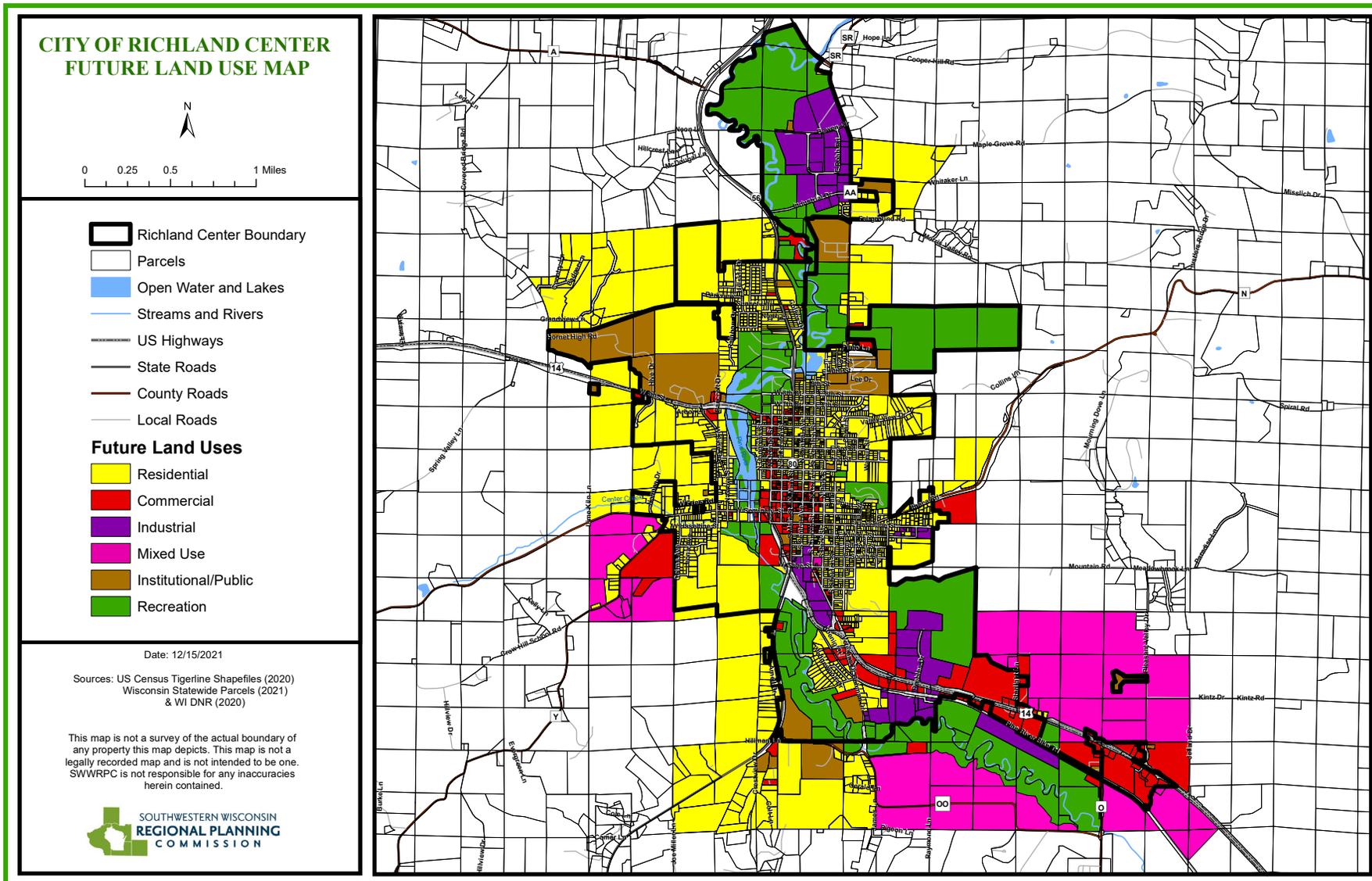


Figure 13: Richland Center Future Land Use Map, 2022

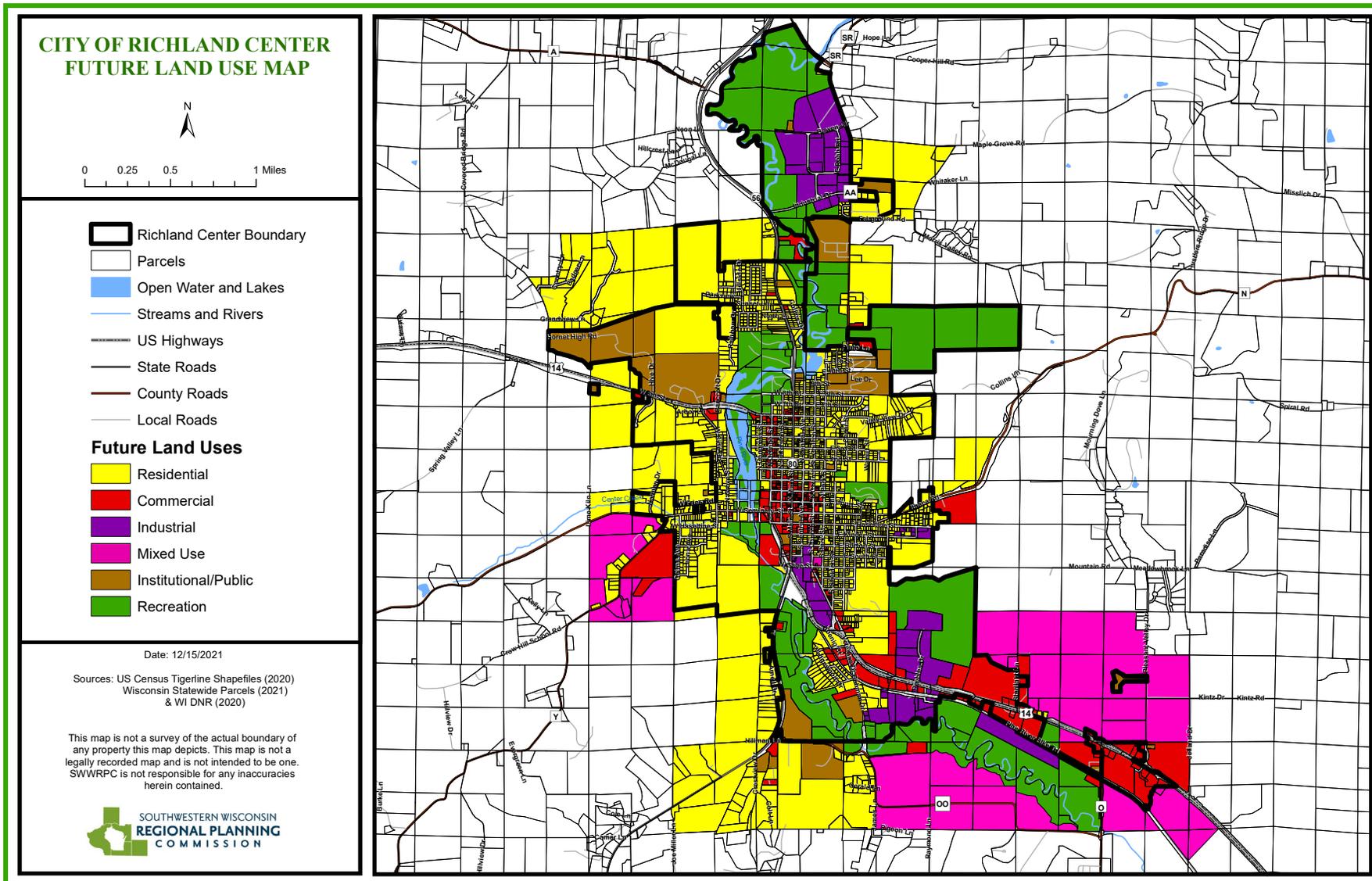
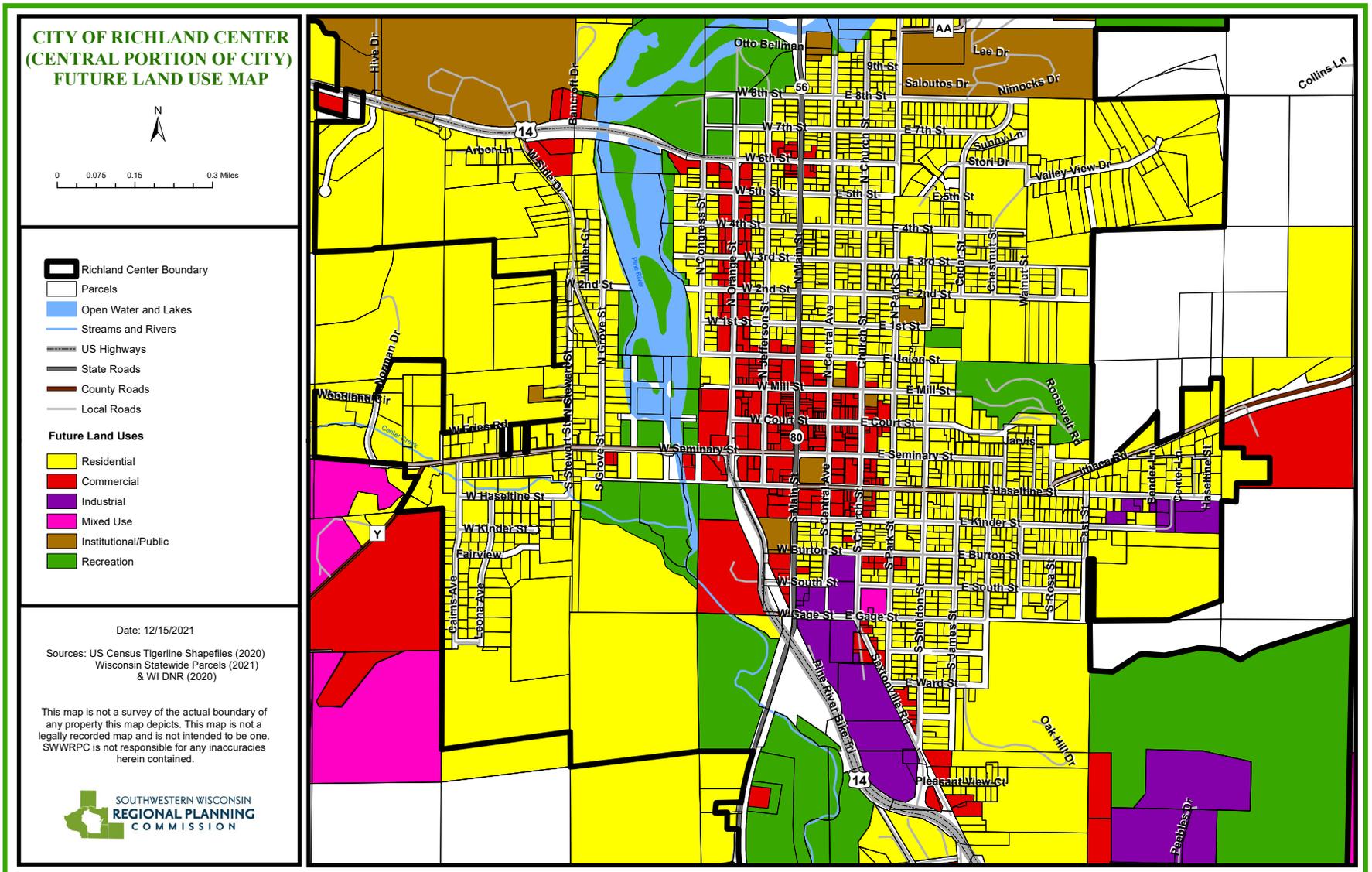


Figure 13: Richland Center Future Land Use Map, 2022



## Land Use and Implementation Strategies and Action:

<p><b>Strategy 1: Maximize the current opportunities</b></p> <p>As mentioned, Richland Center has constraints to its expansion which requires the city to take advantage of infill lots and consider an increase in residential density. Additionally, the city should empower residents to take advantage of the resources they have and permit by-right land uses that empower entrepreneurship, attract young families, and allow additional housing units.</p>
<p>Action: Utilize the associated Market Analysis and Action Plan to identify unused and underutilized lots. Pursue additional housing by taking advantage of unused or underutilized lots.</p>
<p>Action: Consider “up-zoning” single family neighborhoods. Prioritize those areas that currently have vacant lots to encourage multi-family investment.</p>
<p>Action: Permit by right, accessory dwelling units on all residential parcels, as long as building code standards and setback are met.</p>
<p>Action: Permit by right home-based businesses, backyard chickens, and food trucks</p>
<p>Action: Enforce all zoning ordinances with a priority on those that prohibit non-commercial uses of first floor commercial spaces within the downtown commercial district.</p>
<p>Action: Seek out Historic Preservation planning grants to designate downtown as an historic district, on the National, State, and Local registers of historic places. Work with the Wisconsin Historical Society to develop a Certified Local Government to oversee the design and redevelopment within the Historic District</p>
<p>Action: Richland Center’s assessment level is currently 86.93% of full market value. A community-wide revaluation should be done to better reflect the reality of the market.</p>
<p>Action: Follow the future land use map adopted with this plan.</p>
<p><b>Strategy 2: Work with neighboring municipalities to address stormwater issues.</b></p>
<p><b>Action: Identify stakeholders within the watershed that want to work to address the problem.</b></p>
<p>Action: Work upstream on streambank erosion control measures and utilize the multi-benefits of phosphorus reduction and conservation planting.</p>
<p>Action: Mitigate stormwater impacts with the city by encouraging the use of bio-swales and rain gardens in all new development and incentivize introducing these into problematic areas of the city.</p>



# Implementation

4) **GOAL:** Implement continual improvement using the Plan, Do, Study, Act process to ensure the planning work here is implemented and the plan remains a living document.

This plan recommends Richland Center utilize the Plan, Do, Study, Act (PDSA) Cycle to implement this plan. Through the adoption of this plan, the city has made the first step in this cycle. The Comprehensive Plan is not passive and does not represent a satisfied goal, rather it is a starting point for the city to implement their desired goals. The PDSA cycle requires this plan to be reviewed regularly and, at times, updated when determined vital to the best interests of the city.



## Plan

This is the work completed through the Comprehensive Planning process, culminating in this document. It included community engagement, review of relevant data and past planning work, and conducting interviews with key personnel. This process should take place again no later than 2032

## Do

This phase includes plan roll-out and executing objectives. Key aspects include:

- Identifying responsible parties – They may be city staff, city council members, or asking community associations to step into a role that uniquely fits their mission.
- Identifying required resources and partners - County-wide initiatives – Implement county-wide initiatives such as updating the HR Personnel Manual, improving the payroll system, developing on-boarding programs for staff and County Board, and improving the budget process.
- Documentation – Develop or finalize the targets and measures the team will use to measure progress towards continual improvement and plan implementation. This includes both the analysis of existing data and collection of new data to be used to measure progress.

## Study

Measuring progress requires a team to monitor and manage implementation, and to record progress. Two major steps should be undertaken.

- Identify the committee or group to monitor progress and ensure there is continued momentum. The team should meet quarterly and be able to connect with city staff, committees, and city council. The team should be inter-disciplinary and include council members, city staff, business owners, and residents with varied interests in the community, all of who have a passion for this work.
- Identify and define barriers to implementation in order to overcome or surmount them when possible. When barriers cannot be overcome, they should be documented to inform future planning work. Common barriers to plan implementation include:
  - Legacy rules or procedures.
  - Lack of staff time to work on initiatives.
  - Choices or trade-offs are not made. Trying to do everything.
  - Choosing to wait for a “better time.”
  - Parochialism / narrow mindedness

## CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

**Agenda Item:** Rezoning Application of Enke Properties, LLC for Creation of an Eight-Duplex Housing Development

**Requested & Presented by:** Jasen Glasbrenner, Director of Economic Development & Public Works

**Meeting Date:** Plan Commission and Common Council on 03-30-2026

**Background:** The City has received a request from Enke Properties, LLC, to rezone Tax Parcel 276-1664-1000 from R-1 Single-Family Residential to Planned Unit Development (PUD) for Stori Field Development. A General Development Plan (GDP) outlining the rezoning is included.

The project consists of eight duplex buildings (16 total units) on approximately 3.35 acres of developable land, with 1.49 acres (~31%) preserved as open space. The PUD framework allows municipalities and developers flexibility in overall site design, building placement, circulation, infrastructure, and open space integration. The GDP outlines the general concept of the proposed PUD development with basic information on things like overall layout, density, and design.

The property is undeveloped and located in a predominantly residential area. The development provides moderate-density housing while maintaining compatibility through coordinated layout, appropriate transitions, and integrated open space. The site will be served by existing municipal utilities, with stormwater managed on-site in accordance with applicable standards.

Public notice was provided in accordance with City requirements, including mailed notice within 300 feet, publication, and a public hearing scheduled for March 30, 2026.

**Findings of Fact:** The proposed rezoning to Planned Unit Development (PUD), outlined by the General Development Plan (GDP), is consistent with the Comprehensive Plan and supports orderly, efficient land use. The development provides coordinated design, expands housing availability, preserves open space, and ensures adequate infrastructure and access. It is compatible with surrounding residential uses, will not adversely impact public health, safety, or welfare, and all application materials have been reviewed and found complete.

**Department Recommendation:** Staff recommends approval of the rezoning to Planned Unit Development (PUD) as outlined in the General Development Plan (GDP).

**Requested Action:**

**PLANNING COMMISSION:** Motion to recommend approval of the rezoning of Tax Parcel 276-1664-1000 for the development of the Stori Field property, as outlined in the General Development Plan (GDP), and to forward the recommendation to the Common Council.

**COUNCIL:** Motion to adopt Ordinance 2026-XX rezoning Tax Parcel 276-1664-1000 to Planned Unit Development (PUD) for the development of the Stori Field property as outlined by the General Development Plan (GDP).

**Attachment(s):**

- Rezoning Application
- General Development Plan (GDP)
- Staff Report to Plan Commission
- 2026- Ordinance 2026-XX (Rezoning to PUD)
- Plan Commission Review & Report
- Comp Plan pp. 18, 41–49

# City of Richland Center

## Rezoning Application, Evaluation, Reporting and Decision Form

City                       Extraterritorial Zoning (ETZ)

Zoning Information

Please Check one box from each column

Current Zoning	Proposed Zoning
<input checked="" type="checkbox"/> Single Family Residential (R-1)	<input type="checkbox"/> Single Family Residential (R-1)
<input type="checkbox"/> Multiple Family Residential (R-2)	<input type="checkbox"/> Multiple Family Residential (R-2)
<input type="checkbox"/> Multiple Family Residential (R-3-4)	<input type="checkbox"/> Multiple Family Residential (R-3-4)
<input type="checkbox"/> Multiple Family Residential (R-5)	<input type="checkbox"/> Multiple Family Residential (R-5)
<input type="checkbox"/> Residential Office (R-O)	<input type="checkbox"/> Residential Office (R-O)
<input type="checkbox"/> Residential Agriculture (R-A)	<input type="checkbox"/> Residential Agriculture (R-A)
<input type="checkbox"/> Commercial General (C-G)	<input type="checkbox"/> Commercial General (C-G)
<input type="checkbox"/> Commercial Downtown (C-DT)	<input type="checkbox"/> Commercial Downtown (C-DT)
<input type="checkbox"/> Industrial (IND)	<input type="checkbox"/> Industrial (IND)
<input type="checkbox"/> Industrial Park (I-P)	<input type="checkbox"/> Industrial Park (I-P)
<input type="checkbox"/> Mobile Home Park (MHP)	<input type="checkbox"/> Mobile Home Park (MHP)
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other <u>Planned Unit Development (PUD)</u>

Question to be answered by the Owner / Agent

**What will be the proposed use(s) of the parcel if the rezone is approved?** The parcel will be used for the construction of 8 duplexes on a single lot, with the addition of a street and associated utilities.

**What is the need for the proposed use(s)?** The proposed use allows for a unified site design and allows 16 housing units to be built on one lot to increase the number of available housing units in the City of Richland Center.

**Applicant's Statement** I certify that the information provided on this form is complete and accurate and agree to comply with all applicable codes and ordinances of the City of Richland Center and the State of Wisconsin and any conditions attached hereto. It is further agreed that we hereby absolve and release the City of Richland Center, its agent or agents, from liability, if through the owner or his agent, an error is made in determining the property lines. It is further agreed that the City of Richland Center, its agent or agents, have no responsibility as to the determination of the property lines.

Owner Signature  Date 3-6-26

Please use the checklist on page 13 to verify all requests are met.

## City of Richland Center

### Rezoning Application, Evaluation, Reporting and Decision Form

This Rezoning Form must be completed by the rezoning applicant and submitted to the clerk's office along with the corresponding application fee (\$700). This form assists with three specific steps required in a Rezoning Process.

- 1) Application for Rezoning (amendment of the zoning map)
- 2) Evaluation of the Rezoning Application
- 3) Required reporting to the decision-making bodies.

Please note that incomplete applications may cause delays. Please contact the City of Richland Center Zoning Office for any related questions at 608-647-3466 Ext. 207.

With all Rezoning or Zoning Amendment requests, elected officials consider the larger land area to avoid piecemeal decisions that may lead to conflict between adjacent incompatible uses and may undermine neighborhoods and the goals established for them in land use plans and ordinances.

In the case that rezoning involves an existing building or structure, it is very possible that the rezoning action will trigger a **change of use compliance event**. This will require the existing property and structures to be reviewed in the light of the new zoning, building, and safety codes of the category they have been rezoned to. State and local codes will likely require the property to be modified so that it adheres to all standards of the current codes. Property owners should consider the financial implication of meeting code requirements.

<b>For Office Use Only</b>	
Permit # _____	
Fee: _____	<input type="checkbox"/> Paid _____
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date _____	

#### Petitioner Information

<b>Owner:</b> Enke Properties, LLC				<b>Date</b>	3/06/2026
<b>Name</b>	Dylan Enke			<b>Phone #</b>	(608) 370-1685
<b>Address</b>	115 Chickadee Ln	<b>City</b>	Sauk City	<b>State &amp; Zip</b>	WI 53583

**If you wish to appoint an agent to speak at the hearing, please complete the following:**

<b>Name</b>	Greg Lee - Vierbicher			<b>Phone #</b>	(608) 821-3960
<b>Address</b>	201 E. Main St., Suite 100	<b>City</b>	Reedsburg	<b>State &amp; Zip</b>	WI 53959

#### Property Information

Parcel No(s). 276-1664-1000

Approximate Street Address E 5th St & Cedar St

Location (Gov. Lot \_\_\_\_\_ or NW ¼, NE ¼), Section 16, T 10 N, R 1 E,

City or Town of Richland Center Subdivision CSM - Vol. & Page 1191, Lot 2 )



# Stori Field Development 300' Radius Property Owners

OWNER NAME	MAILING ADDRESS			
KEVIN H & DEBORAH J MCCOY	665 N CHESTNUT ST	RICHLAND CENTER	WI	53581
CITY OF RICHLAND CENTER	450 S MAIN ST	RICHLAND CENTER	WI	53581
JANET L ABER	760 N CEDAR ST	RICHLAND CENTER	WI	53581
GREGORY C DETTMANN	480 E FIFTH ST	RICHLAND CENTER	WI	53581
RANDY J & BRENDA K EWING	810 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
JANELL A KOCH	940 N CEDAR ST	RICHLAND CENTER	WI	53581
NICHOLAS J EWING	440 E 4TH ST	RICHLAND CENTER	WI	53581
BARBARA K DOUDNA	477 E SEVENTH ST	RICHLAND CENTER	WI	53581
ALEC L ADSIT	665 N CEDAR ST	RICHLAND CENTER	WI	53581
DEBRA D GEISLER	425 CAIRNS AVE	RICHLAND CENTER	WI	53581
TERRENCE K & KATHLEEN S TRUST MOEN	27328 CRESTVIEW DR	RICHLAND CENTER	WI	53581
ANITA F ALEXANDER	450 E 5TH ST	RICHLAND CENTER	WI	53581
ROBERT G EVANS & ELLEN D EVANS	715 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
MICHAEL A GRINDEMANN	430 W PINE ST	MUSCODA	WI	53573
FRANCIS R BRAITHWAITE	572 STORI DR	RICHLAND CENTER	WI	53581
RICHARD NEUMANN & & WF	591 E 4TH ST	RICHLAND CENTER	WI	53581
CITY OF RICHLAND CENTER	450 S MAIN ST	RICHLAND CENTER	WI	53581
CRYSTAL F LUMI	700 SUNNY LN	RICHLAND CENTER	WI	53581
CHAD HARMON & LISA HARMON	590 E FOURTH ST	RICHLAND CENTER	WI	53581
SHELLY REYZEK	900 SUMMIT DR	RICHLAND CENTER	WI	53581
J GRADY EASTERLING & JOSH VANDEN BUSCH	656 SUNNY LN	RICHLAND CENTER	WI	53581
ALYSON, ALLARD & DIANE BOWE	592 STORI DR	RICHLAND CENTER	WI	53581
KAREN A AUGUSTYNIAK	606 SUNNY LN	RICHLAND CENTER	WI	53581
TROY J PUTZ	420 E 4TH ST	RICHLAND CENTER	WI	53581
JASON JOHNSON & LATASHA DEAN	725 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
BARBARA J KLIPP	590 E THIRD ST	RICHLAND CENTER	WI	53581
LARRY D FOWLER	755 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
THOMAS NELKE	875 N CHESTNUT ST	RICHLAND CENTER	WI	53581
ALFRED EDERER AND SONS	1209 WHITE PINE CT	PRAIRIE DU SAC	WI	53578
MICHAEL A MEADOWS	852 N CEDAR ST	RICHLAND CENTER	WI	53581
RICHARD J STEINER & SHIRLEY J STEINER	848 N CEDAR ST	RICHLAND CENTER	WI	53581
CITY OF RICHLAND CENTER	450 S MAIN ST	RICHLAND CENTER	WI	53581
ROBERT G EVANS & ELLEN D EVANS	4294 S JORDAN DR	MCFARLAND	WI	53558
RICHLAND CENTER CITY OF	450 S MAIN ST	RICHLAND CENTER	WI	53581
LARRY D FOWLER	755 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
ALFONSO SALAZAR JR & JADIE L SALAZAR	969 N CEDAR ST	RICHLAND CENTER	WI	53581
JANE R EWING	26394 MAPLE GROVE RD	RICHLAND CENTER	WI	53581
RICHARD T & NANCY M MCLAUGHLIN	651 N CHESTNUT ST	RICHLAND CENTER	WI	53581
DAWN S PROPP & JUDY L BENISH LIFE ESTATE	528 E FOURTH ST	RICHLAND CENTER	WI	53581
JAMES A & MICHELLE M LUXTON	782 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
GLEN L COOK JR	512 STORI DR	RICHLAND CENTER	WI	53581
DEBRA B LYNCH	873 N CHESTNUT ST	RICHLAND CENTER	WI	53581
IRMA JUARBE & CHRISTINA YOUNGER	606 STORI DR	RICHLAND CENTER	WI	53581
GREGORY A PETERSON & REBECCA A PETERSON	536 E FOURTH ST	RICHLAND CENTER	WI	53581
ANDREA HABA	455 E 7TH ST	RICHLAND CENTER	WI	53581
EDITH E SYFTESTAD TRUST	792 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
KYLE S & KANDIS K RUTKOWSKI	592 SUNNY LANE	RICHLAND CENTER	WI	53581
LAUREN THOMAS & BRIAN KROLL	398 E FIFTH ST	RICHLAND CENTER	WI	53581
ASH ACQUISTIONS LLC	24741 PIER SPRING DR	RICHLAND CENTER	WI	53581
ALLAN E & CAROLYN M PELLETT REVOCABLE TRUST OF 2019	554 E FOURTH ST	RICHLAND CENTER	WI	53581
ROGER & JOANNE NICHOLSON	25951 CIRCLE VIEW DR	RICHLAND CENTER	WI	53581
KRISTINE ROEBEN & JUSTIN HOFER	608 N CHESTNUT ST	RICHLAND CENTER	WI	53581
JEAN K & PAUL T MCMANAWAY	685 N CHESTNUT ST	RICHLAND CENTER	WI	53581
ADAM L HUEBSCH & LOUISE M HUEBSCH	1400 W SEMINARY ST APT 416	RICHLAND CENTER	WI	53581
JENNIFER J EWERS	435 E 7TH ST	RICHLAND CENTER	WI	53581

KELLY PARR & JAMI PARR	696 STORI DR	RICHLAND CENTER	WI	53581
ENKE PROPERTIES LLC	115 CHICKADEE LN	SAUK CITY	WI	53583
CHAD HARMON & LISA TOWSLEY	590 E FOURTH ST	RICHLAND CENTER	WI	53581
JAMIE M WARREN & KYLE R WARREN	691 N CEDAR ST	RICHLAND CENTER	WI	53581
DANIEL R HIGBY	102 ARNESON RD APT 412	BARNEVELD	WI	53507
LARRY D FOWLER	755 VALLEY VIEW DR	RICHLAND CENTER	WI	53581
LINDA THOMPSON & TYLER MILLER	626 STORI DR	RICHLAND CENTER	WI	53581
ELIZABETH M REDDEMANN	400 E FIFTH ST	RICHLAND CENTER	WI	53581
NICHOLAS T HAAS	499 E 7TH ST	RICHLAND CENTER	WI	53581
STEVEN D HODGE & MARY A (FISH) KILLOY	648 STORI DR	RICHLAND CENTER	WI	53581

# General Development Plan Narrative

## Stori Field Development

### Proposed Duplex Residential Development – City of Richland Center

#### 1. Project Overview

This General Development Plan describes a proposed residential development consisting of eight (8) duplex buildings, totaling sixteen (16) dwelling units, located on a single parcel of developable land of approximately 3.35 acres. The project also includes 1.49 acres of dedicated open space, resulting in a total site area of approximately 4.84 acres.

The development is intended to provide moderate-density, renter-occupied housing that complements the character of the City of Richland Center while making efficient use of available land and public infrastructure.

#### 2. Existing Conditions Project Area Map

- See Appendix A.

#### 3. Proposed Project Area Map

- See Appendix B.

#### 4. Site Organization and Layout

The site will be organized to create a cohesive residential environment with logical building placement, circulation, and open space integration. Key design elements include:

- Duplex buildings arranged in a coordinated layout with consistent orientation
- Adequate spacing between structures to ensure privacy
- Clearly defined internal access drives serving each unit
- Integration of open space as a central and/or peripheral feature of the site

Each duplex will contain two dwelling units with individual entrances and direct access to parking.

#### 5. Density and Land Use

- Total dwelling units: 16
- Developable area: 3.35 acres
- Density: Approximately 4.8 units per acre (based on developable area)

This density is consistent with low- to medium-density residential development and provides a needed housing type within the community.

#### 6. Open Space and Environmental Features

The development designates approximately 1.49 acres (about 31% of the total site) as open space. This area will:

- Preserve green space and natural site features where feasible
- Provide passive recreational opportunities for residents
- Serve as a visual amenity and buffering element
- Support stormwater management through infiltration and detention features

Open space areas may include lawn areas, landscaped zones, and stormwater facilities designed in accordance with applicable standards.

## 7. Circulation and Access

Vehicular and pedestrian circulation will be designed to ensure safety, efficiency, and accessibility:

- A public street will provide access to all units
- Access points will connect to existing public streets in a manner that minimizes traffic conflicts
- The layout will accommodate emergency vehicle access and maneuverability
- Off-street parking will be provided for each unit in compliance with local zoning requirements

## 8. Utilities and Infrastructure

Through ongoing collaboration with City Utilities, including capacity studies and design reviews, it has been determined that the existing infrastructure in the area is adequate to serve the planned development. This includes:

- Municipal sanitary sewer
- Municipal water supply
- Electric, natural gas, and telecommunications services

Stormwater management will be addressed through on-site facilities designed to meet local and state performance standards, including water quality treatment and runoff control.

## 9. Landscaping and Site Design

Landscaping will be incorporated throughout the site to enhance aesthetics and functionality:

- Street trees

Tree Selection will prioritize durability, low maintenance, and compatibility with the City of Richland Center Forestry Program.

## 10. Compatibility with Surrounding Uses

The proposed duplex development is designed to be compatible with surrounding land uses by:

- Maintaining residential scale and building form
- Providing appropriate setbacks and transitions
- Incorporating open space and landscaping to soften visual impacts

The development supports community housing needs while maintaining neighborhood character.

## 11. Phasing

Development will occur in phases. Each phase will be constructed to function independently with required utilities, access, and stormwater management in place.

## 12. Organizational Structure

It is the intent of the developer to own, operate, and maintain the development as a single property. All municipal ordinances regarding the property will be adhered to. The developer intends to provide mowing, as well as interior and exterior building maintenance.

## 13. Consistency with Applicable Regulations

This General Development Plan is prepared in accordance with the requirements of the City of Richland Center Code 400.04(21)(d)(1) and demonstrates:

- Logical and efficient site design
- Appropriate residential density
- Adequate provision of open space
- Safe and functional circulation
- Availability of public utilities and infrastructure

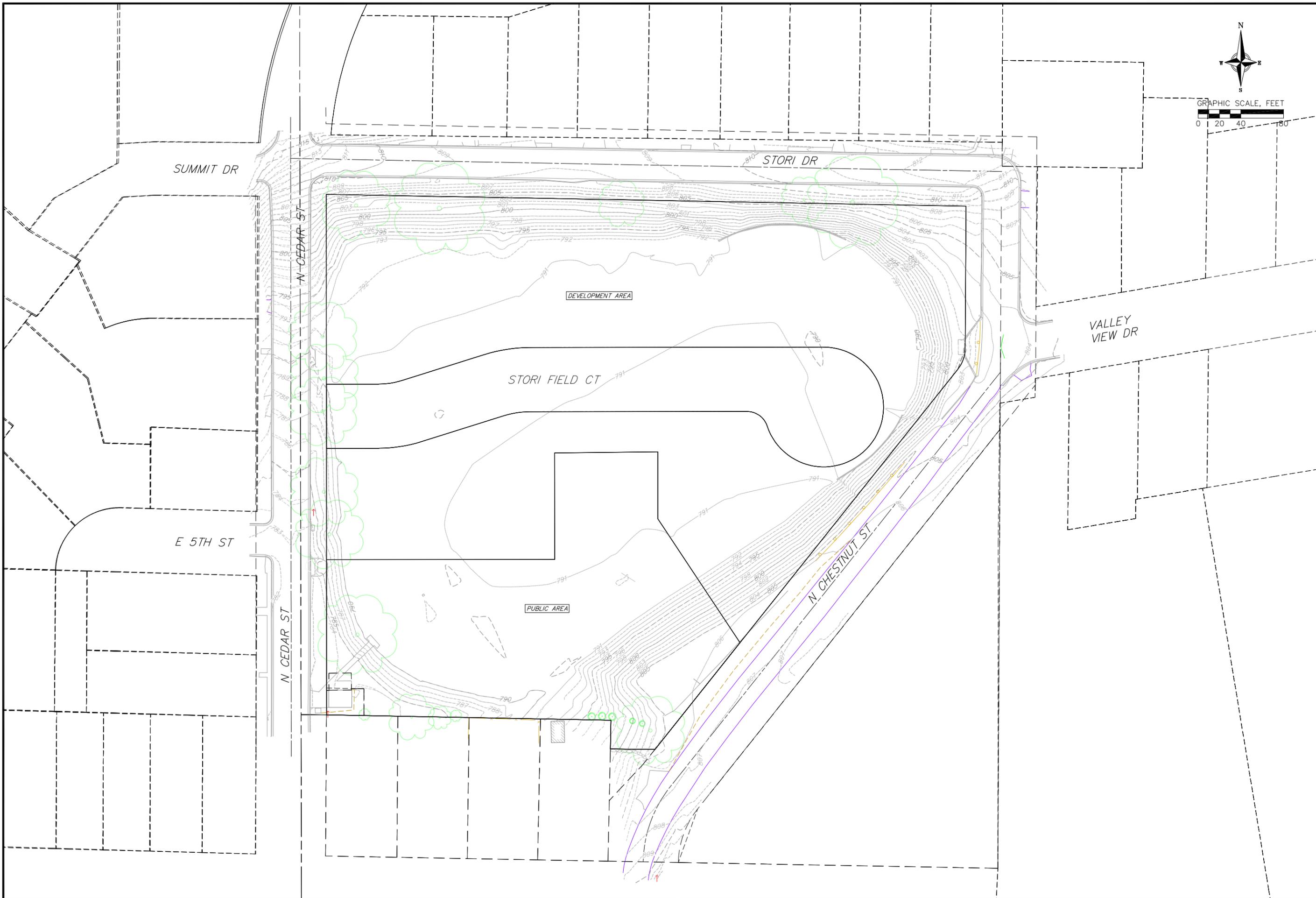
## 14. Conclusion

The proposed development represents a well-planned residential project that balances housing availability, site efficiency, and open space preservation. It is consistent with the intent of applicable regulations and contributes positively to the long-term growth and livability of the City of Richland Center.

# **APPENDIX A**

# **EXISTING**

# **CONDITIONS**



**EXISTING CONDITIONS EXHIBIT**  
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

NO.	DATE	REVISIONS	REMARKS

DATE: MARCH 2026

DRAFTER: JCRA

CHECKED: GLEE

PROJECT NO.: 250781

SHEET: 42

# **APPENDIX B PROPOSED PROJECT AREA**



**STAFF REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

**Project Review Type**

- Land Sale / Acquisition
- Change of Use
- Dedication
- Easement
- Rezone
- Land Division (CSM/Plat)
- Other: Planned Unit Development (PUD) – GDP/SIP

**Property Information**

<b>Applicant/Authorized Agent</b>	Greg Lee, Vierbicher Engineering		
<b>Business Name</b>	Enke Properties, LLC	<b>Parcel Number(s)</b>	276-1664-1000
<b>Project Title</b>	Stori Field Development		
<b>Site Address</b>	E. 5th St / N. Cedar St / Stori Dr Area, City of Richland Center		
<b>Location Description</b>	NW1/4, SE1/4, SEC16, T10N, R01E		
<b>Zoning District</b>	Current: R-1 Proposed: Planned Unit Development (PUD)		
<b>Acreeage / Area Affected</b>	Approximately 4.84 acres total (3.35 developable; 1.49 open space)		

**Project Description**

The applicant proposes to rezone the subject property to Planned Unit Development (PUD) and develop a residential duplex project consisting of eight (8) duplex buildings totaling sixteen (16) dwelling units. The development includes approximately 3.35 acres of developable land and 1.49 acres (~31%) of preserved open space. The included General Development Plan (GDP) establishes the overall layout, density, building placement, circulation, and integration of open space. The development is designed to provide moderate-density housing while maintaining compatibility with surrounding residential uses and efficiently utilizing existing municipal infrastructure.

**Staff Review and Findings**

**Comprehensive Plan Alignment:**  YES  NO

The proposed rezoning and Planned Unit Development are consistent with the Comprehensive Plan, including the Future Land Use Plan (pp. 45–49), which identifies the area for residential development. The request supports Plan goals related to expanding housing supply (p. 18), encouraging increased residential density and efficient land use (pp. 43–48), and utilizing flexible zoning tools such as Planned Unit Developments (pp. 41–43).

**Public Works / Utilities / Zoning Input:**  ADEQUATE  INADEQUATE

The site is served by existing municipal utilities, including public sanitary sewer, water, and other services. Stormwater will be managed through on-site facilities designed to meet applicable standards. The Planned Unit Development (PUD) allows for flexibility from standard zoning requirements, with development governed by the approved General Development Plan (GDP) and Specific Implementation Plan (SIP).

## STAFF REPORT – PLAN COMMISSION

*(For use by the Plan Commission and Common Council)*

**Environmental / Site Conditions:**  SUITABLE  UNSUITABLE

The site is suitable for development with no known environmental constraints that would prevent the proposed use. Open space and stormwater features are incorporated to address site conditions.

### Staff Recommendation

- Approve the proposed Planned Unit Development (GDP/SIP) for the Stori Field Development, as presented.
- Approve the proposed Planned Unit Development (GDP/SIP) for the Stori Field Development, with the following conditions:
  - **Conformance with Approved Plans** The development shall occur in substantial conformance with the approved Planned Unit Development (PUD), including the General Development Plan (GDP) and Specific Implementation Plan (SIP).
  - **Compliance with City Standards** All public and private improvements, including utilities, stormwater management, grading, and roadway construction, shall comply with City standards and be subject to review and approval by the Director of Public Works.
  - **Permits & Approvals** The applicant shall obtain all required local, state, and federal permits prior to construction.
  - **Open Space Preservation** The designated open space shall be preserved and maintained as shown on the approved plans.
- Deny the proposed Planned Unit Development (GDP/SIP) for the Stori Field Development.

**ORDINANCE NO. 2026-\_\_**

**AN ORDINANCE REZONING PROPERTY TO PLANNED UNIT DEVELOPMENT (PUD) – STORI FIELD  
(Tax Parcel 276-16641000)**

**WHEREAS**, the City has received a request to rezone property commonly referred to as “Stori Field” to Planned Unit Development (PUD); and

**WHEREAS**, the proposed development includes a duplex residential development consisting of eight (8) duplex buildings totaling sixteen (16) dwelling units on approximately 3.35 acres of developable land within a total site area of approximately 4.84 acres; and

**WHEREAS**, the Plan Commission has reviewed the request, including the General Development Plan, and held the required public hearing on Monday, March 30, 2026; and

**WHEREAS**, the Common Council finds that the proposed PUD is consistent with the City’s Comprehensive Plan and promotes efficient land use, housing availability, and coordinated site design;

**NOW THEREFORE BE IT ORDAINED**, by the Common Council of the City of Richland Center, Richland County, Wisconsin, as follows:

**SECTION 1. REZONING**

The property legally described as tax parcel 276-1664-1000, City of Richland Center; NW1/4, SE1/4, SEC16, T10N, R01E is hereby rezoned to Planned Unit Development (PUD).

**SECTION 2. APPROVAL OF PLANS**

The rezoning is conditioned upon adherence to the Common Council approved General Development Plan (GDP) and Specific Implementation Plan (SIP).

**SECTION 3. DEVELOPMENT CONDITIONS**

The development shall:

- Be constructed substantially in accordance with approved plans
- Provide required infrastructure, utilities, and stormwater management
- Maintain designated open space (~1.49 acres / ~31%)

**SECTION 4. Effective Date**

This ordinance shall take effect upon passage and publication as provided by law.

**ADOPTED** by the Common Council of the City of Richland Center on this 30<sup>th</sup> day of March 2026 by the following votes: AYES \_\_\_\_\_, NOS \_\_\_\_\_.

\_\_\_\_\_  
Todd Coppernoll, Mayor

Attest:

\_\_\_\_\_  
Misty D. Molzof, Deputy Clerk

**REVIEW & REPORT – PLAN COMMISSION**

*(For use by the Plan Commission and Common Council)*

**Project Information**

<b>Project Title</b>	Stori Field Development - Rezoning to Planned Unit Development		
<b>Parcel Number(s)</b>	276-1664-1000	<b>Meeting Date</b>	March 30, 2026

**Plan Commission Review *WI §62.23(5)***

Review Criteria	Yes	No	N/A
Is the proposal consistent with the City of Richland Center Comprehensive Plan (2022–2032) and the Future Land Use Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can adequate public facilities and utilities be made available to serve the proposed transfer area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property environmentally suitable for the proposed use, with no significant floodplain, wetland, or slope constraints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Additional Considerations Made:** The proposed development provides moderate-density housing while preserving approximately 31% of the site as open space. The coordinated layout, internal circulation, and integration of stormwater management support a well-planned and functional development consistent with City standards. The Planned Unit Development (PUD) allows for flexibility from standard zoning requirements, with development governed by the approved General Development Plan (GDP) and further defined by a Specific Implementation Plan (SIP).

**Plan Commission Acknowledgement**

The Plan Commission has completed its review based on the findings of fact, conclusions of law, and the record, as required by WI §62.23(5). This report is now formally forwarded to the designated City Officer for final action.

**Todd Coppernoll, Chair:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Plan Commission Action**

*Motion to recommend approval of the rezoning and Planned Unit Development (PUD), as outlined in the General Development Plan (GDP), for the Stori Field development (Tax Parcel 276-1664-1000), and to forward the recommendation to the Common Council.*

**Reference Documents**

*See attached coversheet.*

## Needs:

### Housing

Even prior to undertaking public outreach efforts, the issue of housing was apparent to members of Richland Center’s City Council and Economic Development. The lack of housing at all cost levels has been a long-term issue for the employers of Richland Center and Richland County. Without housing, Richland Center’s employers are unable to attract employees. Since 2010, 39 additional housing units have been constructed within the city, yet the demand for housing continues to outpace the supply. One reason for this, is the lack of available land at a price affordable to the city. In recent years, the city has been more vocal about the need for additional land in order to expand the city’s housing stock and has pursued purchasing and annexing additional land. The city will need to continue these efforts to expand as well as explore the availability of land within the city. The city will need to seek out additional density when able to encourage smaller households into moving into smaller housing units and making larger homes available for younger and larger families.

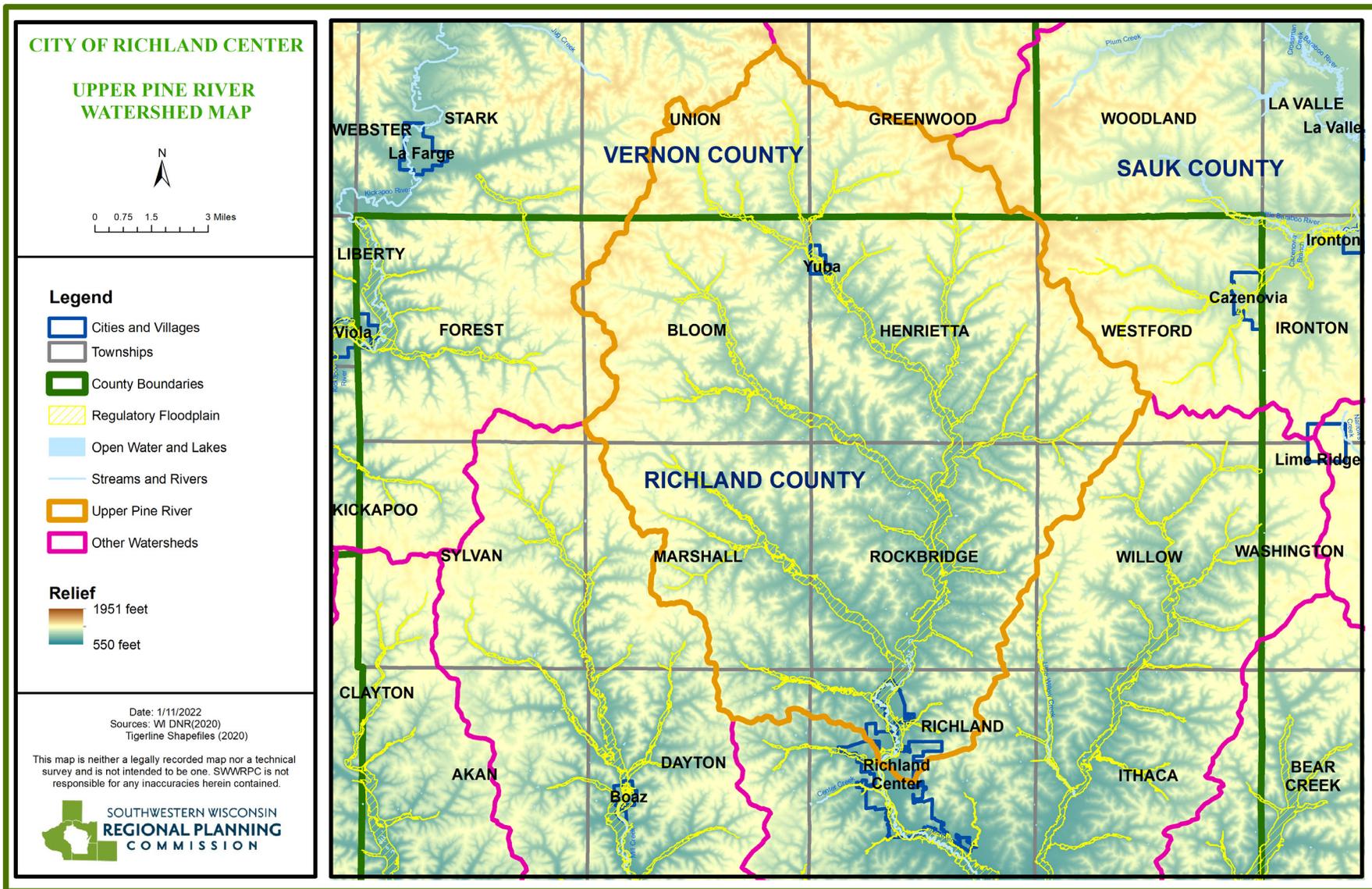
Based on projections, the city requires at least 103 additional housing units to satisfy demographic demands. While this is a good start, it is more likely the city will require far more housing units based on the demand of employers and the desire of residents to see the city grow.

**Table 3: Richland Center 2030 Housing Demand Forecast**

2030 Richland Center Housing Demand Forecast <sup>4</sup>	
<b>2030 projected number of households</b>	2,574
+ desired vacancy rate of 5%	129
+ replacement housing 0.5%	13
<b>= required number of new housing units</b>	2716
- available number of units (2010 census)	2613
- units built 2010-2020	39
<b>= total housing units to be built for 2030</b>	103

<sup>4</sup> Barroilhet, Dan and Egan-Robertson, David. Minor Civil Division and Household Projections, 2010-2040. Wisconsin Department of Administration, Demographic Services Center. 2013. US Census Bureau (1980, 1990, 2000, 2010, 2016 ACS Estimate, 2019 ACS Estimate, 2020)

Figure 11: Pine River Watershed



## Zoning

Richland Center currently uses a traditional zoning code to promote the orderly development of varying land uses, regulating construction and location of those land uses, and providing for the safety, health, and accessibility of the public. Richland Center’s zoning ordinance was recently adopted in 2017. During public engagement sessions several items regarding current zoning were brought up as suggestions to encourage additional development, promote additional residential development, or help to ensure the vibrancy of Richland Center’s commercial areas.

While the city has long valued its zoning requirements, it should consider potential changes that allow for greater flexibility of local businesses and the expansion of residential units. Richland Center may consider an increasing density of residential units as adjacent property is difficult for the city to acquire or is not appropriate for residential development, as discussed earlier. Examples of this would be allowing accessory dwelling units by right (as long as they meet building and safety requirements) and “up-zoning” certain neighborhoods. “Upzoning” would remove single family residential requirements and allow more units per parcel (again, as long as all building and safety requirements are met).

In relation to providing opportunities for businesses, the city should consider permitting by-right home-based businesses, food trucks, and backyard chickens as long as those uses conform to all other ordinances related to building and public health. Richland Center should be seen as entrepreneur friendly and encourage residents to make use of their skills and talents, allowing businesses to incubate and develop in garages and basements. In addition, public discussions also highlighted the importance of the city’s commercial infrastructure and protecting that infrastructure from incompatible uses such as storage or residential. To this extent, the city should pursue all measures to ensure first floors of commercial buildings, in commercial districts, remain open to in-store shopping for goods and services.



Figure 12: Richland Center Zoning Map, 2022

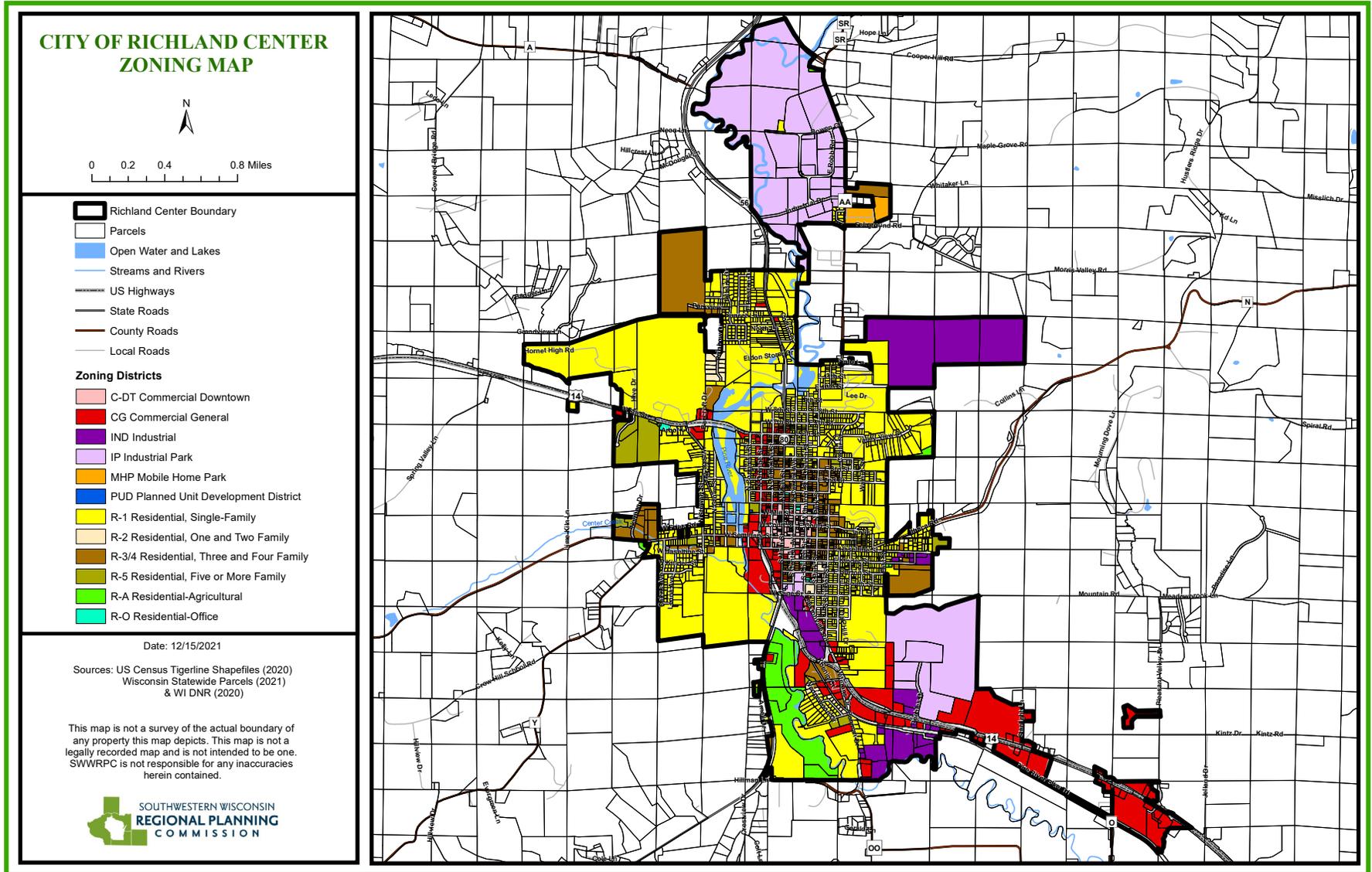
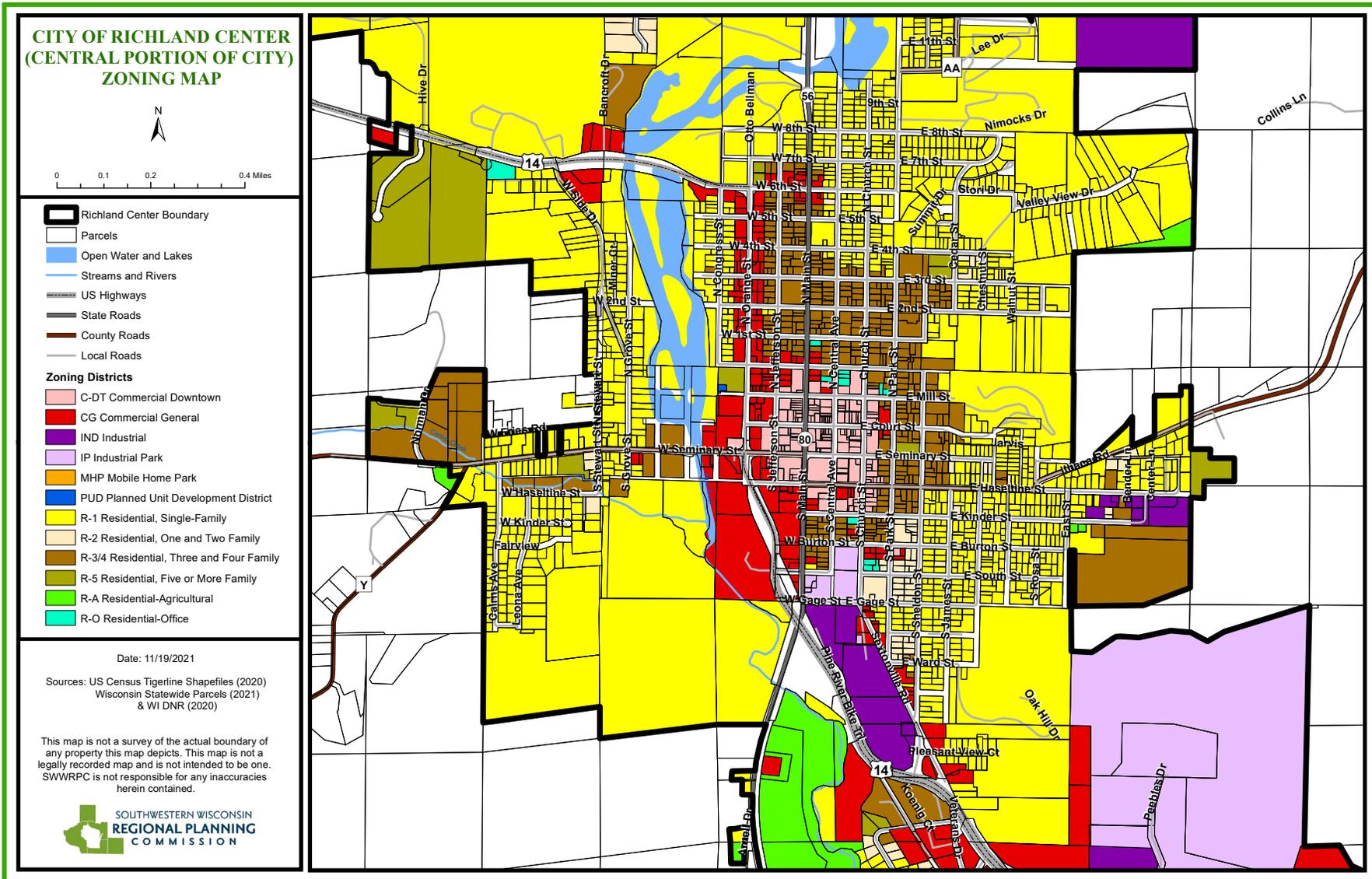


Figure 12: Richland Center Zoning Map, 2022



## Future Land Use

During the final public input session, residents were asked how they would like to see the city grow. Residents were not just asked where the city should grow but where they would like to see specific new developments take place, such as where new parks should go and the best place for new housing. The result of these conversations was the Future Land Use Map. The Future Land Use Map is a primary objective of the planning process and the map is required to be followed in any instances of rezoning. The map is truly a guide to the future land use of the city.

In creating the Future Land Use Map, considerations were given to the high priorities placed on additional residential development, the unique geography of Richland Center, avoiding incompatible land uses, and the projects identified throughout the process that have direct land-use impacts, such as a campground.

The Future land use maps provide a general guidance as to where future residential, commercial, industrial, recreational, institutional, and mixed-use development should take place. Actual zoning should conform to these land uses if any zoning changes take place, but the future land use does not designate the density or specific type of use. For example, future land use is designated as residential but does not specify the number of units that can be build on a parcel.

## Mixed Use Designation

To provide future flexibility for the city, the future land use map identifies a significant amount of land (all dependent on annexation) as mixed use. Mixed use is short for “Residential Mixed Use” and the intention of this designation is to increasing housing, encourage a variety of businesses which offer consumer goods and services in close proximity to residential neighborhoods, and offer the opportunity to prioritize pedestrian access. The districts should allow for a complementary mix of residential, commercial, as well as “light” industrial uses which will reflect in the permitted and condition uses. Richland Center’s current zoning ordinance does not yet set the specifics of this use. It is recommended the zoning ordinance be updated to provide for the flexibility that a Mixed-Use District allows the city.



Figure 13: Richland Center Future Land Use Map, 2022

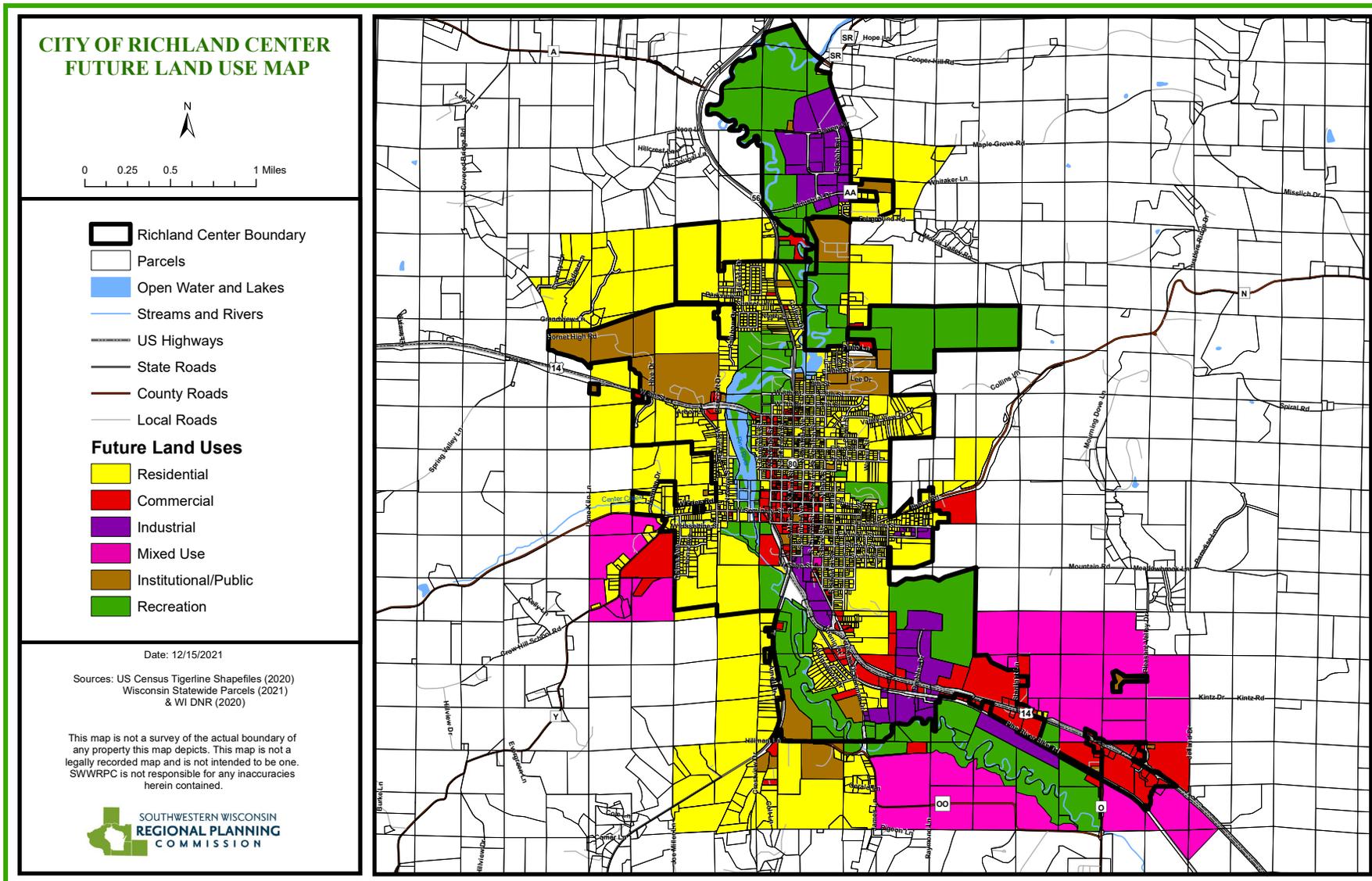
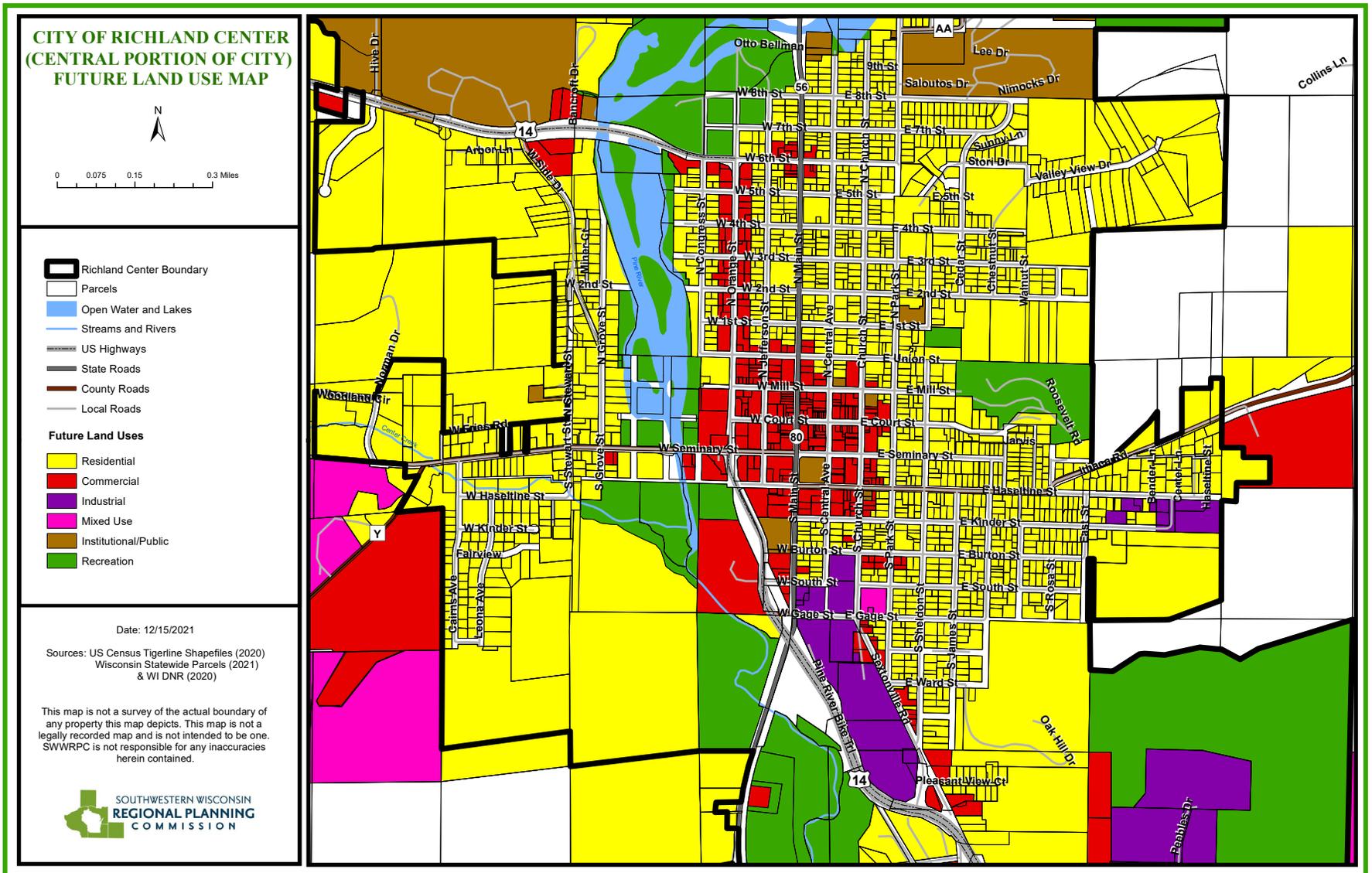


Figure 13: Richland Center Future Land Use Map, 2022



## Land Use and Implementation Strategies and Action:

<b>Strategy 1: Maximize the current opportunities</b>
As mentioned, Richland Center has constraints to its expansion which requires the city to take advantage of infill lots and consider an increase in residential density. Additionally, the city should empower residents to take advantage of the resources they have and permit by-right land uses that empower entrepreneurship, attract young families, and allow additional housing units.
Action: Utilize the associated Market Analysis and Action Plan to identify unused and underutilized lots. Pursue additional housing by taking advantage of unused or underutilized lots.
Action: Consider “up-zoning” single family neighborhoods. Prioritize those areas that currently have vacant lots to encourage multi-family investment.
Action: Permit by right, accessory dwelling units on all residential parcels, as long as building code standards and setback are met.
Action: Permit by right home-based businesses, backyard chickens, and food trucks
Action: Enforce all zoning ordinances with a priority on those that prohibit non-commercial uses of first floor commercial spaces within the downtown commercial district.
Action: Seek out Historic Preservation planning grants to designate downtown as an historic district, on the National, State, and Local registers of historic places. Work with the Wisconsin Historical Society to develop a Certified Local Government to oversee the design and redevelopment within the Historic District
Action: Richland Center’s assessment level is currently 86.93% of full market value. A community-wide revaluation should be done to better reflect the reality of the market.
Action: Follow the future land use map adopted with this plan.
<b>Strategy 2: Work with neighboring municipalities to address stormwater issues.</b>
<b>Action: Identify stakeholders within the watershed that want to work to address the problem.</b>
Action: Work upstream on streambank erosion control measures and utilize the multi-benefits of phosphorus reduction and conservation planting.
Action: Mitigate stormwater impacts with the city by encouraging the use of bio-swales and rain gardens in all new development and incentivize introducing these into problematic areas of the city.



# CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

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**Agenda Item:** Specific Implementation Plan for the Stori Field Planned Unit Development (PUD)

**Requested & Presented by:** Jasen Glasbrenner, Director of Economic Development & Public Works

**Meeting Date:** Plan Commission and Common Council on 03-30-2026

**Background:** The Stori Field project consists of eight duplex buildings (16 total units) on approximately 3.35 acres of developable land, with 1.49 acres (approximately 31%) preserved as open space. The property is currently undeveloped and located in a predominantly residential area. The development provides moderate-density housing while maintaining compatibility through coordinated layout, appropriate transitions, and integrated open space. The site will be served by existing municipal utilities, with stormwater managed on-site in accordance with applicable standards.

While the PUD General Development Plan (GDP) establishes the overall layout, density, and design, the **Specific Implementation Plan (SIP)** provides detailed engineering, site plans, infrastructure plans, stormwater management plans, building plans and anticipated development schedule as outlined in Ordinance 400.04(21).

**Department Recommendation:** Staff recommends approval of the Specific Implementation Plan (SIP) as submitted.

**Requested Action:**

**PLANNING COMMISSION:** Motion to recommend approval of the Specific Implementation Plan (SIP), as submitted, for the Stori Field Development and forward to the Common Council.

**COUNCIL:** Motion to approve the Specific Implementation Plan (SIP), as submitted, for the Stori Field Development

**Attachment(s):**

- Specific Implementation Plan (SIP)

# Specific Implementation Plan (SIP) Narrative

## Stori Field Development

### Planned Unit Development (PUD)

#### Proposed Duplex Residential Development – City of Richland Center

### 1. Project Overview

This Specific Implementation Plan (SIP) is submitted in accordance with City of Richland Center Code 400.04(21)(d)(3) and provides detailed plans for the development of a residential Planned Unit Development consisting of:

- Eight (8) duplex buildings
- Sixteen (16) total dwelling units
- 3.35 acres of developable area
- 1.49 acres of designated open space
- Total site area: 4.84 acres
- Density: Approximately 4.8 units per acre (based on developable area)

The project is designed as a unified residential development that efficiently utilizes land while preserving open space and ensuring compatibility with surrounding uses.

### 2. Project Area Map

- See Appendix A

### 3. Building Appearance Plans

- See Appendix B – Home plans and conceptual color and finish models
- Builder is proposing three different roof lines for architectural variation
- Building exterior will be vinyl siding, with a mix of horizontal and vertical lines
- Builder is proposing 4 different exterior colors to be used for building variation
- Roofing will be shingles with earthtone colors

### 4. Utilities Plan

- See Appendix A

All utilities will be installed and constructed to serve the development, including:

- Sanitary Sewer: Connection to the municipal system
- Water Supply: Municipal water service to each unit
- Stormwater: Managed on-site through approved facilities
- Electric/Gas/Communications: Installed underground where feasible

Utility plans will be reviewed and approved by the City prior to construction

## 5. Stormwater Management and Drainage

- See Appendix A

Stormwater management will be designed in accordance with City standards and applicable Wisconsin regulations:

- On-site detention and/or retention facilities
- Best Management Practices (BMPs) for water quality treatment
- Controlled discharge rates to prevent downstream impacts
- Integration with open space areas where appropriate

Detailed engineering plans will be submitted for approval.

## 6. Open Space Plan

- See Appendix A

A total of 1.49 acres (approximately 31% of the site) is designated as open space. The Specific Implementation Plan includes:

- Identification of open space boundaries
- Integration of stormwater facilities within open space areas
- Preservation of natural features where present
- Use of open space for passive recreation and visual amenity

Open space areas will be permanently protected through deed restrictions, easements, or ownership by a homeowners association.

## 7. Landscaping Plan (See Appendix A)

The landscaping plan will include:

- Street trees

The tree species in the landscape plan have been approved by the City Forester.

## 8. Proof of Financing Capability (See Appendix C)

- Letter of Credit Requested

## 9. Economic Impact

- The existing site is currently underutilized and has no tax contribution.
- Construction spending for 8 duplexes (16 units) supports local jobs and municipalities overall economic impact
- Zero-step entry construction design can support aging and disabled residents, reducing care and health burdens
- More accessible rentals help retain workers and retirees, stabilizing the City's population and workforce
- Potential new residents boost sales for local shops, services, and restaurants.
- Upon completion, the proposed development will provide a significant amount of assessed value to the City's tax roll.

## 10. Development Schedule

- Anticipated Construction Start Date
  - Utilities and Site Work – May 15, 2026
  - Housing – June 1, 2026
- Stages and Stage Start Dates
  - Stage 1 - Utilities and Site Work – May 15, 2026
  - Stage 2 – Construction of 4 NW Duplexes – June 1, 2026
  - Stage 3 – Construction of NE Duplex and 3 South Duplexes – May 1, 2027
- Anticipated Rate of Development
  - 4 duplexes per year for 2026 and 2027
- Completion Date for Each Stage
  - Stage 1 Completion – August 15, 2026
  - Stage 2 Completion – December 31, 2026
  - Stage 3 Completion – December 31, 2027

## 11. Agreements

- See Appendix D
  - Developers Agreement

## 12. Certified Survey Map (CSM)

- See Appendix E

## 17. Conclusion

This Specific Implementation Plan satisfies the requirements of City of Richland Center Code 400.04(21)(d)(3) by providing detailed and coordinated plans for site development, infrastructure, building design, and long-term maintenance. The proposed development offers a well-designed residential environment that balances housing density, open space preservation, and compatibility with surrounding land uses.

# **APPENDIX A**

# **PROJECT**

# **PLANS**

# STORI FIELD DEVELOPMENT

ENKE PROPERTIES, LLC

RICHLAND CENTER, WI



PROJECT LOCATION

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	OVERALL SITE PLAN
6	OVERALL UTILITY PLAN
7-8	PLAN & PROFILE
9	GRADING & EROSION CONTROL PLAN
10	LANDSCAPE PLAN
11	STORM WATER PLAN
12-16	DETAILS

SITE BENCHMARKS

- 

BENCHMARK 1  
 ROD6  
 NORTHING = 447407.268  
 EASTING = 677398.979  
 ELEV = 783.388
- 

BENCHMARK 2  
 PIPE2  
 NORTHING = 447893.869  
 EASTING = 677398.900  
 ELEV = 807.777
- 

BENCHMARK 3  
 ROD6  
 NORTHING = 447882.820  
 EASTING = 677998.507  
 ELEV = 808.674



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
 1-800-242-8511



TITLE SHEET

STORI FIELD DEVELOPMENT  
 ENKE PROPERTIES, LLC  
 RICHLAND COUNTY, WI

NO.	DATE	REVISIONS	REMARKS

DATE	MARCH 2026
DRAFTER	JCRA
CHECKED	GLEE
PROJECT NO.	25078
SHEET	64

ISSUED DATE: 03/20/2026

20 Mar 2026 - 1:02p R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center Stori Field - Title\_Notes\_Details.dwg by: jcr

**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING STORM TRACER WIRE BOX
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING SANITARY TRACER WIRE BOX
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING WATER TRACER WIRE BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING BORING
- EXISTING ADA DETECTABLE WARNING FIELD

**SURVEY LEGEND**

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND \_\_\_\_" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND \_\_\_\_" Ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
- GENERAL CONTROL POINT

**TOPOGRAPHIC LINEWORK LEGEND**

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

**GRADING LEGEND**

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

**ABBREVIATIONS**

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

**CONSTRUCTION AND GENERAL NOTES :**

- INSTALL A 50'L X 20'W X 1.5'D ANTI TRACKING PAD AT THE ENTRANCE OF THE PROJECT. THE ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO ENGINEER
- ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT BASE (FLANGE EL.) OF HYDRANT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.
- NO TREES TO BE REMOVED WITHOUT APPROVAL OF THE ENGINEER. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND LIMBS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED.
- ROW AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE FOR THE INSTALLATION OF NEW FACILITIES AS REQUIRED.
- CONTRACTOR SHALL COORDINATE w/ PROPERTY OWNERS/RESIDENTS REGARDING ACCESS TO DRIVEWAYS AND UTILITY SHUT-OFFS. THE CONTRACTOR SHALL NOTIFY THE CITY, THE ENGINEER, AND UTILITIES 48 HOURS PRIOR TO ANY ANTICIPATED INTERRUPTION.
- ALL WATER MAIN FITTINGS (BENDS, TEES, REDUCERS, CROSSES, ETC) WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE WATER MAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING SEWAGE AROUND WORKING AREA WHEN REQUIRED (INCIDENTAL)
- INSTALL WATER MAIN AT ADEQUATE DEPTH TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER. MAINTAIN MINIMUM 1.5' SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES
- CONTRACTOR MUST ALSO PROVIDE ANY TEMPORARY FLUSHING OR TESTING DEVICES AS NECESSARY FOR WATER MAIN PRESSURE TESTING. SAFE WATER SAMPLES ARE REQUIRED PRIOR TO BEING PUT IN SERVICE.
- ACCESS TO RESIDENTS AND EMERGENCY PERSONNEL SHALL BE PROVIDED AT ALL TIMES AS REQUIRED. CONTRACTOR WILL BE REQUIRED TO COORDINATE ALL ACCESS. REMOVAL OF ASPHALT, DRIVEWAYS, SIDEWALK, AND OTHER ACCESS SHALL BE PHASED TO MAINTAIN ACCESS AT ALL TIMES. CONTRACTOR MUST PROVIDE ALTERNATE ACCESS DURING REMOVAL OF ACCESSIBLE ROUTES.

**PROPOSED UTILITY LEGEND**

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

**ABBREVIATIONS**

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

**AGENCIES:**

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE DIAL 911

**UTILITIES:**

GAS  
WE ENERGIES  
315 WILLIAM ST  
WATERTOWN, WI 5390  
ATTN: ADAM MARING  
PHONE: 800-261-5325

TELEPHONE  
FRONTIER COMMUNICATIONS  
222 WEST WISCONSIN ST  
PORTAGE, WI 53901  
ATTN: JERRY MOORE  
PHONE: 608-742-9507

GENUINE TELECOM  
1027 NORTH JEFFERSON ST  
RICHLAND CENTER, WI 53581  
ATTN: BRANDON KINNEY  
PHONE: 608-647-2345

SEWER, WATER, & ELECTRICAL  
RICHLAND CENTER CITY UTILITIES  
PO BOX 312  
RICHLAND CENTER, WI 53581  
ATTN: SCOTT GALD (ELECTRICAL)  
PHONE: 608-604-6458  
ATTN: STEVE KRUEGER (WATER)  
PHONE: 608-604-1048  
ATTN: TODD FISCHER (SEWER)  
PHONE: 608-604-4917

STREETS  
RICHLAND CENTER STREET DEPARTMENT  
450 SOUTH MAIN ST  
RICHLAND CENTER, WI 53581  
ATTN: TERRY NELSON  
PHONE: 608-604-0563

CABLE TV  
CHARTER COMMUNICATIONS  
2701 DANIELS ST  
MADISON, WI 53718  
ATTN: NEIL HUNTAMER  
PHONE: 608-219-1321

**CONSTRUCTION SEQUENCE OF WORK**

- INSTALL TRACKING PAD PER DETAIL AT ALL ENTRANCES TO SITE
- INSTALL SILT FENCE AND INLET PROTECTION
- CONSTRUCT UNDERGROUND UTILITIES
- CONSTRUCT STREET
- RESTORE WORK AREA(S)
- AFTER CONSTRUCTION SITE IS RESTORED - REMOVE SILT FENCE AND INLET PROTECTION

NO.	DATE	REVISIONS	REMARKS

DATE: MARCH 2026

DRAFTER: JCR

CHECKED: GLEE

PROJECT NO.: 25078

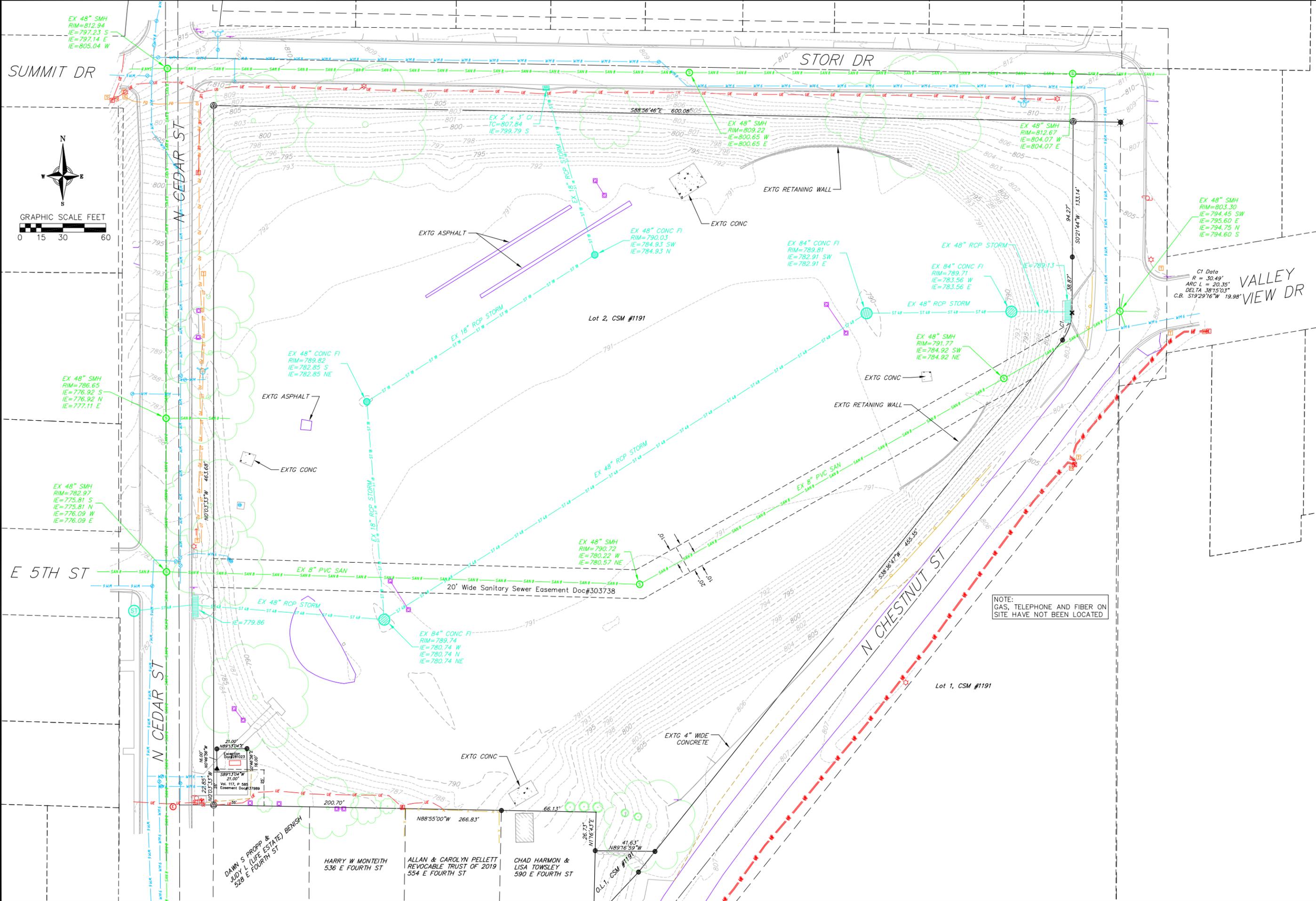
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**Item 7.**

**vierbich**  
advisors / engineers / sur

**GENERAL NOTES & LEGEND**

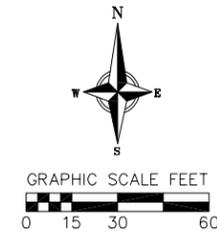
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI



SUMMIT DR

STORI DR

VALLEY VIEW DR



Lot 2, CSM #1191

Lot 1, CSM #1191

20' Wide Sanitary Sewer Easement Doc#303738

NOTE:  
GAS, TELEPHONE AND FIBER ON SITE HAVE NOT BEEN LOCATED

DAWN S PROPP &  
JUDY L (LIFE ESTATE) BENISH  
522 E FOURTH ST

HARRY W MONTEITH  
536 E FOURTH ST

ALLAN & CAROLYN PELLETT  
REVOCABLE TRUST OF 2019  
554 E FOURTH ST

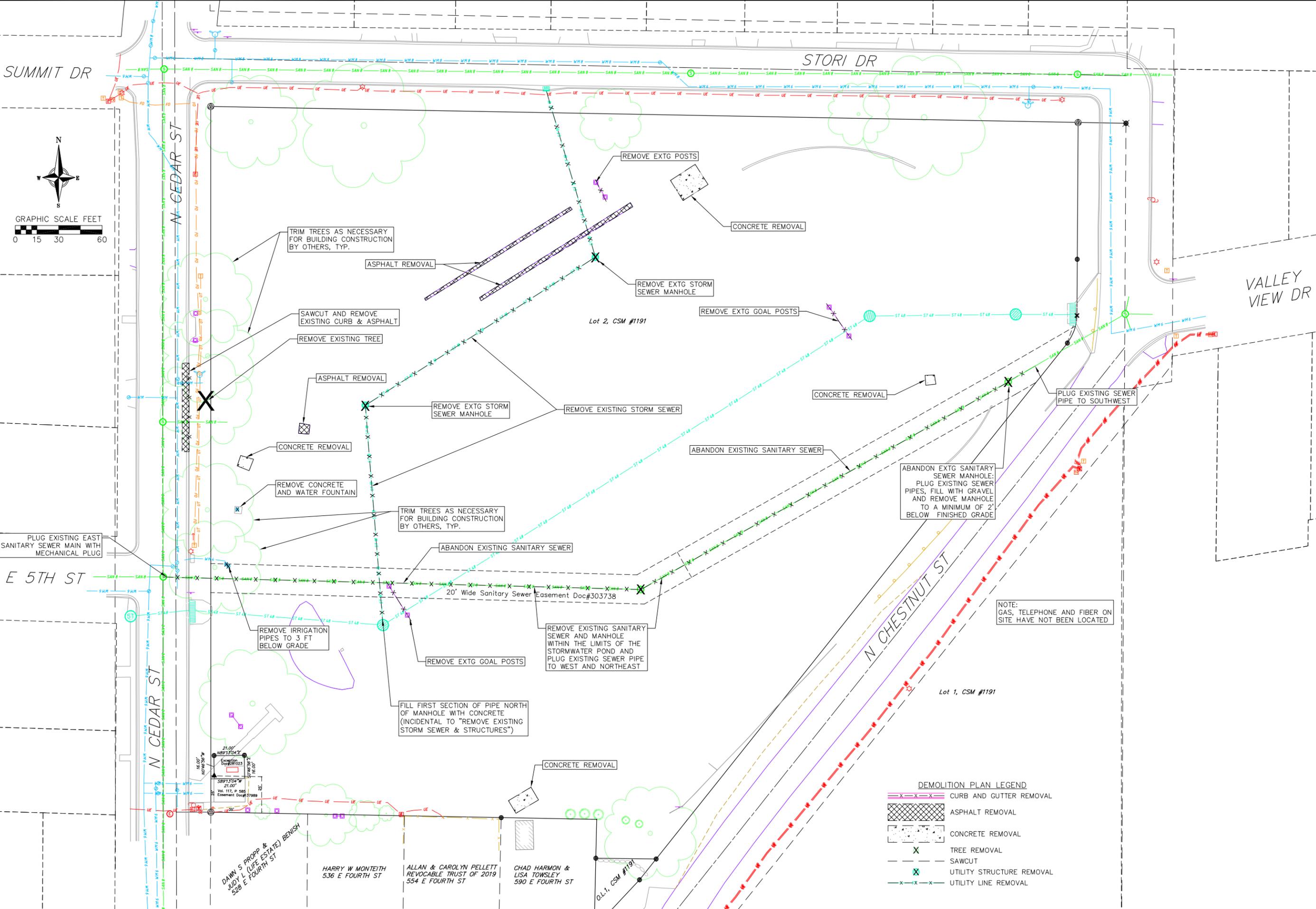
CHAD HARMON &  
LISA TOWSLEY  
590 E FOURTH ST

04.1, CSM #1191

**EXISTING CONDITIONS**  
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026  
DRAFTER: JCRA  
CHECKED: GLEE  
PROJECT NO.: 250781  
SHEET: 66



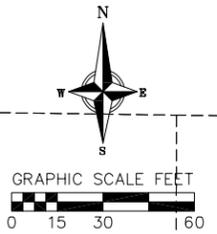
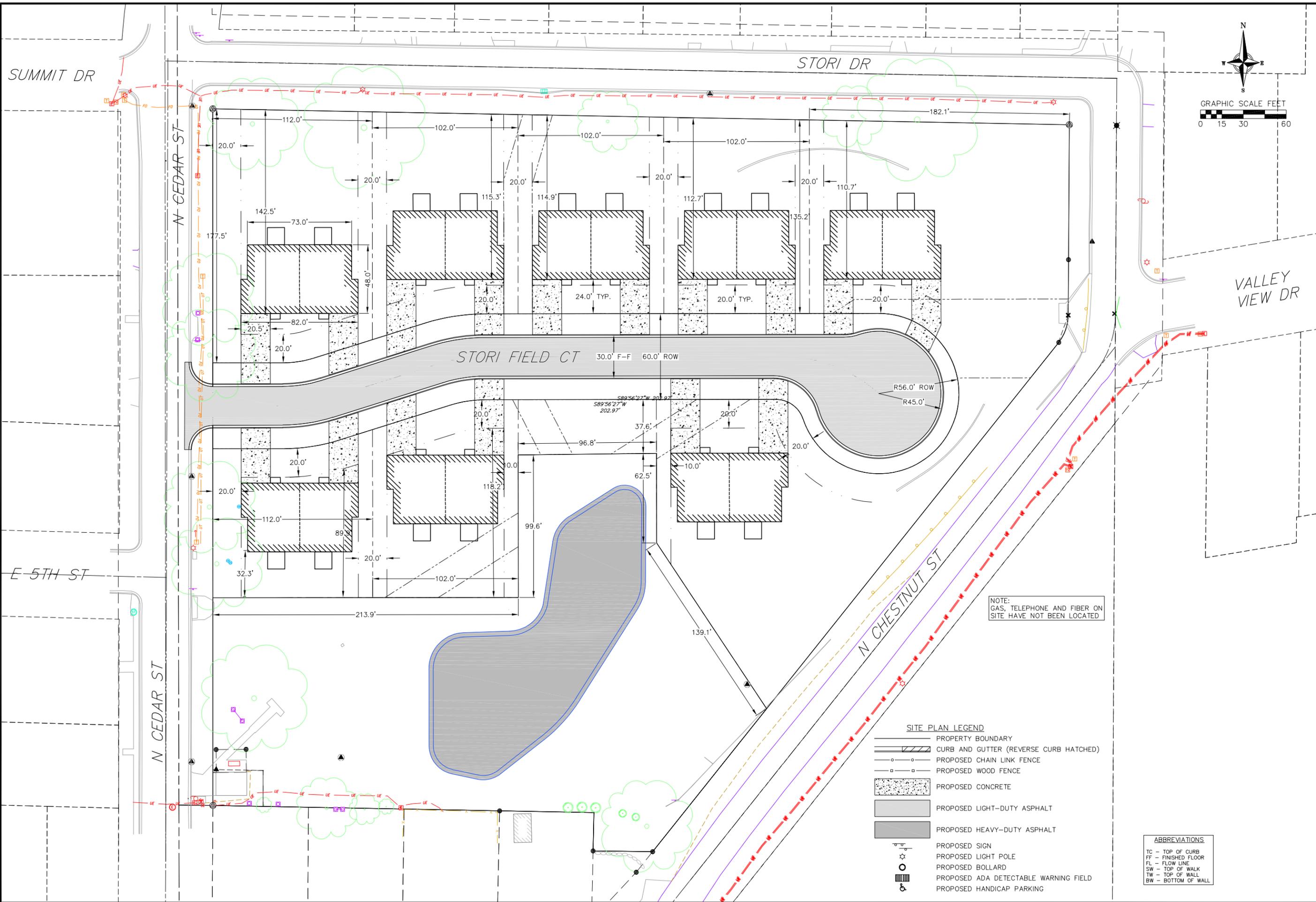
**DEMOLITION PLAN LEGEND**

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

**DEMOLITION PLAN**  
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026  
 DRAFTER: JCRA  
 CHECKED: GLEE  
 PROJECT NO.: 250781  
 SHEET: 67



NOTE:  
GAS, TELEPHONE AND FIBER ON  
SITE HAVE NOT BEEN LOCATED

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER (REVERSE CURB HATCHED)
  - PROPOSED CHAIN LINK FENCE
  - PROPOSED WOOD FENCE
  - PROPOSED CONCRETE
  - PROPOSED LIGHT-DUTY ASPHALT
  - PROPOSED HEAVY-DUTY ASPHALT
  - PROPOSED SIGN
  - PROPOSED LIGHT POLE
  - PROPOSED BOLLARD
  - PROPOSED ADA DETECTABLE WARNING FIELD
  - PROPOSED HANDICAP PARKING

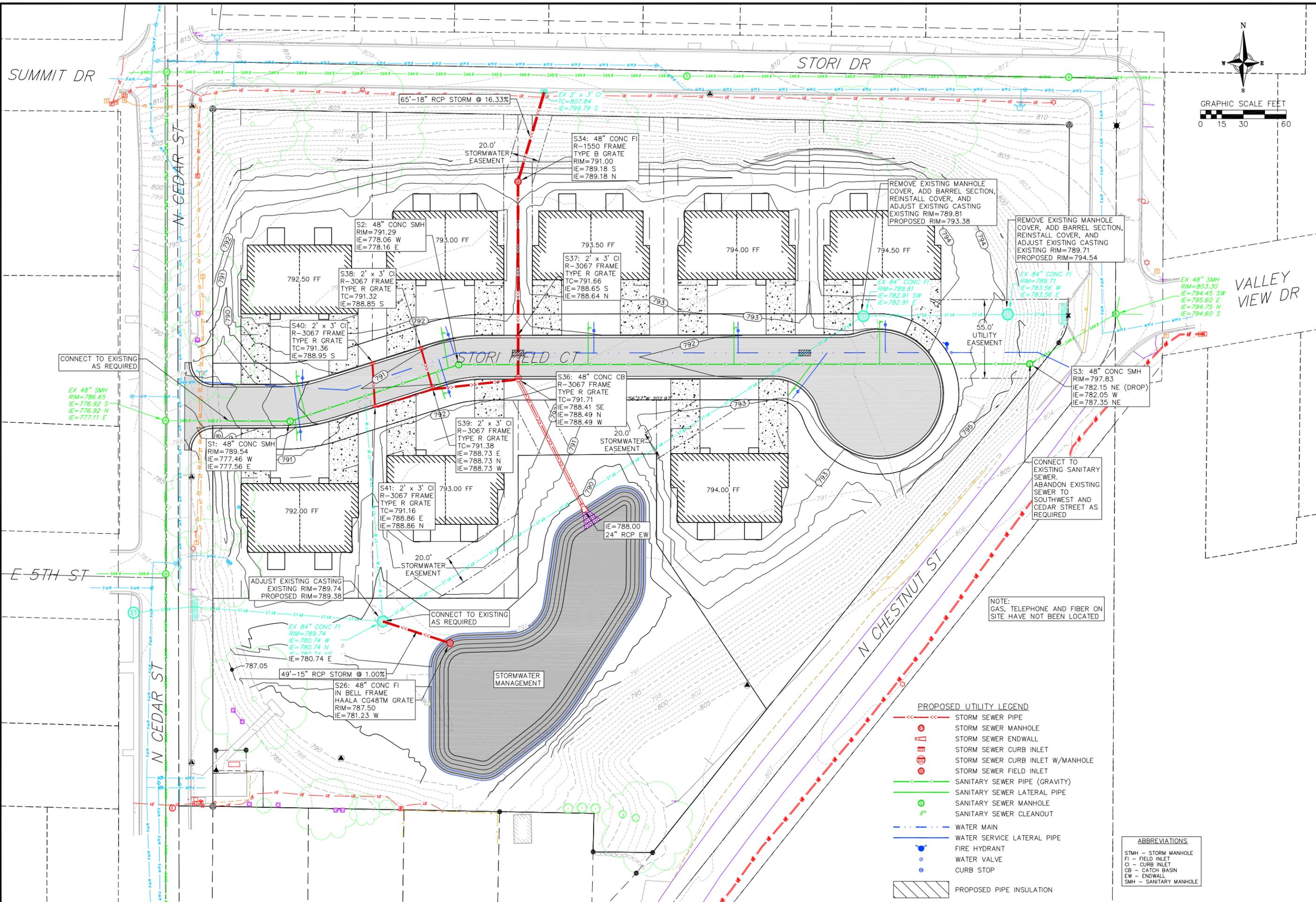
**ABBREVIATIONS**

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- BW - BOTTOM OF WALL

**SITE PLAN**  
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026  
DRAFTER: JCRA  
CHECKED: GLEE  
PROJECT NO.: 250781  
SHEET: 5 OF 68



**OVERALL UTILITY PLAN**  
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026  
DRAFTER: JCRA  
CHECKED: GLEE  
PROJECT NO.: 250781  
SHEET: 69

- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
  - ⊕ STORM SEWER MANHOLE
  - ⊕ STORM SEWER ENDWALL
  - ⊕ STORM SEWER CURB INLET
  - ⊕ STORM SEWER CURB INLET W/MANHOLE
  - ⊕ STORM SEWER FIELD INLET
  - SANITARY SEWER PIPE (GRAVITY)
  - SANITARY SEWER LATERAL PIPE
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ SANITARY SEWER CLEANOUT
  - WATER MAIN
  - WATER SERVICE LATERAL PIPE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ CURB STOP
  - ▨ PROPOSED PIPE INSULATION

**ABBREVIATIONS**

STMH - STORM MANHOLE  
FI - FIELD INLET  
CI - CURB INLET  
CB - CATCH BASIN  
EW - ENDWALL  
SMH - SANITARY MANHOLE

NOTE:  
GAS, TELEPHONE AND FIBER ON SITE HAVE NOT BEEN LOCATED

CONNECT TO EXISTING AS REQUIRED

EX 48" SMH  
RIM=786.65  
IE=776.92 S  
IE=776.92 N  
IE=777.11 E

S1: 48" CONC SMH  
RIM=789.54  
IE=777.46 W  
IE=777.56 E

ADJUST EXISTING CASTING  
EXISTING RIM=789.74  
PROPOSED RIM=789.38

49'-15" RCP STORM @ 1.00%

S26: 48" CONC FI  
IN BELL FRAME  
HAALA CG48TM GRATE  
RIM=787.50  
IE=781.23 W

S41: 2' x 3' CI  
R-3067 FRAME  
TYPE R GRATE  
TC=791.16  
IE=788.86 E  
IE=788.86 N

S39: 2' x 3' CI  
R-3067 FRAME  
TYPE R GRATE  
TC=791.38  
IE=788.73 E  
IE=788.73 N  
IE=788.73 W

S36: 48" CONC CB  
R-3067 FRAME  
TYPE R GRATE  
TC=791.71  
IE=788.41 SE  
IE=788.49 N  
IE=788.49 W

S37: 2' x 3' CI  
R-3067 FRAME  
TYPE R GRATE  
TC=791.66  
IE=788.65 S  
IE=788.64 N

S38: 2' x 3' CI  
R-3067 FRAME  
TYPE R GRATE  
TC=791.32  
IE=788.85 S

S2: 48" CONC SMH  
RIM=791.29  
IE=778.06 W  
IE=778.16 E

S34: 48" CONC FI  
R-1550 FRAME  
TYPE B GRATE  
RIM=791.00  
IE=789.18 S  
IE=789.18 N

REMOVE EXISTING MANHOLE COVER, ADD BARREL SECTION, REINSTALL COVER, AND ADJUST EXISTING CASTING  
EXISTING RIM=789.81  
PROPOSED RIM=793.38

REMOVE EXISTING MANHOLE COVER, ADD BARREL SECTION, REINSTALL COVER, AND ADJUST EXISTING CASTING  
EXISTING RIM=789.71  
PROPOSED RIM=794.54

S3: 48" CONC SMH  
RIM=797.83  
IE=782.15 NE (DROP)  
IE=782.05 W  
IE=787.35 NE

CONNECT TO EXISTING SANITARY SEWER. ABANDON EXISTING SEWER TO SOUTHWEST AND CEDAR STREET AS REQUIRED

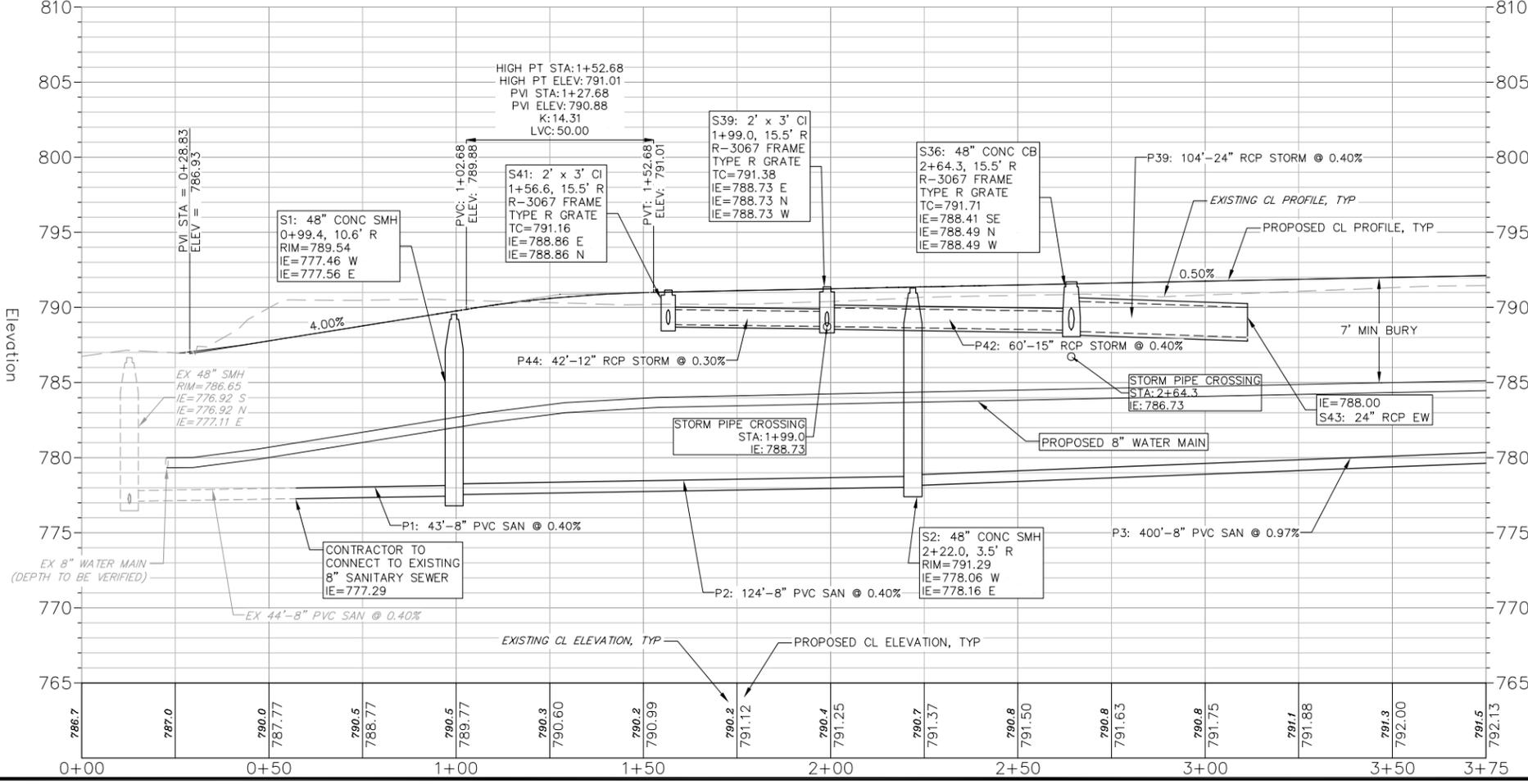
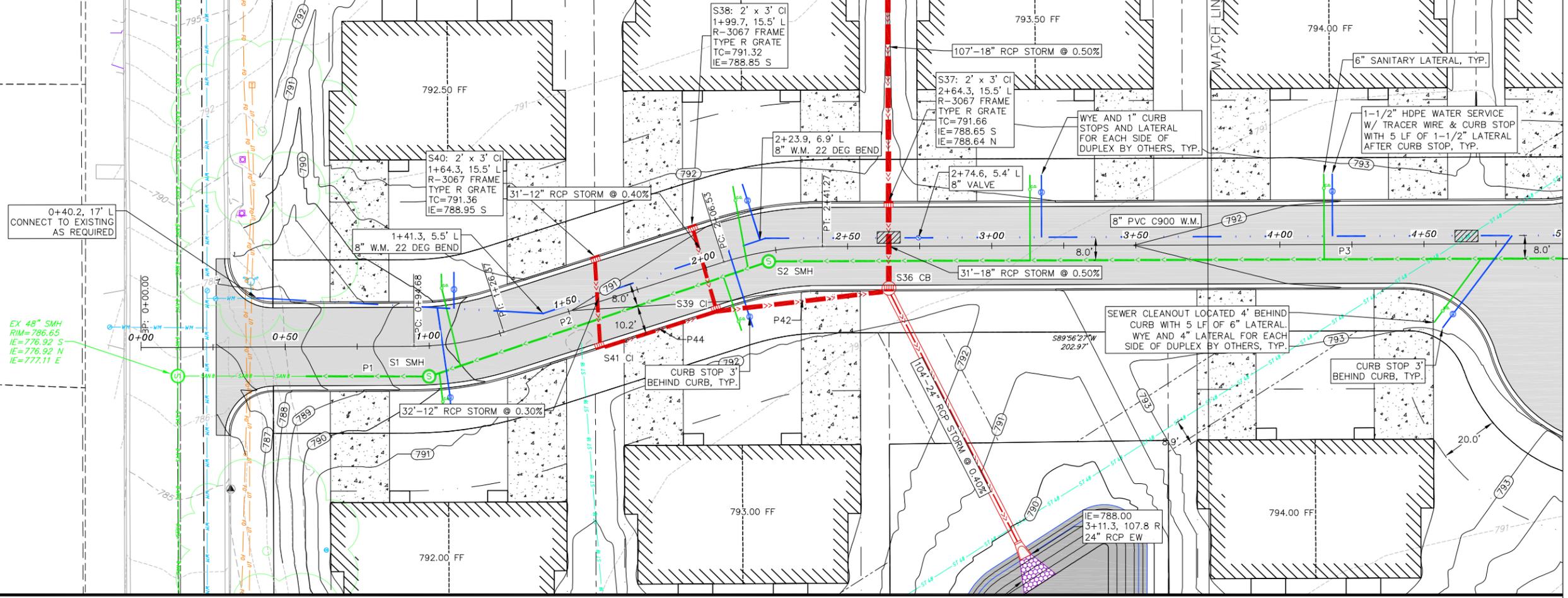
EX 48" SMH  
RIM=803.30  
IE=794.45 SW  
IE=794.60 E  
IE=794.75 N  
IE=794.60 S





0+40.2, 17' L  
CONNECT TO EXISTING  
AS REQUIRED

EX 48" SMH  
RIM=786.65  
IE=776.92 S  
IE=776.92 N  
IE=777.11 E

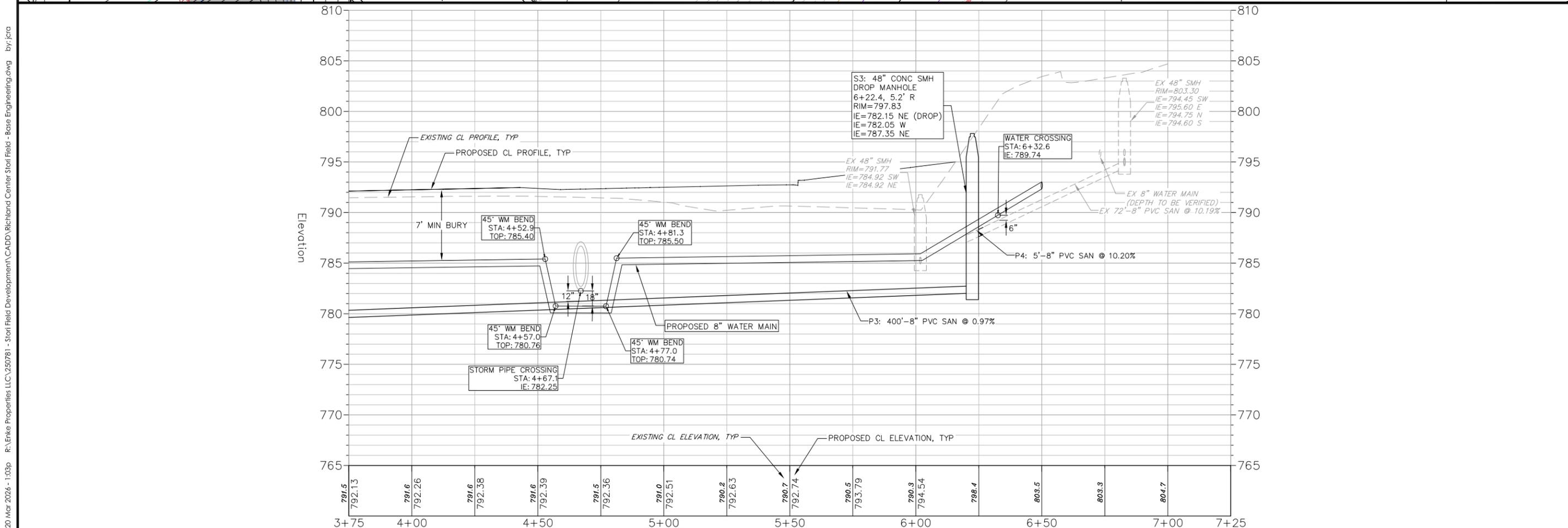
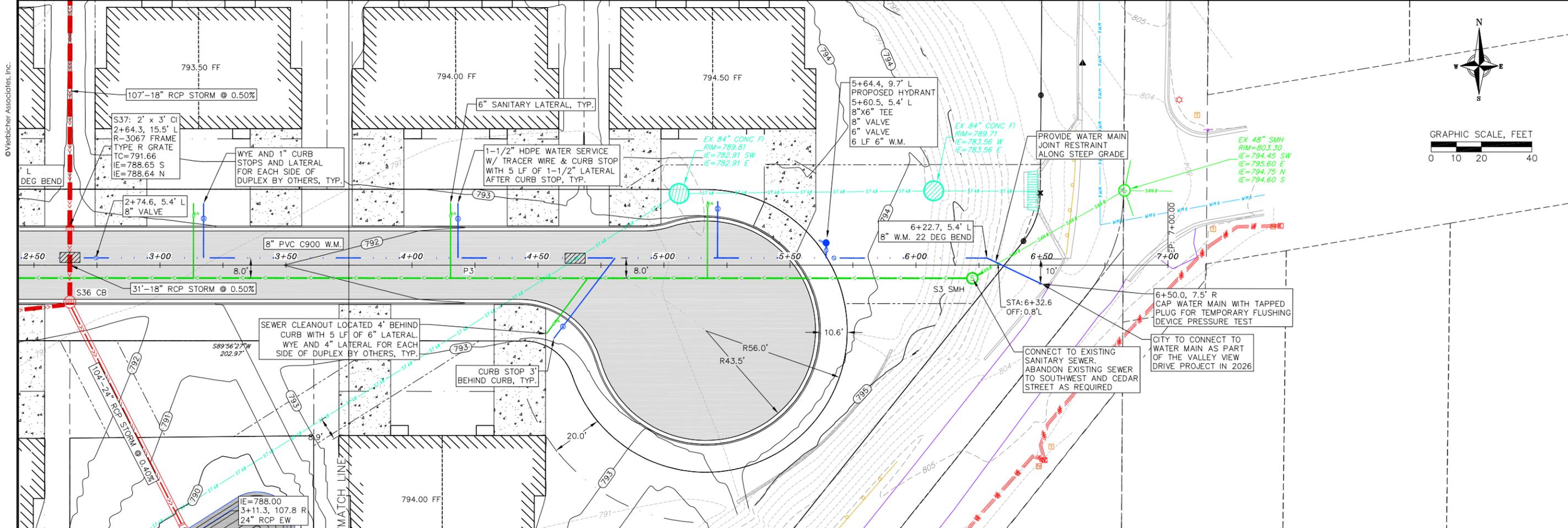


PLAN & PROFILE  
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	REMARKS
NO.	DATE	NO.	REMARKS

DATE	MARCH 2026
DRAFTER	JCRA
CHECKED	GLEE
PROJECT NO.	250781
SHEET	70



20 Mar 2026 - 1:03p R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center Stori Field - Base Engineering.dwg by: jara

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026

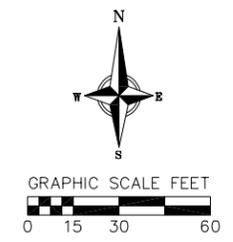
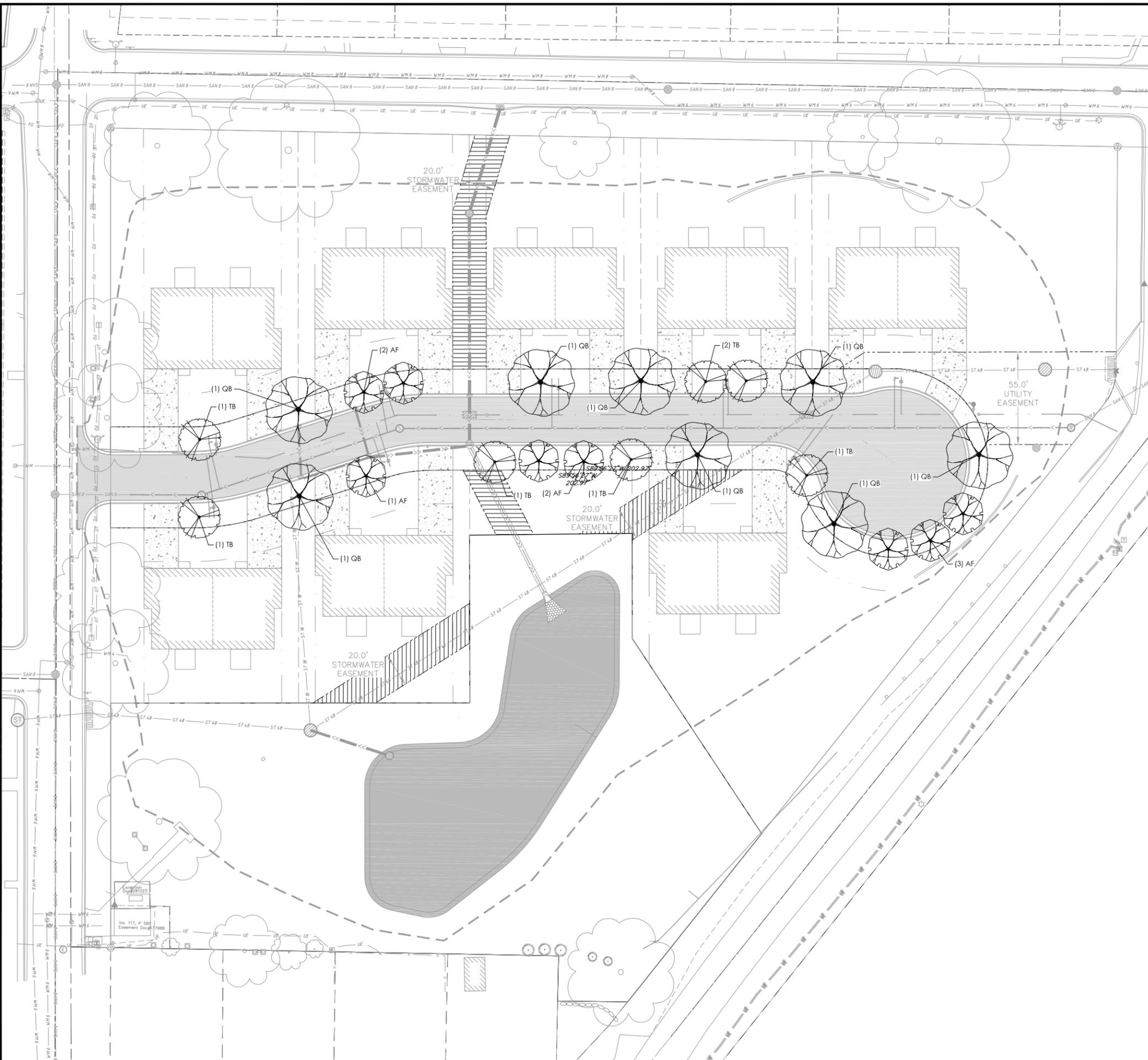
DRAFTER: JCRA

CHECKED: GLEE

PROJECT NO.: 250781

SHEET: 71





**PLANT SCHEDULE**

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
<b>DECIDUOUS TREES</b>				
AF	Acer rubrum 'Franksred' / Red Sunset® Maple	B & B	2"Cal	8
QB	Quercus bicolor / Swamp White Oak	B & B	2"Cal	8
TB	Tilia americana 'Boulevard' / Boulevard American Linden	B & B	2"Cal	7

**PLANT MATERIAL NOTES:**

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

**LANDSCAPE MATERIAL NOTES:**

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 4' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

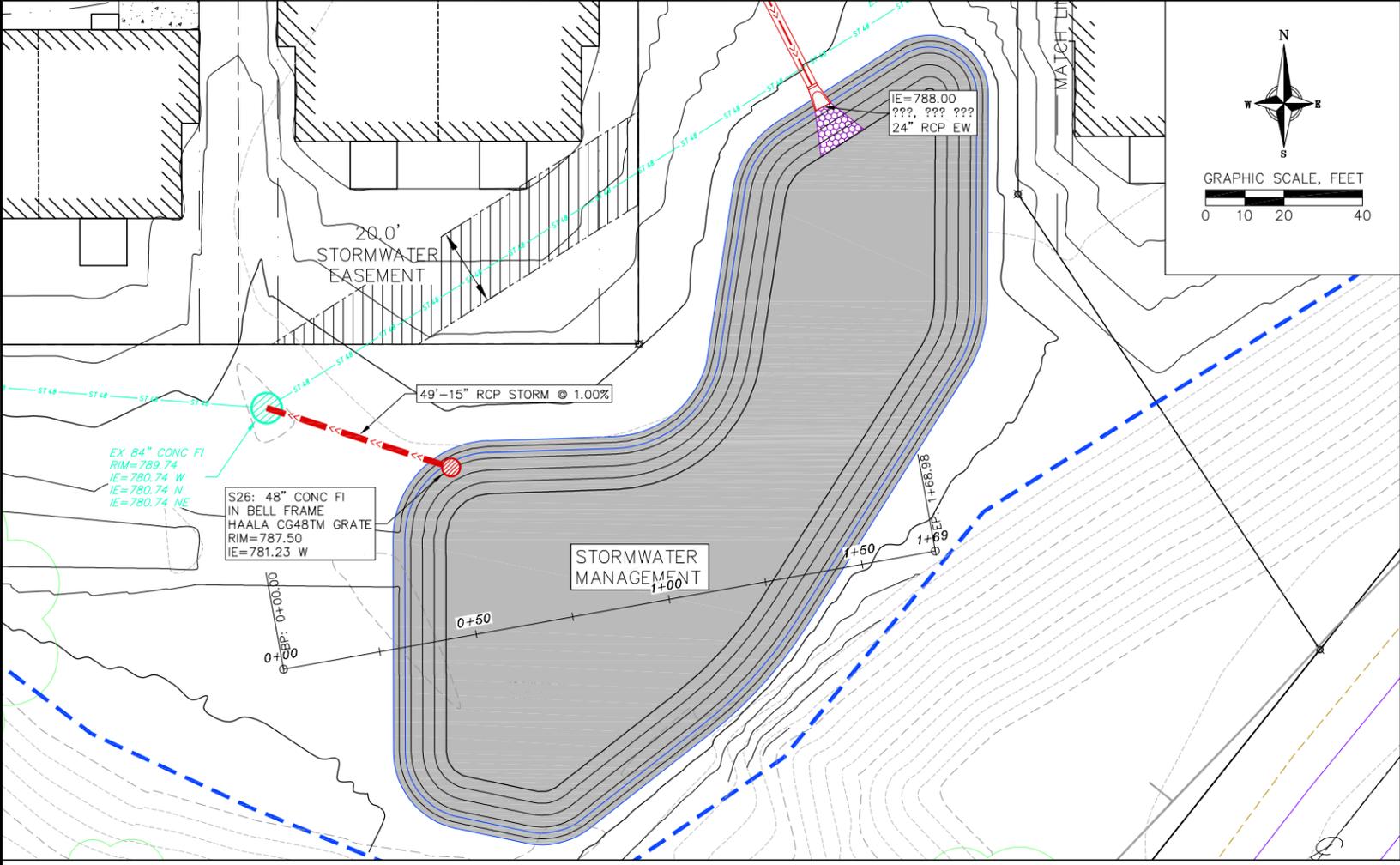
**GENERAL LANDSCAPE NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026  
 DRAFTER: GBEL  
 CHECKED: GLEE  
 PROJECT NO.: 25078  
 SHEET: 73

20 Mar 2026 - 1:03p R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center Stori Field - Stormwater Detail.dwg by:jra



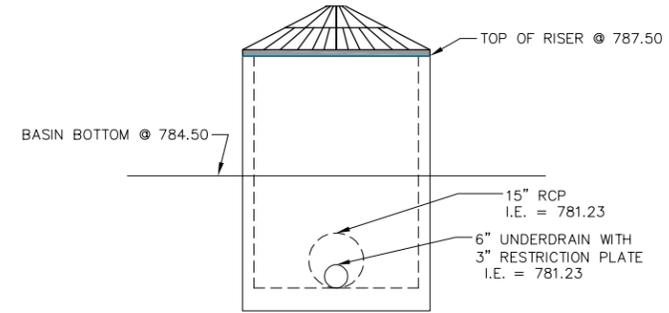
- BIORETENTION AREA SPECIFICATIONS:**
- BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
  - HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
  - SEED THE BIORETENTION AREA WITH TALLGRASS PRAIRIE FOR WET-MESIC SOILS SEED MIX BY AGRECOL OR APPROVED EQUAL. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER). PROVIDE BILL OF SALE FOR PLANT PLUGS INSTALLED.

- RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):**
- NATIVE SEEDING SHALL BE COMPLETED IN THE FALL, AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL, OR IN THE SPRING BETWEEN MAY 1 AND JUNE 20.
  - SEED BASIN SIDE SLOPES AND BOTTOM AREA OUTSIDE OF BIORETENTION AREA WITH SHORT GRASS PRAIRIE SEED MIX FOR MEDIUM SOILS BY AGRECOL OR APPROVED EQUAL.
  - EROSION MAT IN THE BIORETENTION AREA SHALL BE CLASS II, TYPE A AND PLACED ON THE SURFACE OF THE BIORETENTION BASIN. DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
  - EROSION MAT ON SIDE SLOPES AND OUTSIDE BIORETENTION AREA SHALL BE CLASS I, TYPE A.
  - DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
  - WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

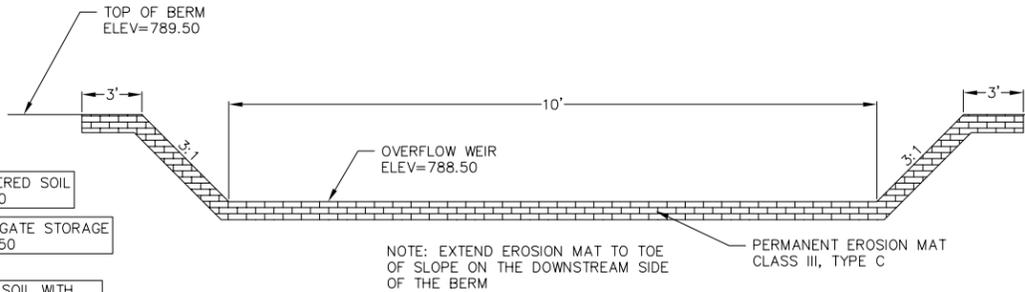
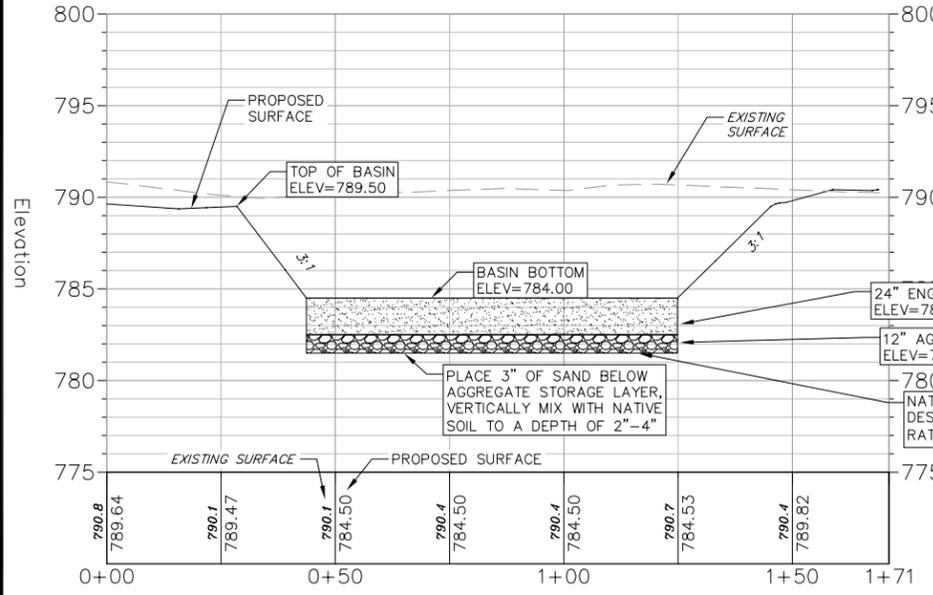
- CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):**
- LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
  - EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
  - PLACE 3" OF SAND AT NATIVE SOIL INTERFACE AND VERTICALLY MIX 2"-4" INTO NATIVE SOIL.
  - PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:  
70-85% WASHED SAND  
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)  
CONTRACTOR TO PROVIDE ENGINEER WITH LOAD TICKETS OF ALL ENGINEERED SOIL MATERIALS INSTALLED.
  - PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE EMERGENCY DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

- LONG-TERM MAINTENANCE OF BIORETENTION AREA:**
- REFER TO DNR TECHNICAL STANDARD 1004

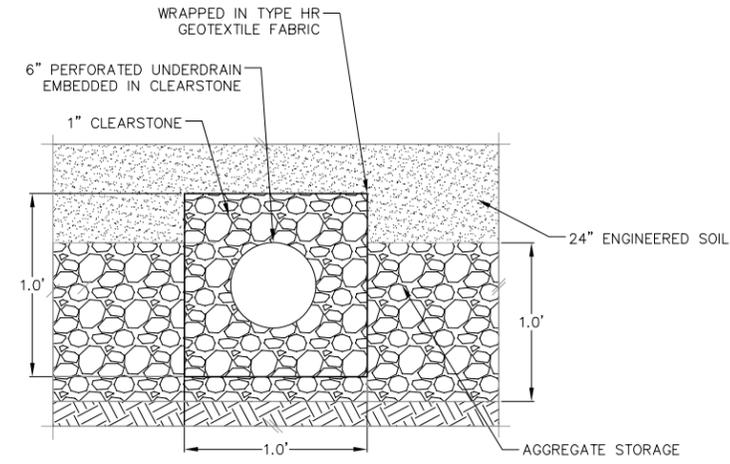
OUTLET STRUCTURES  
36" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).  
\*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR



1 OUTLET STRUCTURE  
NOT TO SCALE



2 OVERFLOW WEIR  
NOT TO SCALE



3 6" PERFORATED UNDERDRAIN EMBEDDED IN CLEARSTONE  
NOT TO SCALE

**AGGREGATE STORAGE LAYER  
SAND OR GRAVEL**

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- USDA COARSE SAND (0.02-0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)

GRAVEL SHALL MEET:

- 1" CLEAR STONE
- GRAVEL SHALL BE DOUBLE WASHED

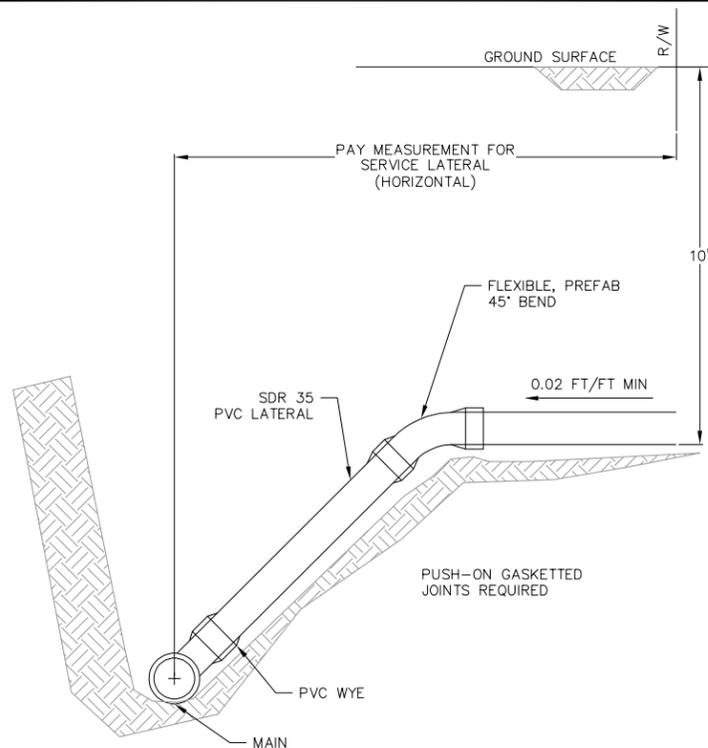
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**vierbich**  
advisors / engineers / sur

STORMWATER BASIN DETAIL  
STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: MARCH 2026  
DRAFTER: JCRA  
CHECKED: GLEE  
PROJECT NO.: 250781  
SHEET: 74



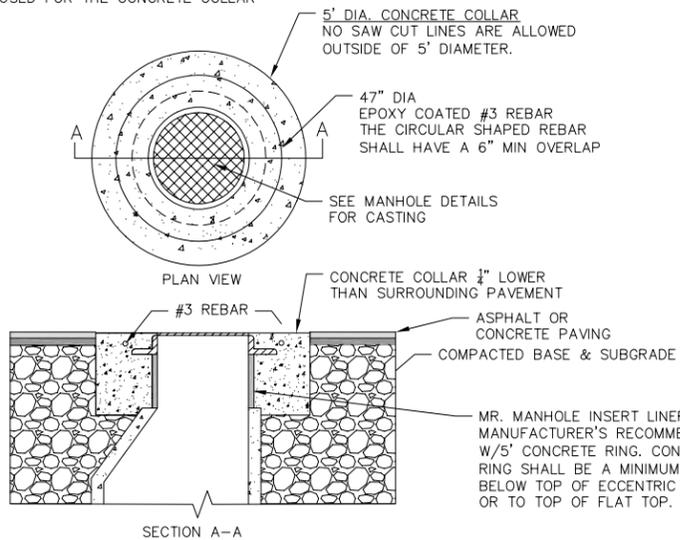
NOTE:  
UNLESS OTHERWISE STATED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING BODY, ALL LATERALS SHALL BE INSTALLED TO A POINT 10 BEYOND THE BACK OF ANY PROPOSED SIDEWALK OR 5 FEET BEYOND THE LIMITS OF ANY UTILITY EASEMENTS IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY, WHICHEVER IS GREATER. CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE LENGTH OF LATERAL REQUIRED FOR INSTALLATION AND THE REQUIRED TERMINATION POINT.

1 SANITARY SEWER LATERAL  
12 NOT TO SCALE

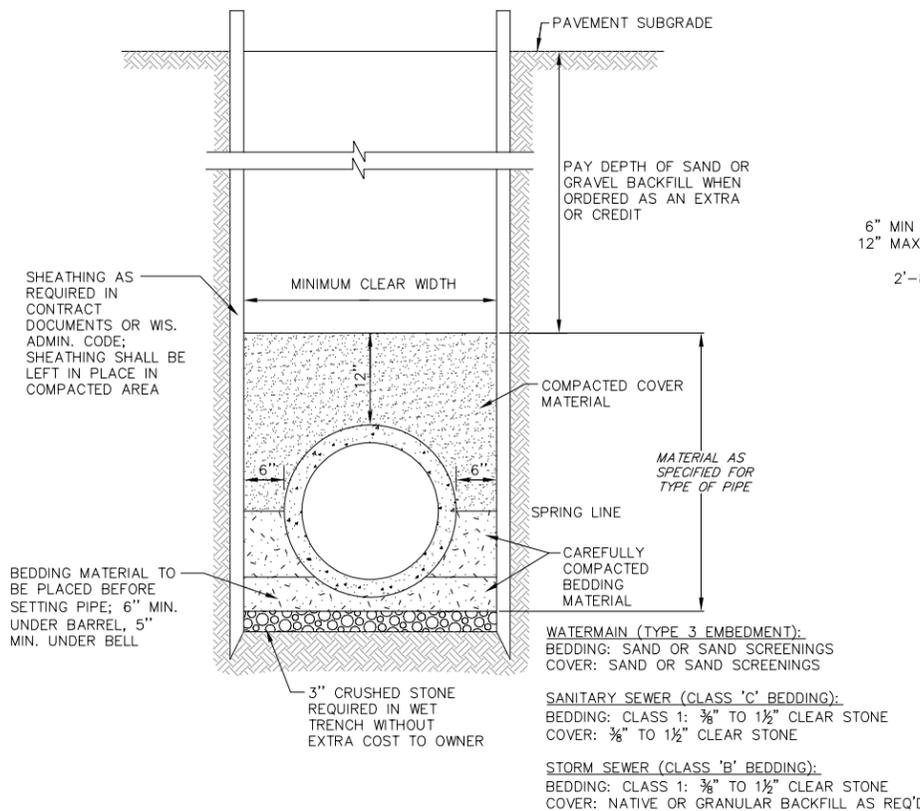
NOTES

MR. MANHOLE MACHINE OR APPROVED EQUAL SHALL BE USED TO TO ADJUST ALL EXISTING AND PROPOSED RIMS SHALL BE ADJUSTED PER MANUFACTURES RECOMMENDATIONS.

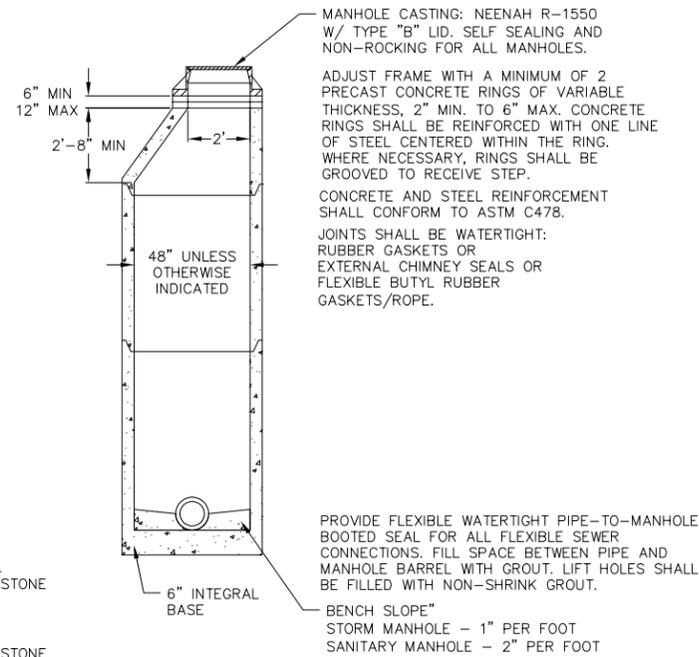
GROUTS SHALL ONLY BE USED IN AND AROUND THE INVERT OF THE PIPE AND SHALL NOT BE USED FOR THE CONCRETE COLLAR



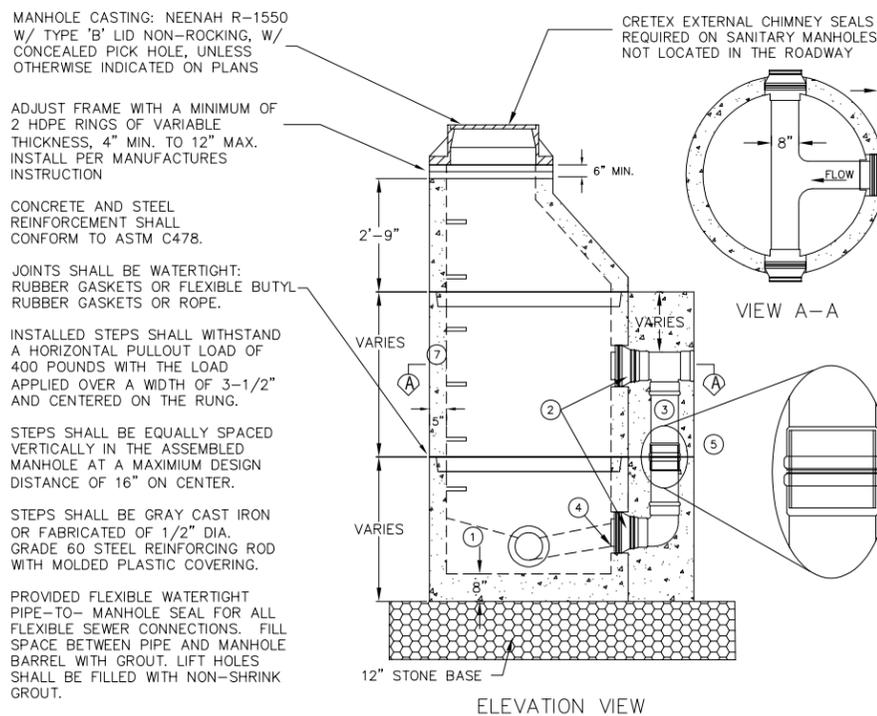
4 ROUND CONCRETE COLLAR  
12 NOT TO SCALE



2 STANDARD TRENCH SECTION  
12 NOT TO SCALE



3 PRECAST CONCRETE MANHOLE  
12 NOT TO SCALE



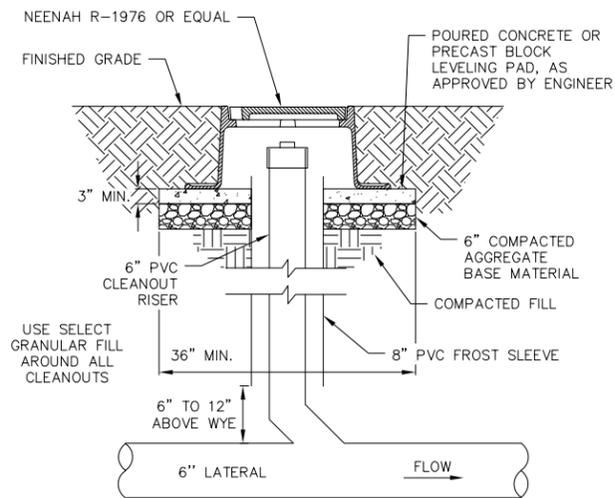
5 PRE-CAST CONCRETE OUTSIDE DROP MANHOLE  
12 NOT TO SCALE

NOTES

1. PRECAST BENCH TROWELED TO A 1" PER FOOT SLOPE OR AS SPECIFIED BY THE DESIGN ENGINEER.
2. KOR-N-SEAL FLEXIBLE MANHOLE ENTRY GASKETS.
3. 8" DIA. SDR-35 PVC PIPE.
4. INVERT OF DROP PIPE ENTERS MANHOLE AT THE SPRINGLINE OF OUTFLOW PIPE OR AS SPECIFIED BY THE DESIGN ENGINEER.
5. HUB TO HUB CONNECTION WITH GASKETED JOINTS. A SHORT DOUBLE ENDED TONGUE PIPE COMPLETES THE CONNECTION.

ADDITIONAL NOTES

6. DIMENSIONS OF THE CONCRETE ENCASEMENT WILL VARY FOR LARGER DIA. DROP PIPE.
7. FOR FURTHER INFORMATION REGARDING MANHOLE SPECIFICATIONS PLEASE SEE DETAIL DRAWING FOR "STANDARD 48" DIA. PRECAST MANHOLE".



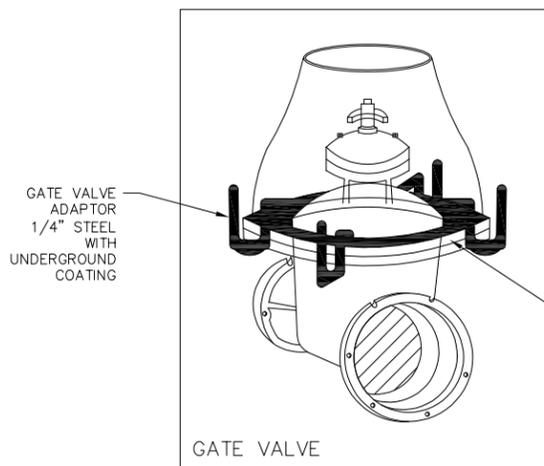
6 6" SANITARY CLEANOUT  
12 NOT TO SCALE

DETAILS

STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

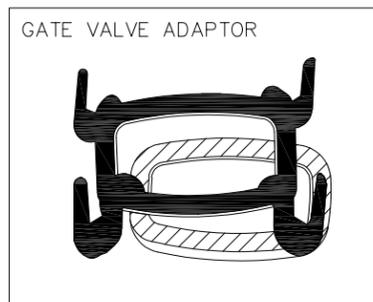
REVISIONS	NO.	DATE	REMARKS

DATE: MARCH 2026  
DRAFTER: Jkra  
CHECKED: GLEE  
PROJECT NO.: 25078  
SHEET: 75

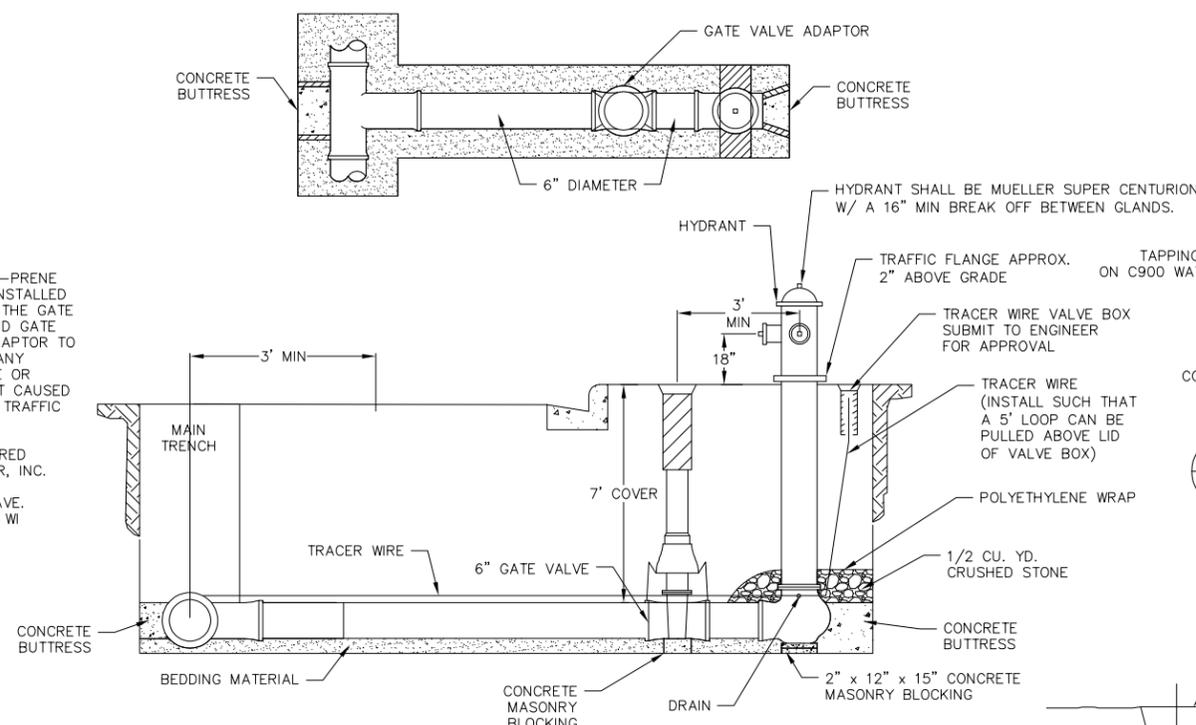


NOTE: GATE VALVE ADAPTORS ARE MANDATORY IN THE CITY OF RICHLAND CENTER

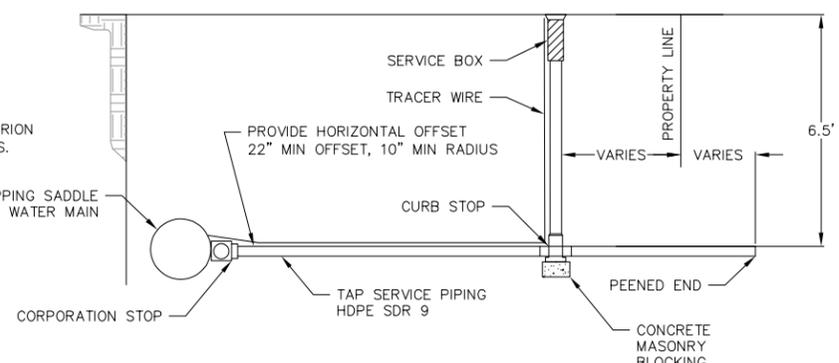
MANUFACTURED BY ADAPTOR, INC. 3642 E. AMERICAN AVE. MILWAUKEE, WI 53154



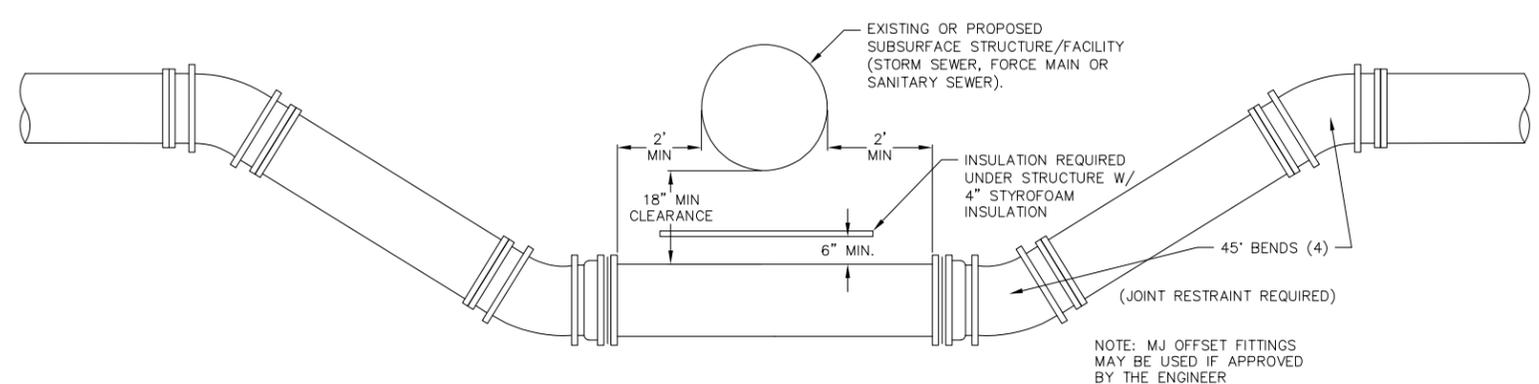
1 GATE VALVE AND GATE VALVE ADAPTOR  
 13 NOT TO SCALE



2 STANDARD HYDRANT SETTING  
 13 NOT TO SCALE

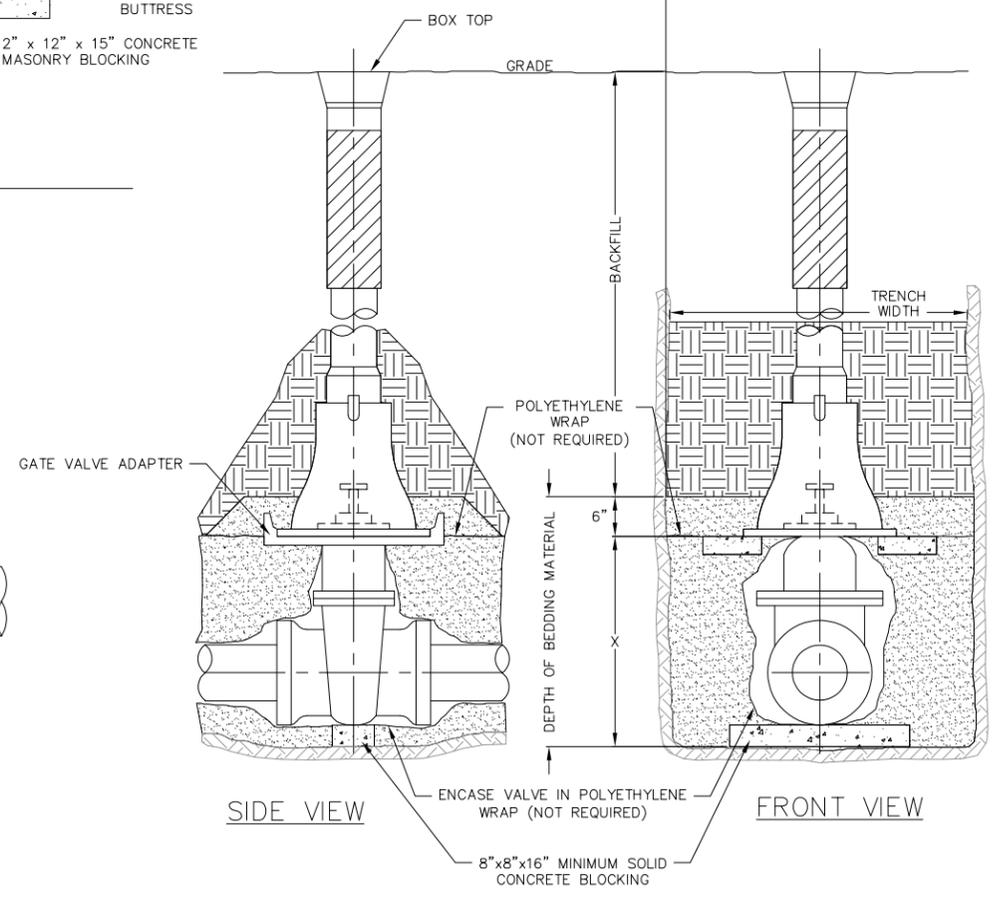


3 WATER SERVICE  
 13 NOT TO SCALE



NOTE: MJ OFFSET FITTINGS MAY BE USED IF APPROVED BY THE ENGINEER

4 LOWERING WATERMAIN UNDER STORM STRUCTURE  
 13 NOT TO SCALE



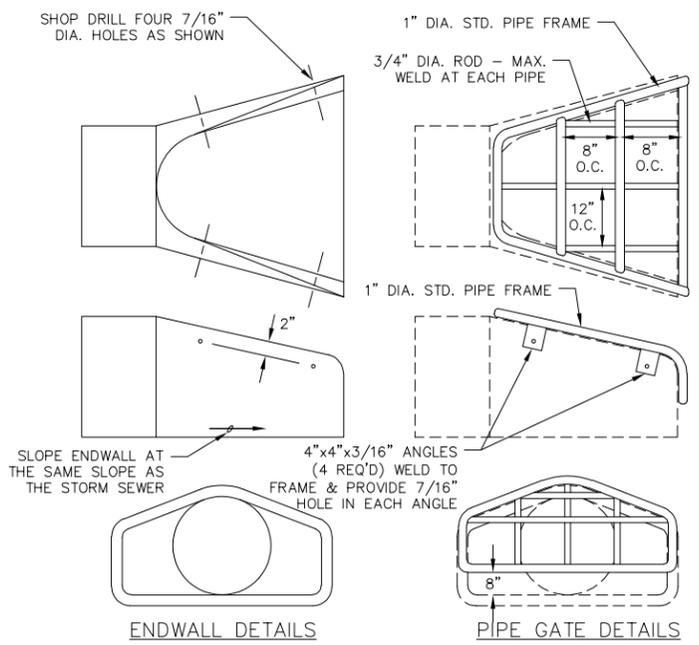
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

5 STANDARD GATE VALVE BOX SETTING  
 13 NOT TO SCALE

DETAILS  
 STORI FIELD DEVELOPMENT  
 ENKE PROPERTIES, LLC  
 RICHLAND COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: MARCH 2026  
 DRAFTER: JCRA  
 CHECKED: GLEE  
 PROJECT NO.: 25078  
 SHEET: 76

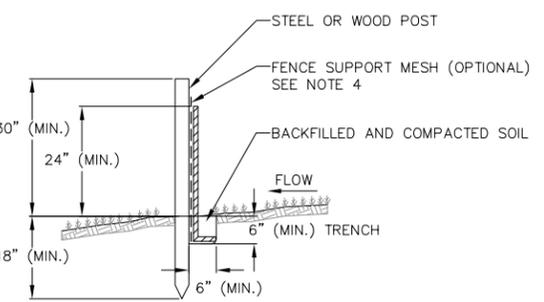


**NOTES:**  
 - THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.  
 - THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

**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.

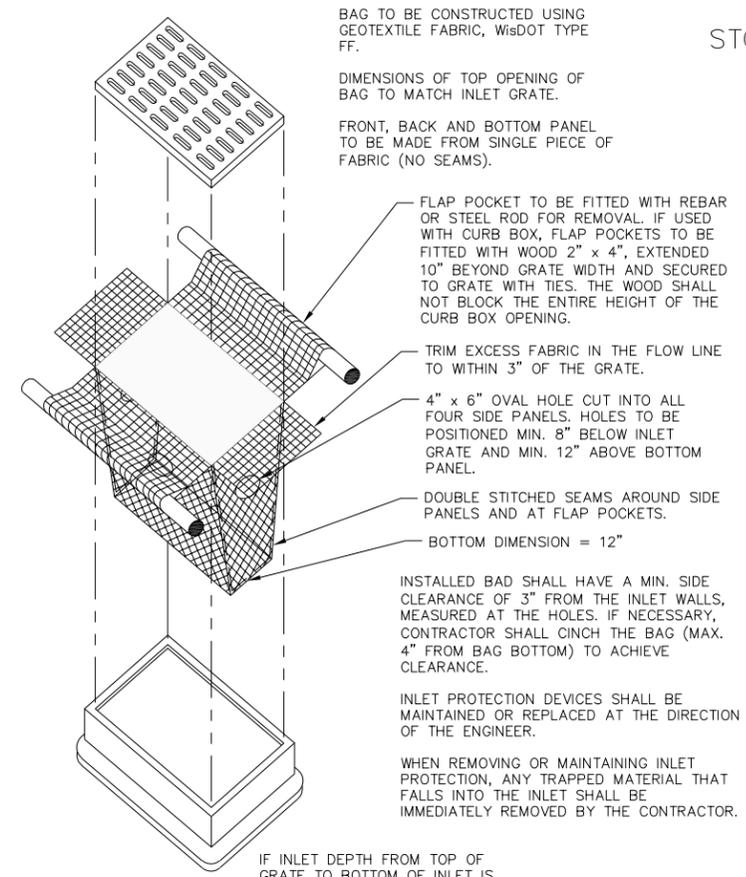
**1 STANDARD ENDWALL**  
14 NOT TO SCALE



**NOTES:**

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)  
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

**4 SILT FENCE**  
14 NOT TO SCALE



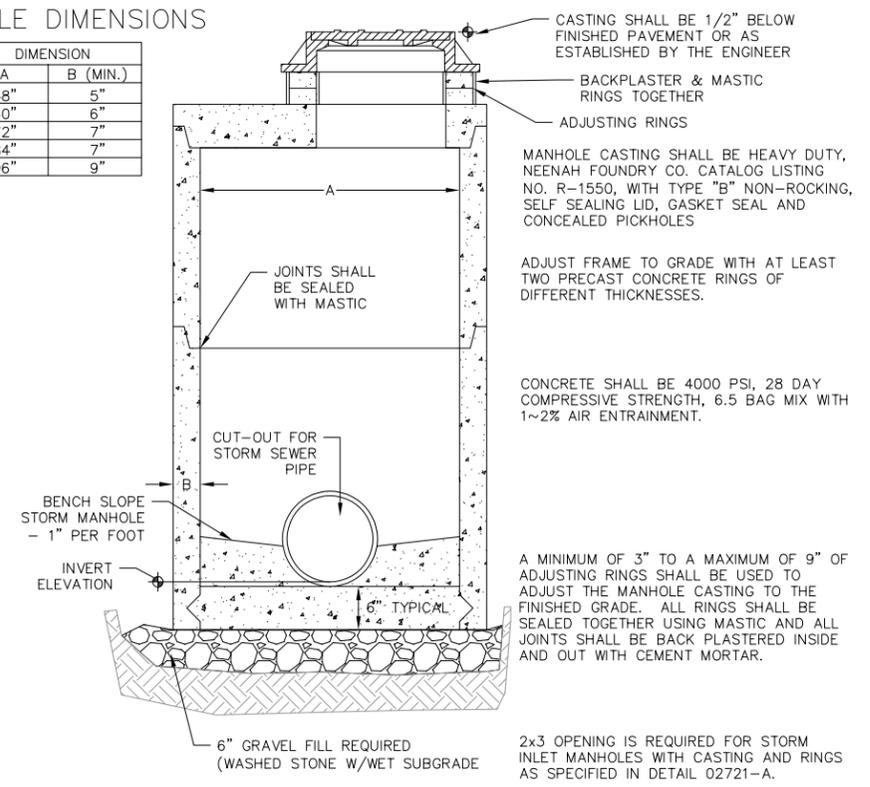
BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.  
 DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.  
 FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).  
 FLAP POCKET TO BE FITTED WITH REBAR OR STEEL ROD FOR REMOVAL. IF USED WITH CURB BOX, FLAP POCKETS TO BE FITTED WITH WOOD 2" x 4", EXTENDED 10" BEYOND GRATE WIDTH AND SECURED TO GRATE WITH TIES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.  
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.  
 4" x 6" OVAL HOLE CUT INTO ALL FOUR SIDE PANELS. HOLES TO BE POSITIONED MIN. 8" BELOW INLET GRATE AND MIN. 12" ABOVE BOTTOM PANEL.  
 DOUBLE STITCHED SEAMS AROUND SIDE PANELS AND AT FLAP POCKETS.  
 BOTTOM DIMENSION = 12"  
 INSTALLED BAG SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.  
 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.  
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.

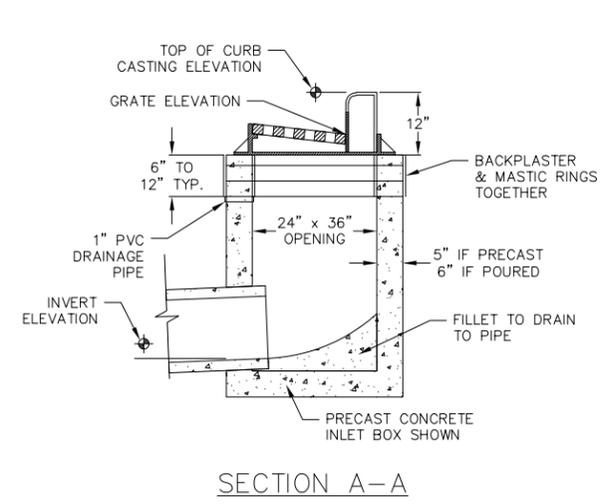
**2 INLET PROTECTION TYPE D**  
14 NOT TO SCALE

**STORM MANHOLE DIMENSIONS**

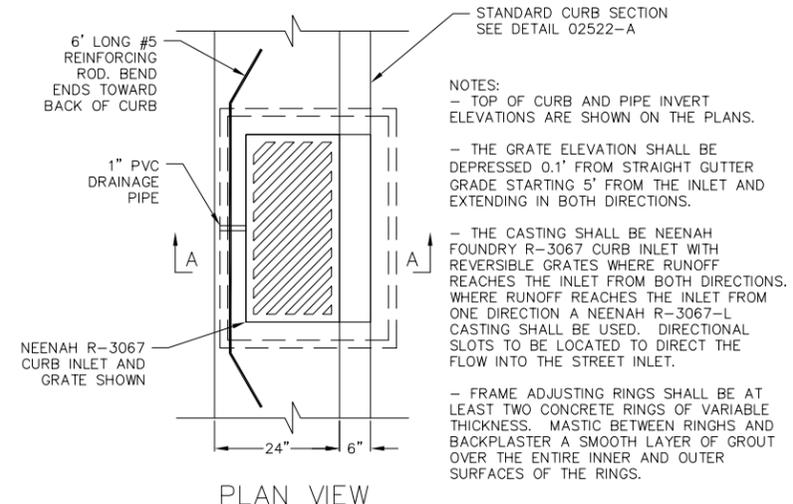
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"



**3 STORM SEWER MANHOLE**  
14 NOT TO SCALE



**SECTION A-A**

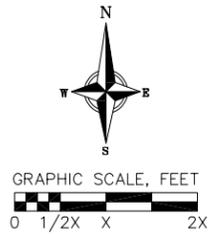
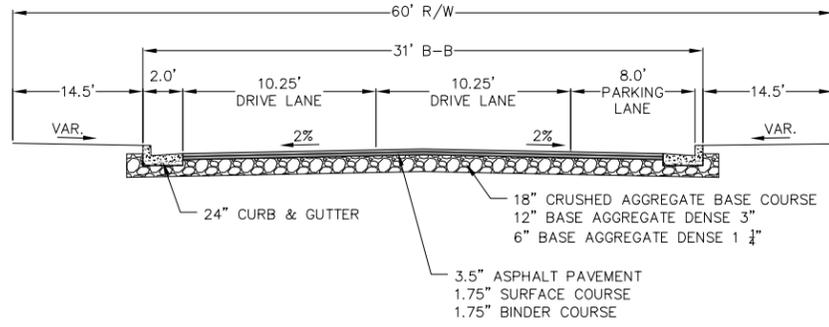


**PLAN VIEW**

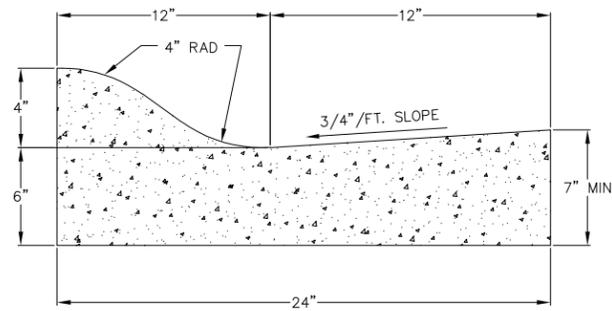
**5 RECTANGULAR STREET INLET**  
14 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

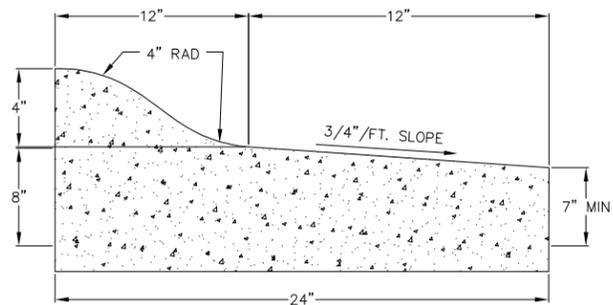
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 DRAFTER: JCRA  
 CHECKED: GLEE  
 PROJECT NO.: 25078  
 SHEET: 77



1 TYPICAL SECTION  
 15 NOT TO SCALE

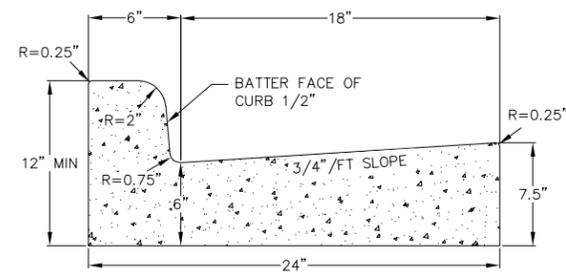


CURB AND GUTTER  
 CROSS SECTION

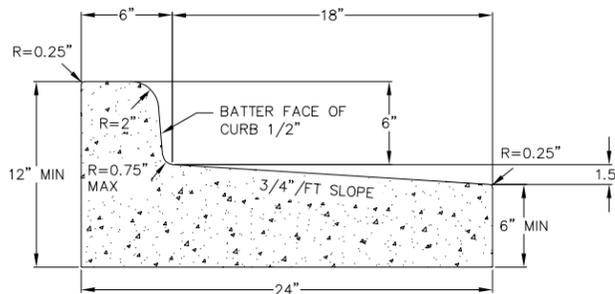


CURB AND GUTTER  
 REJECT SECTION

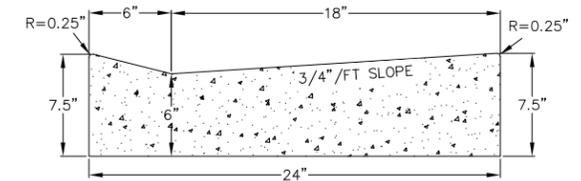
2 MOUNTABLE 24\"/>
 15 NOT TO SCALE



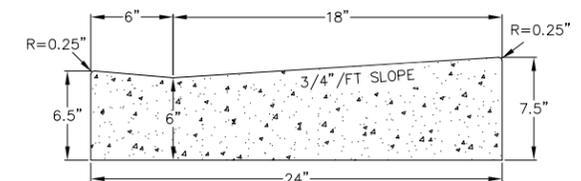
CURB AND GUTTER  
 CROSS SECTION



CURB AND GUTTER  
 REJECT SECTION



DRIVEWAY GUTTER  
 CROSS SECTION



HANDICAP RAMP  
 GUTTER CROSS SECTION

3 24\"/>
 15 NOT TO SCALE

DETAILS

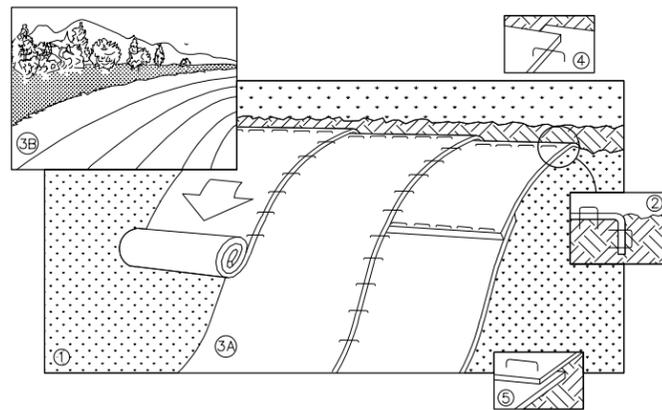
STORI FIELD DEVELOPMENT  
 ENKE PROPERTIES, LLC  
 RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026  
 DRAFTER: JCRA  
 CHECKED: GLEE  
 PROJECT NO.: 25078  
 SHEET: 78

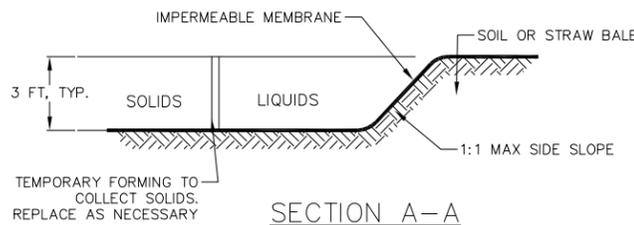
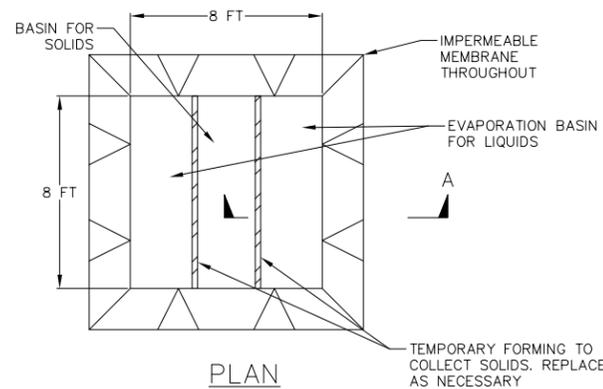
# EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF WESTBY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- A TEMPORARY CONCRETE WASHOUT SHALL BE INSTALLED AND MAINTAINED. SEE DETAIL.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL. (NOTE: CHECK WITH MUNICIPALITY AND PROJECT MANAGER IF THIS IS REQUIRED.)
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

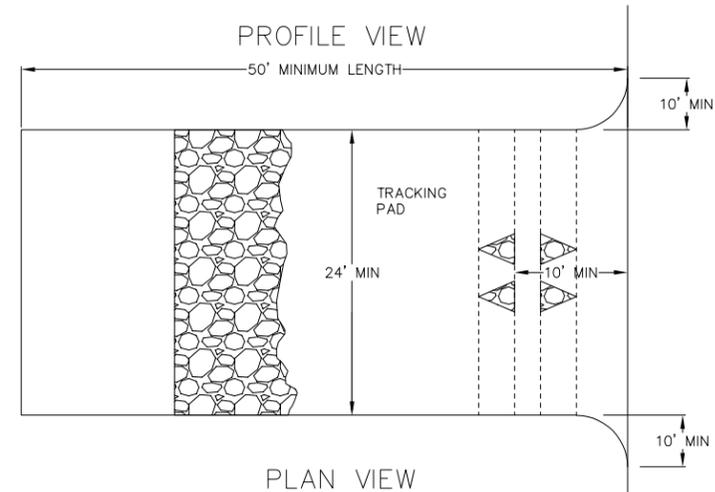
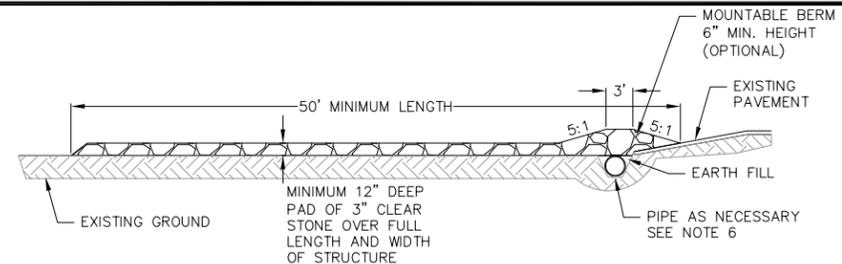


- NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.  
NOTE: WHEN USING CELL-0-SEED, DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  - ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
  - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
  - WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
  - ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT  
16 NOT TO SCALE



2 TEMPORARY CONCRETE WASHOUT  
16 NOT TO SCALE



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

3 TRACKING PAD  
16 NOT TO SCALE

## CONSTRUCTION SPECIFICATIONS

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

## CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD
- STRIP TOPSOIL-DETENTION BASINS
- ROUGH GRADE DETENTION BASINS
- SEED DETENTION BASINS
- STRIP TOPSOIL-STREETS & LOTS
- ROUGH GRADE STREETS & LOTS
- SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION
- CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
- RESTORE TERRACES
- REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

## SEEDING RATES:

### TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

### PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

## FERTILIZING RATES:

**TEMPORARY AND PERMANENT:**  
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

## MULCHING RATES:

**TEMPORARY AND PERMANENT:**  
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

Item 7.

**vierbich**  
advisors / engineers / sur



## DETAILS

STORI FIELD DEVELOPMENT  
ENKE PROPERTIES, LLC  
RICHLAND COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE	MARCH 2026
DRAFTER	JCRA
CHECKED	GLEE
PROJECT NO.	25078
SHEET	79

# **APPENDIX B**

# **BUILDING**

# **APPEARANCE**

# **PLANS**

Although every effort has been made by the Designer to assure the accuracy of these plans, the owner or General Contractor must check all dimensions and verify all details, and be solely responsible for the same. Discrepancies should be immediately brought to the designers attention. Builder / General Contractor is responsible for all structural specifications and is expected to build to code.

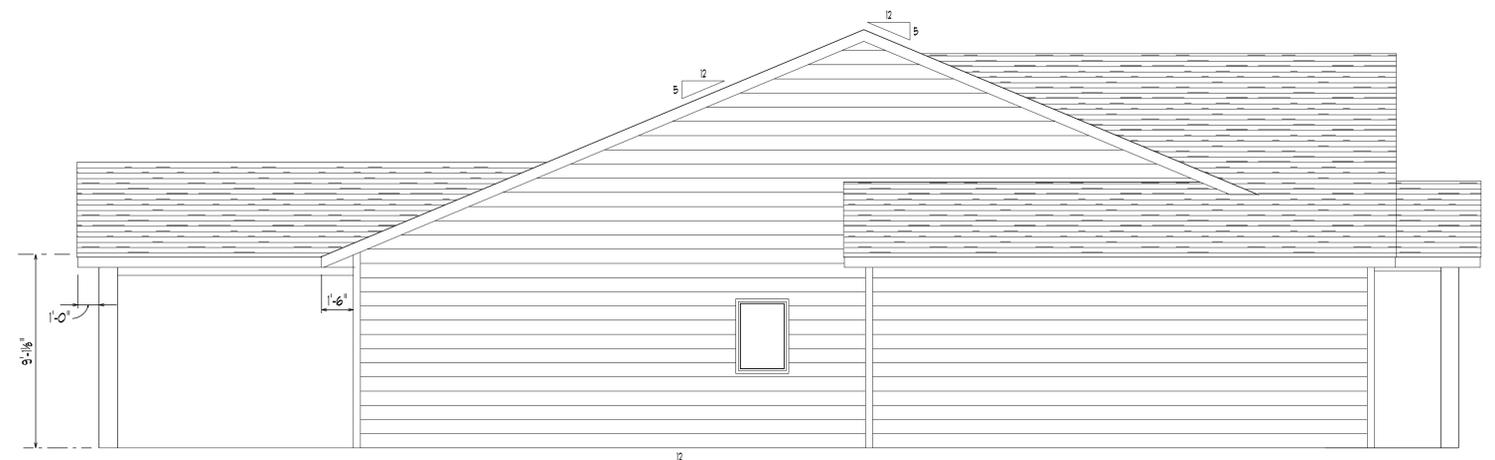
# ENKE PROPERTIES PLAN #1

## BEINBORN CONSTRUCTION

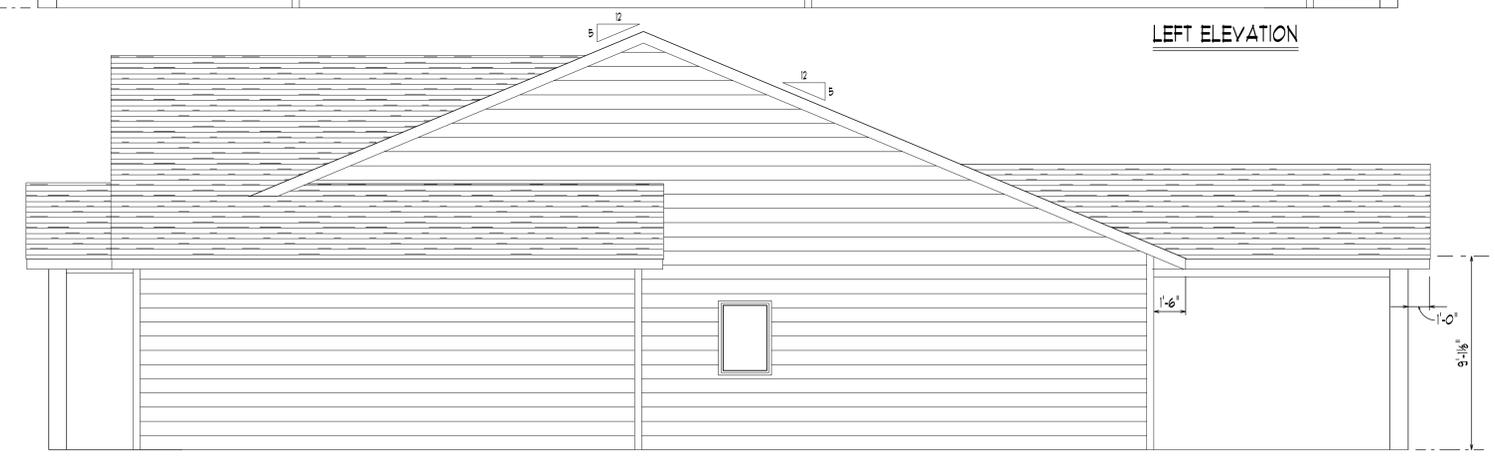
16294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

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REVISION DATES	
1-29-26	
SCALE	1/4" = 1'-0"
SQFT	
HOUSE	
GARAGE	

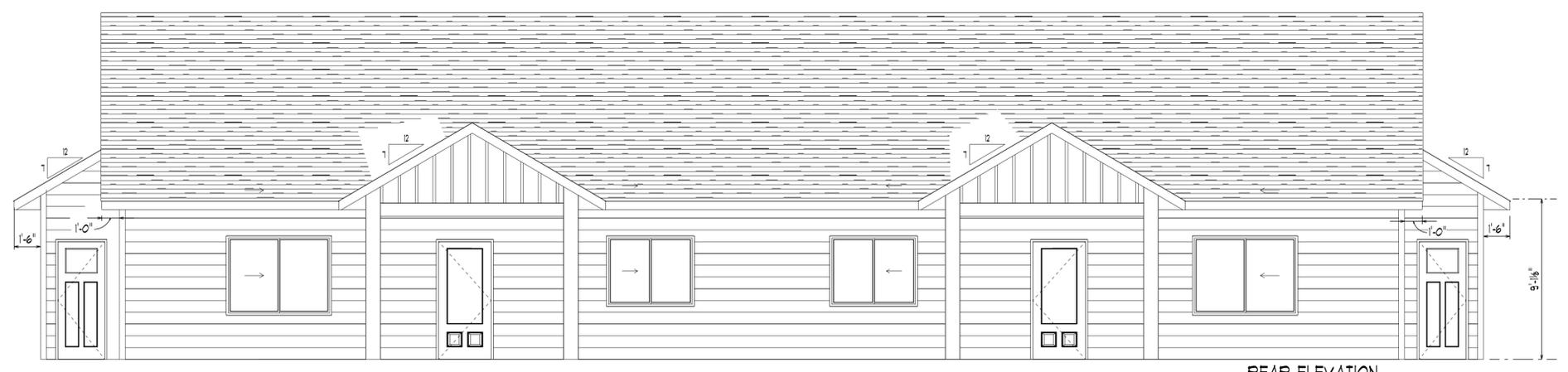
### ELEVATIONS ROOF PLAN #1



LEFT ELEVATION



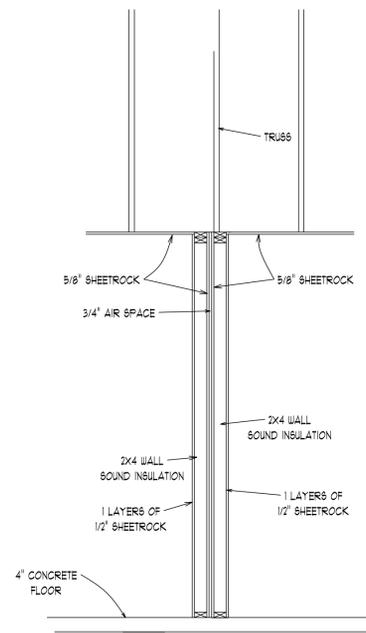
RIGHT ELEVATION



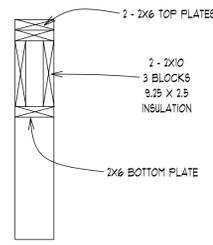
REAR ELEVATION



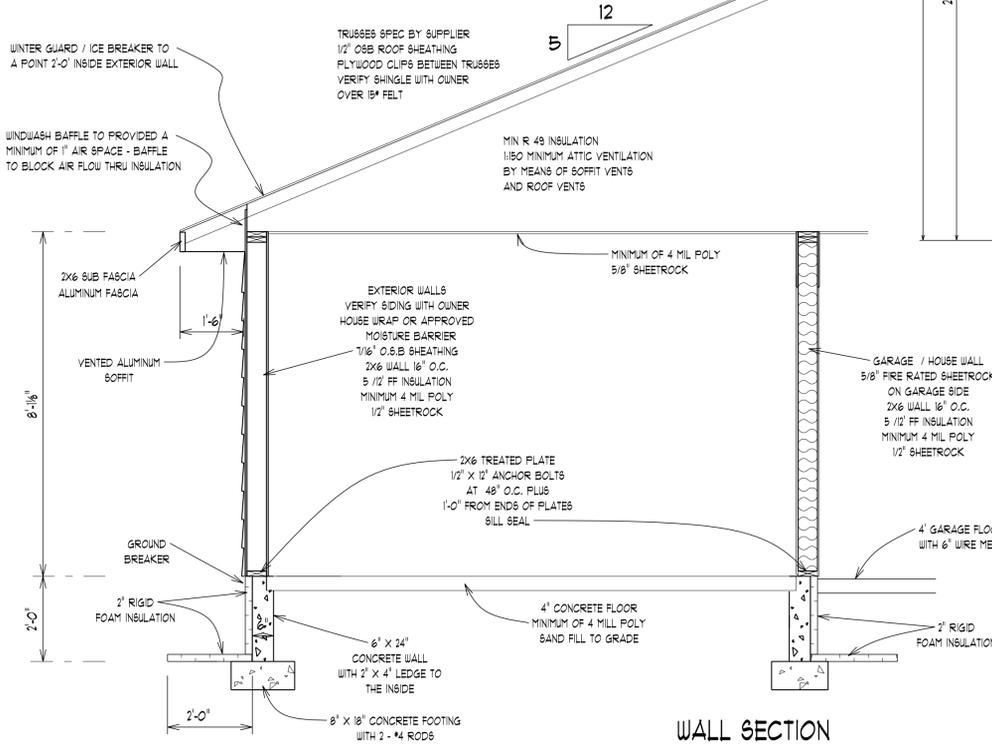
FRONT ELEVATION



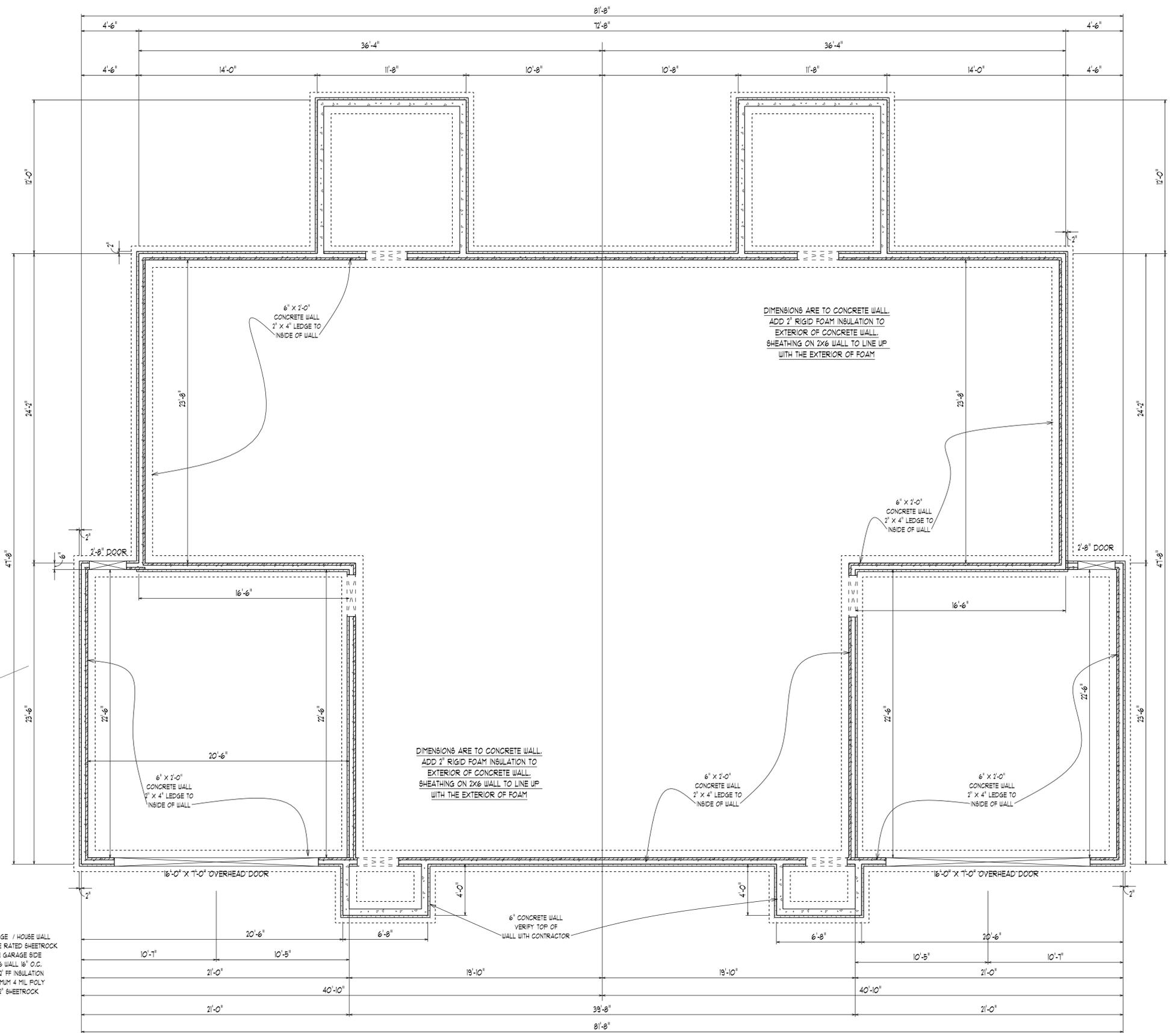
**CENTER PARTITION WALL**  
SCALE 1/2" = 1'-0"



**HEADER DETAIL 2X6 WALL**



**WALL SECTION**  
SCALE 1/2" = 1'-0"



DIMENSIONS ARE TO CONCRETE WALL.  
ADD 2" RIGID FOAM INSULATION TO EXTERIOR OF CONCRETE WALL. SHEATHING ON 2X6 WALL TO LINE UP WITH THE EXTERIOR OF FOAM

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**ENKE PROPERTIES**  
**PLAN #1**

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START DATE	12-4-25
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1-29-26	
SCALE	1/4" = 1'-0"
SQFT	
HOUSE	
GARAGE	

**FOUNDATION PLAN**

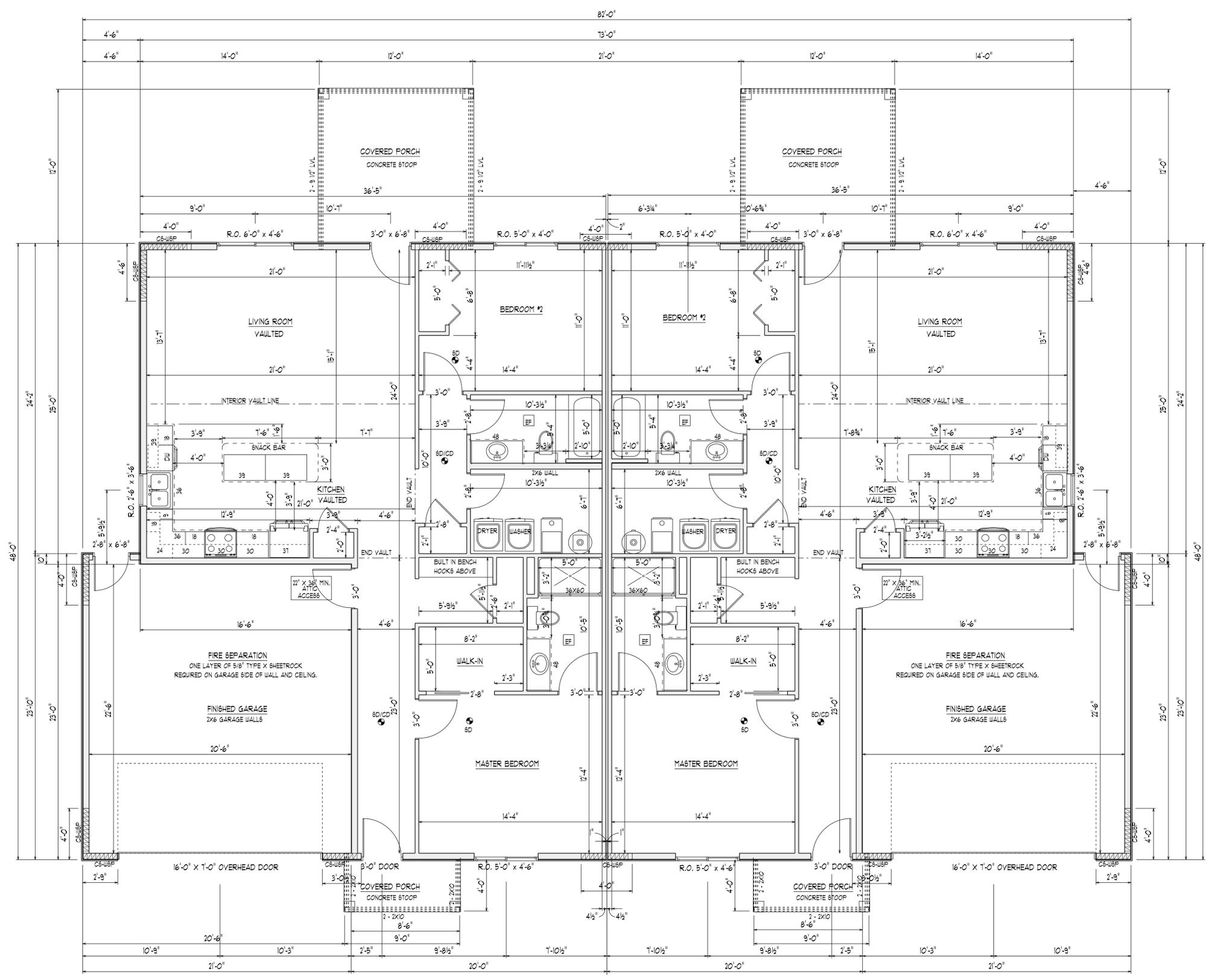
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START DATE	12-4-25
REVISION DATES	
1-29-26	
SCALE	1/4" = 1'-0"
SQFT EACH UNIT	
HOUSE	1368
GARAGE	487

## MAIN FLOOR PLAN



### GENERAL NOTES

- FOUNDATION - MIN 3000 PSI AIR ENTRAINED CONC FOOTINGS - 2500 PSI FLAIN CONC - 2000 PSI REBOD - MIN GRADE 40 1500 PBF ASSUMED SOIL BEARING CAPACITY FOOTING TO BEAR ON ORIGINAL SOIL
- WOOD FRAMING - 2X4 2X6 8TD OR BETTER PINE 2X8 & LARGER #1 BETTER HEM FIR OR DOUG FIR BRIDGING @ CENTERLINE OF SPANS
- EGRESS WINDOWS. THE NOMINAL SIZE OF THE NET CLEAR OPENING SHALL BE AT LEAST 20' X 24' IRRESPECTIVE OF HEIGHT OR WIDTH. SHALL BE NO MORE THAN 46' OFF FLOOR.
- ALL STRUCTURAL INFORMATION SUCH AS HEADERS, BEAMS, TYPE, LOCATION, SIZES & LOADING, FLOOR JOIST TYPE, LOCATION, SPACING ARE PROVIDED BY SUPPLIERS
- TRUSS SUPPLIER TO PROVIDE TRUSS DRAWING & DETAILS BEFORE CONSTRUCTION. ALL TRUSS OVER 26'-0" REQUIRE UPLIFT BRACKETS
- PROVIDE EXHAUST FAN IN BATHROOM VENT THRU SIDEWALL OR ROOF
- SMOKE DETECTORS REQUIRED ON EACH FLOOR & IN EACH SLEEPING ROOM INTERWIRED & BATTERY BACKUP
- CARBON MONOXIDE ALARMS REQUIRED ON EACH FLOOR & WITHIN 10 FEET OF EACH SLEEPING ROOM
- PROVIDE 36" HIGH RAILS WITH 4" MAX OPENING @ PATIO DOORS
- CABINET LAYOUT ARE SUGGESTED & SHOULD BE VERIFIED WITH APPROPRIATE SUBCONTRACTOR

MAIN FLOOR WALL HEIGHT 8'-1 1/8".  
 TOP OF WINDOW APPROX. 1'-0" UNLESS NOTED.  
 VERIFY WINDOW BRAND WITH OWNERS - CONTRACTOR.  
 VERIFY ALL ROUGH OPENINGS.  
 TRUSS SUPPLIER TO VERIFY ALL HEADERS.  
 WALLS ARE DIMENSIONED TO EDGE OF STUD.  
 EXTERIOR WALL DIMENSIONS INCLUDE SHEATHING

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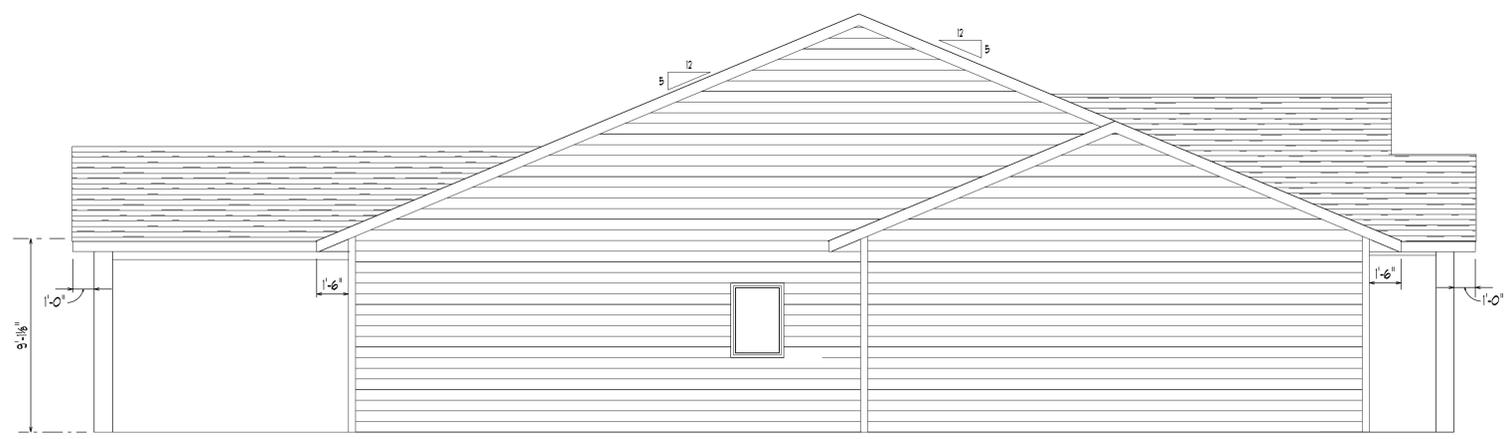
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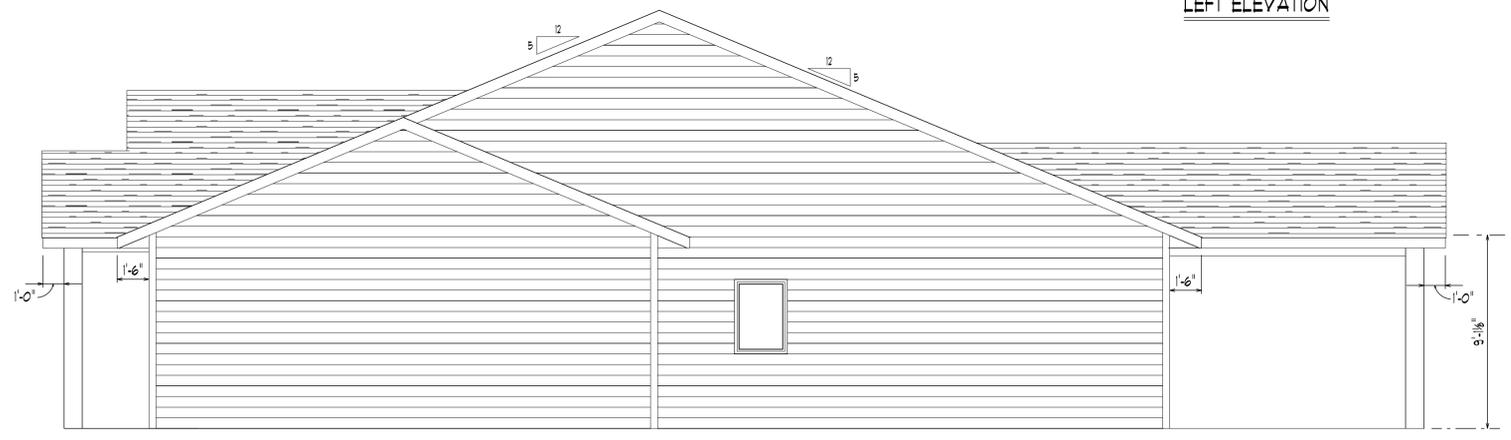
START DATE 12-4-25	
REVISION DATES	
1-29-26	3-10-26

SCALE 1/4" = 1'-0"  
SQFT  
HOUSE  
GARAGE

ELEVATIONS  
ROOF PLAN 2



LEFT ELEVATION



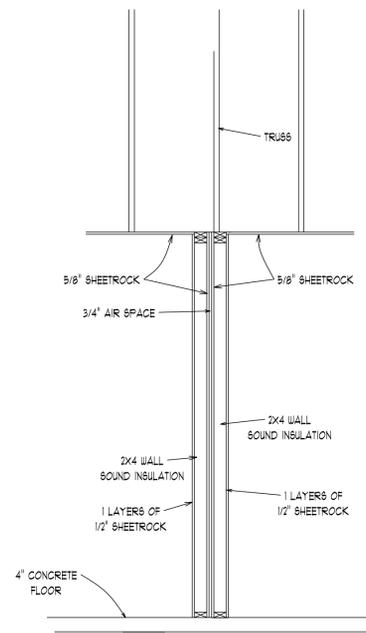
RIGHT ELEVATION



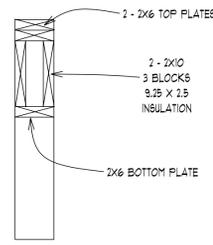
REAR ELEVATION



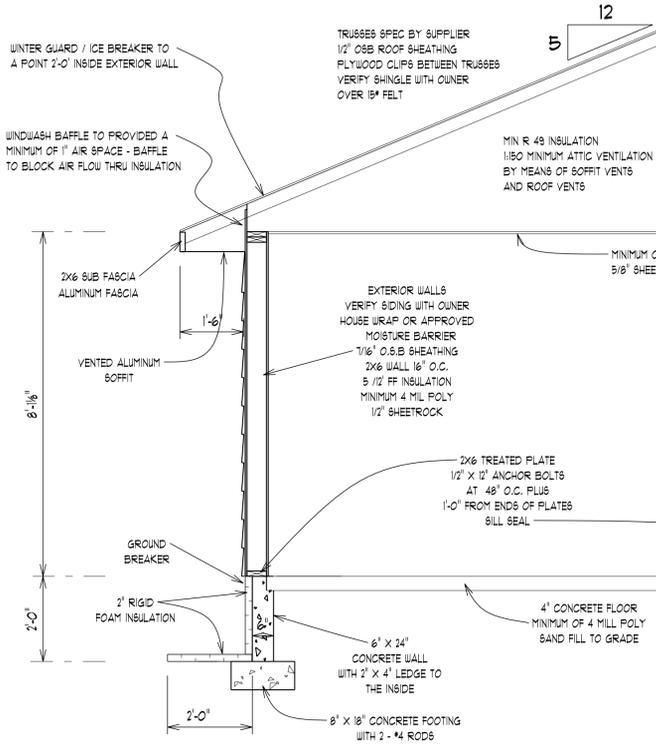
FRONT ELEVATION



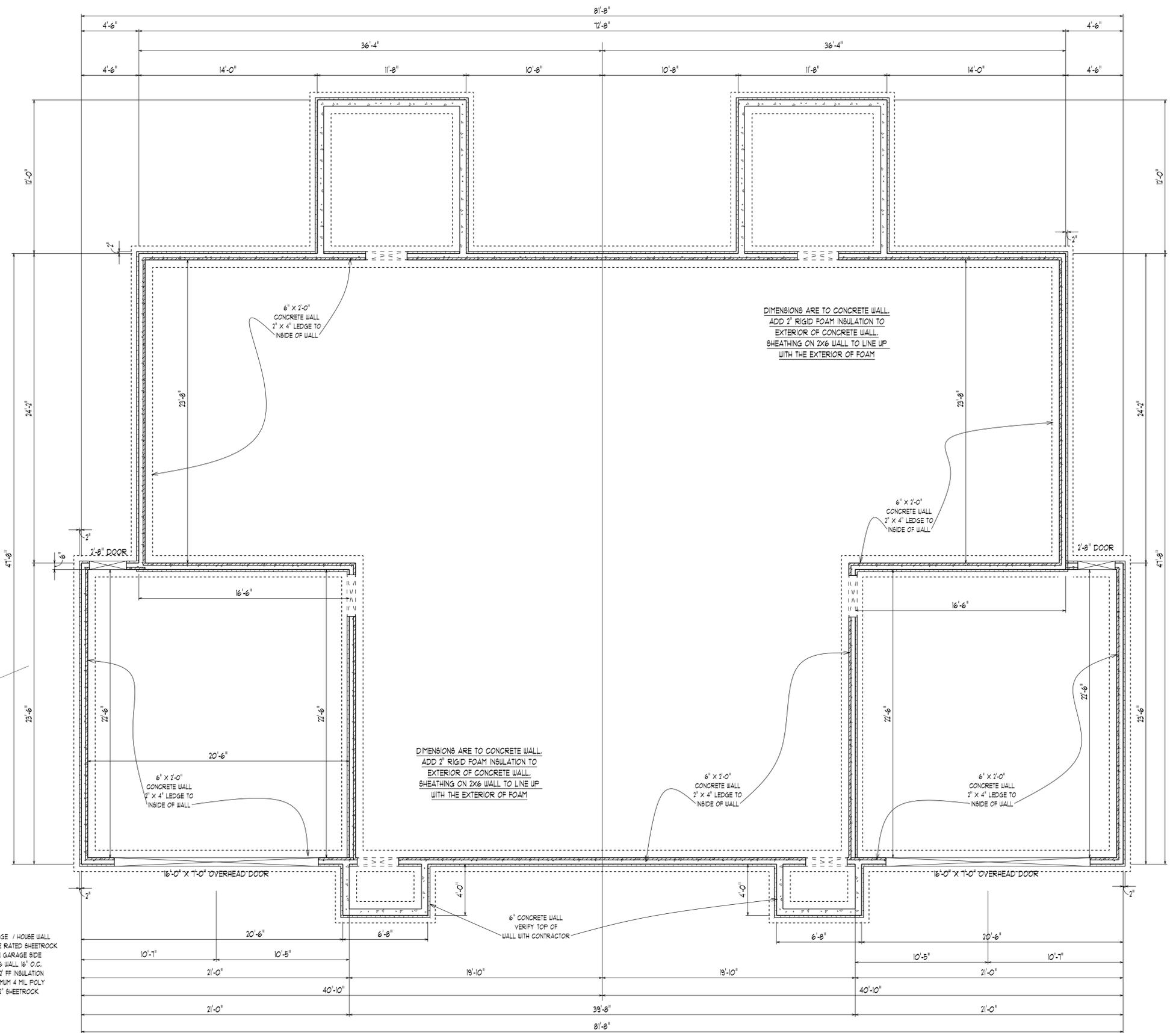
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SCALE 1/2" = 1'-0"



**HEADER DETAIL 2X6 WALL**



**WALL SECTION**  
SCALE 1/2" = 1'-0"



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**FOUNDATION PLAN**

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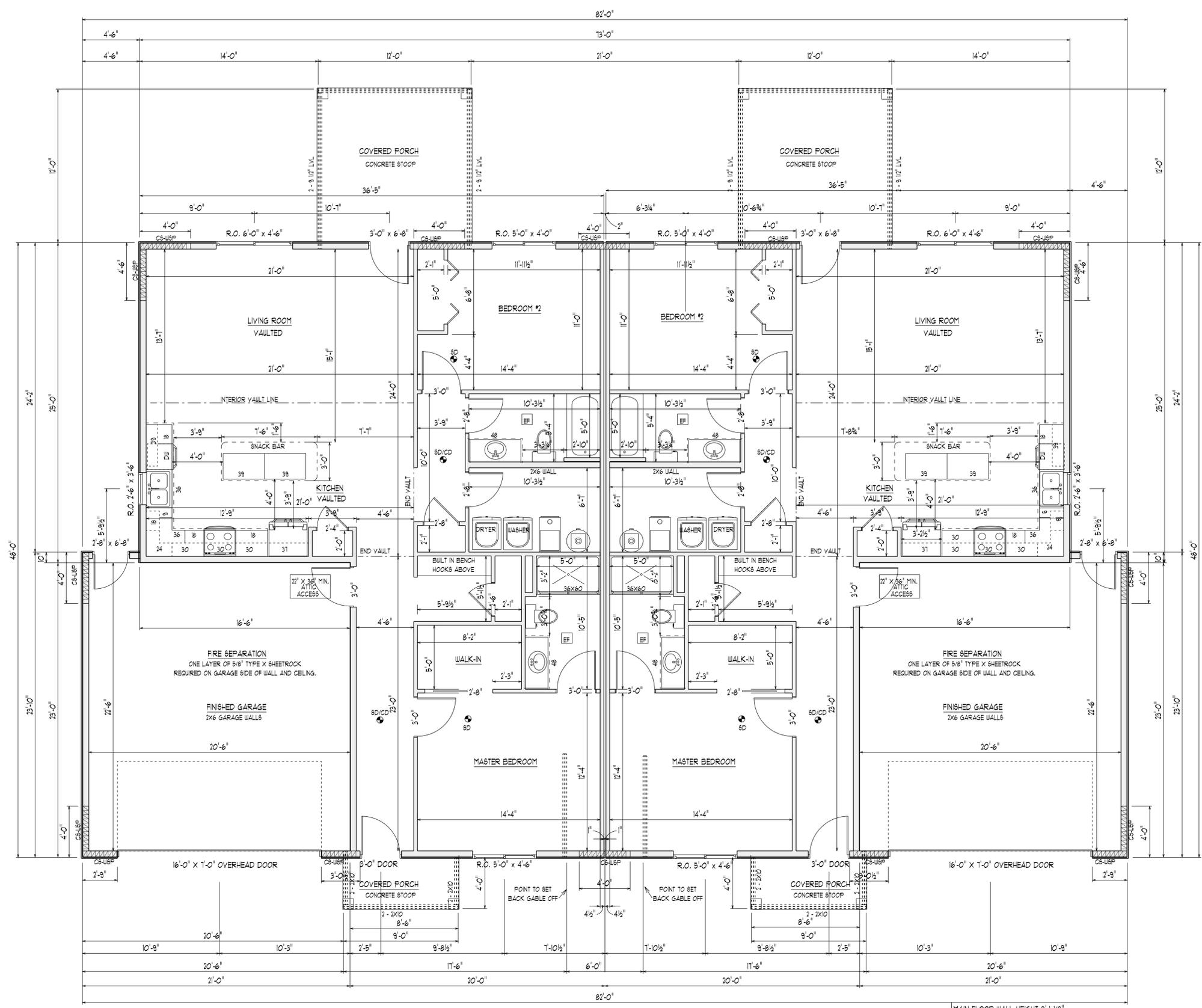
# ENKE PROPERTIES PLAN #1

## BEINBORN CONSTRUCTION

18294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

START DATE	12-4-25
REVISION DATES	
1-29-26	3-10-26
SCALE	1/4" = 1'-0"
SQFT EACH UNIT	
HOUSE	1368
GARAGE	487

### MAIN FLOOR PLAN ROOF #2



### GENERAL NOTES

- FOUNDATION - MIN 3000 PSI AIR ENTRAINED CONC FOOTINGS - 2500 PSI FLAIN CONC - 2000 PSI REROD - MIN GRADE 40 1500 PBF ASSUMED SOIL BEARING CAPACITY FOOTING TO BEAR ON ORIGINAL SOIL
- WOOD FRAMING - 2X4 2X6 8TD OR BETTER PINE 2X8 & LARGER #1 BETTER HEM FIR OR DOUG FIR BRIDGING @ CENTERLINE OF SPANS
- EGRESS WINDOWS. THE NOMINAL SIZE OF THE NET CLEAR OPENING SHALL BE AT LEAST 20" X 24" IRRESPECTIVE OF HEIGHT OR WIDTH. SHALL BE NO MORE THAN 46" OFF FLOOR.
- ALL STRUCTURAL INFORMATION SUCH AS HEADERS, BEAMS, TYPE, LOCATION, SIZES & LOADING, FLOOR JOIST TYPE, LOCATION, SPACING ARE PROVIDED BY SUPPLIERS
- TRUSS SUPPLIER TO PROVIDE TRUSS DRAWING & DETAILS BEFORE CONSTRUCTION. ALL TRUSS OVER 26'-0" REQUIRE UPLIFT BRACKETS
- PROVIDE EXHAUST FAN IN BATHROOM VENT THRU SIDEWALL OR ROOF
- SMOKE DETECTORS REQUIRED ON EACH FLOOR & IN EACH SLEEPING ROOM INTERWIRED & BATTERY BACKUP
- CARBON MONOXIDE ALARMS REQUIRED ON EACH FLOOR & WITHIN 10 FEET OF EACH SLEEPING ROOM
- PROVIDE 36" HIGH RAILS WITH 4" MAX OPENING @ PATIO DOORS
- CABINET LAYOUT ARE SUGGESTED & SHOULD BE VERIFIED WITH APPROPRIATE SUBCONTRACTOR

MAIN FLOOR WALL HEIGHT 8'-1 1/8".  
 TOP OF WINDOW APPROX. 1'-0" UNLESS NOTED.  
 VERIFY WINDOW BRAND WITH OWNERS - CONTRACTOR.  
 VERIFY ALL ROUGH OPENINGS.  
 TRUSS SUPPLIER TO VERIFY ALL HEADERS.  
 WALLS ARE DIMENSIONED TO EDGE OF STUD.  
 EXTERIOR WALL DIMENSIONS INCLUDE SHEATHING

Although every effort has been made by the Designer to assure the accuracy of these plans, the owner or General Contractor must check all dimensions and verify all details, and be solely responsible for the same. Discrepancies should be immediately brought to the designers attention. Builder / General Contractor is responsible for all structural specifications and is expected to build to code.

# ENKE PROPERTIES PLAN #1

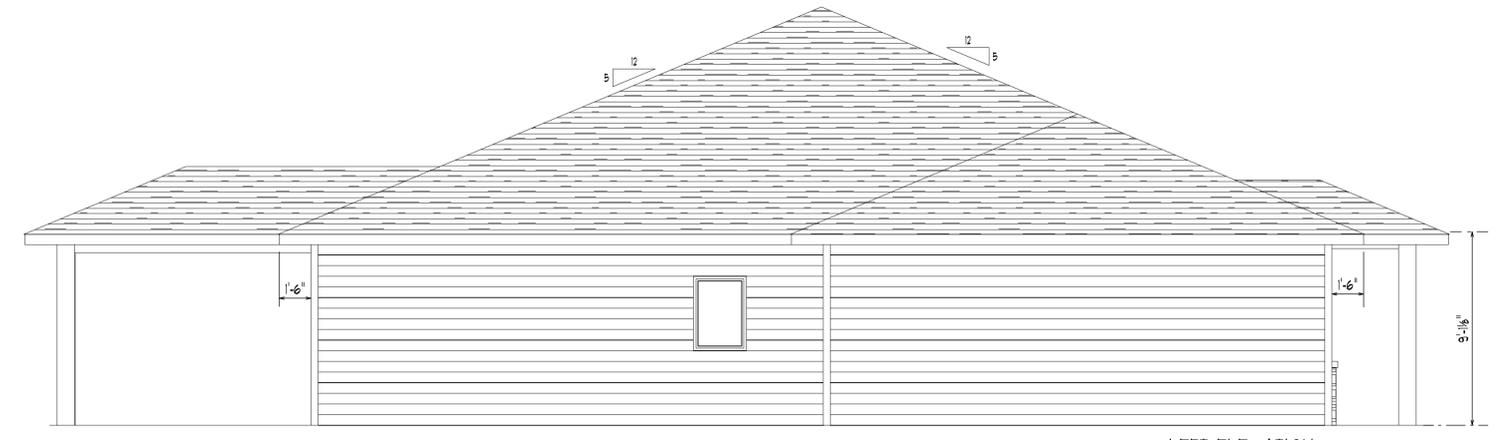
## BEINBORN CONSTRUCTION

16294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

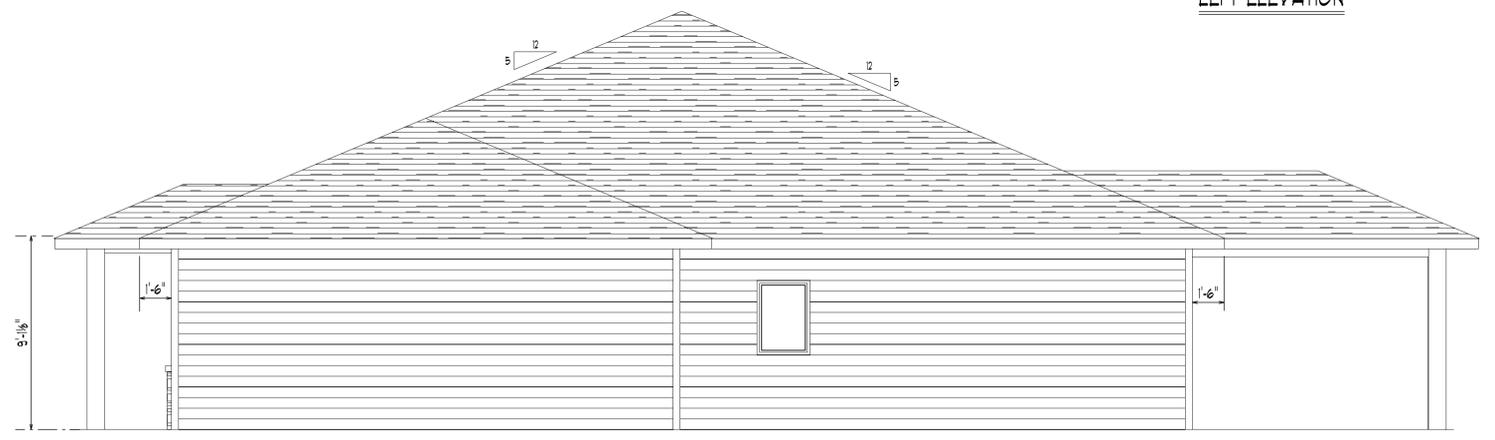
START DATE	12-4-25
REVISION DATES	
1-29-26	3-10-26

SCALE 1/4" = 1'-0"  
SQFT  
HOUSE  
GARAGE

ELEVATIONS  
ROOF PLAN 3



LEFT ELEVATION



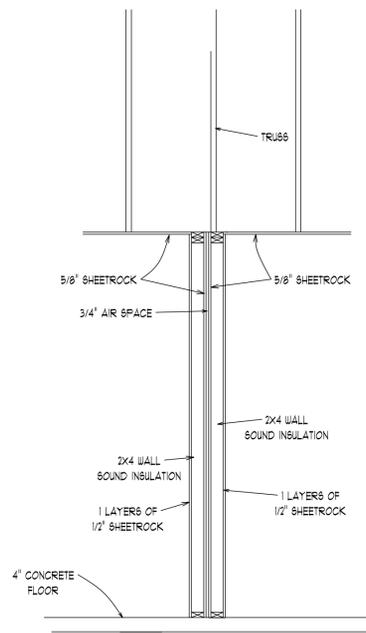
RIGHT ELEVATION



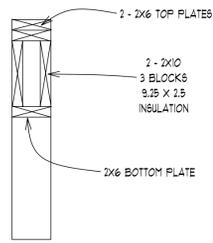
REAR ELEVATION



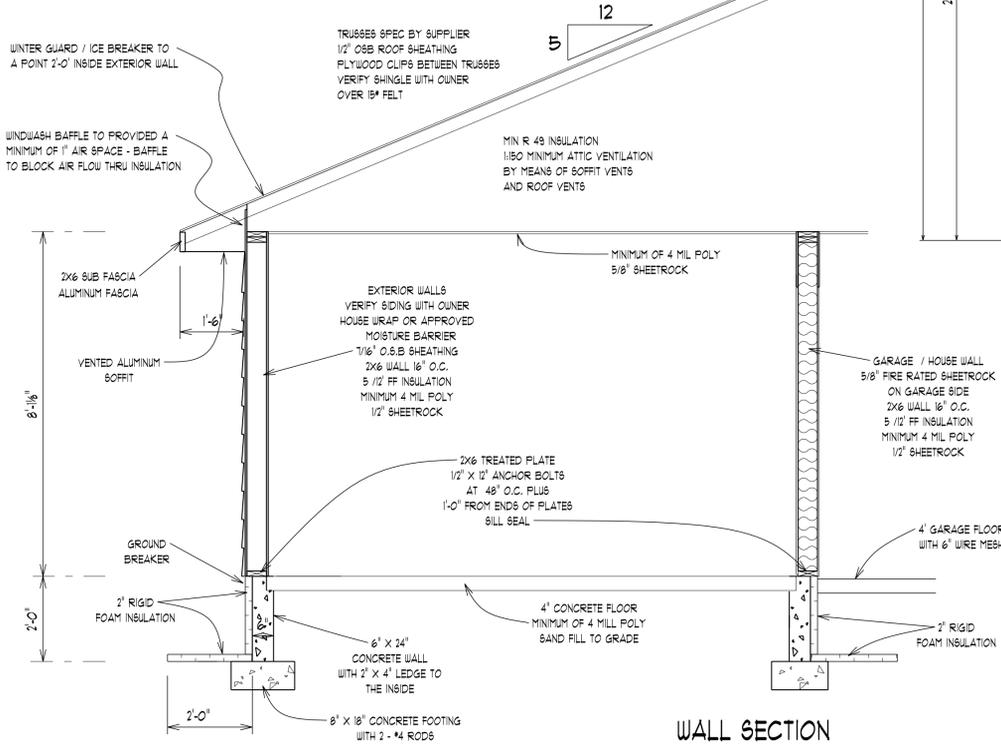
FRONT ELEVATION



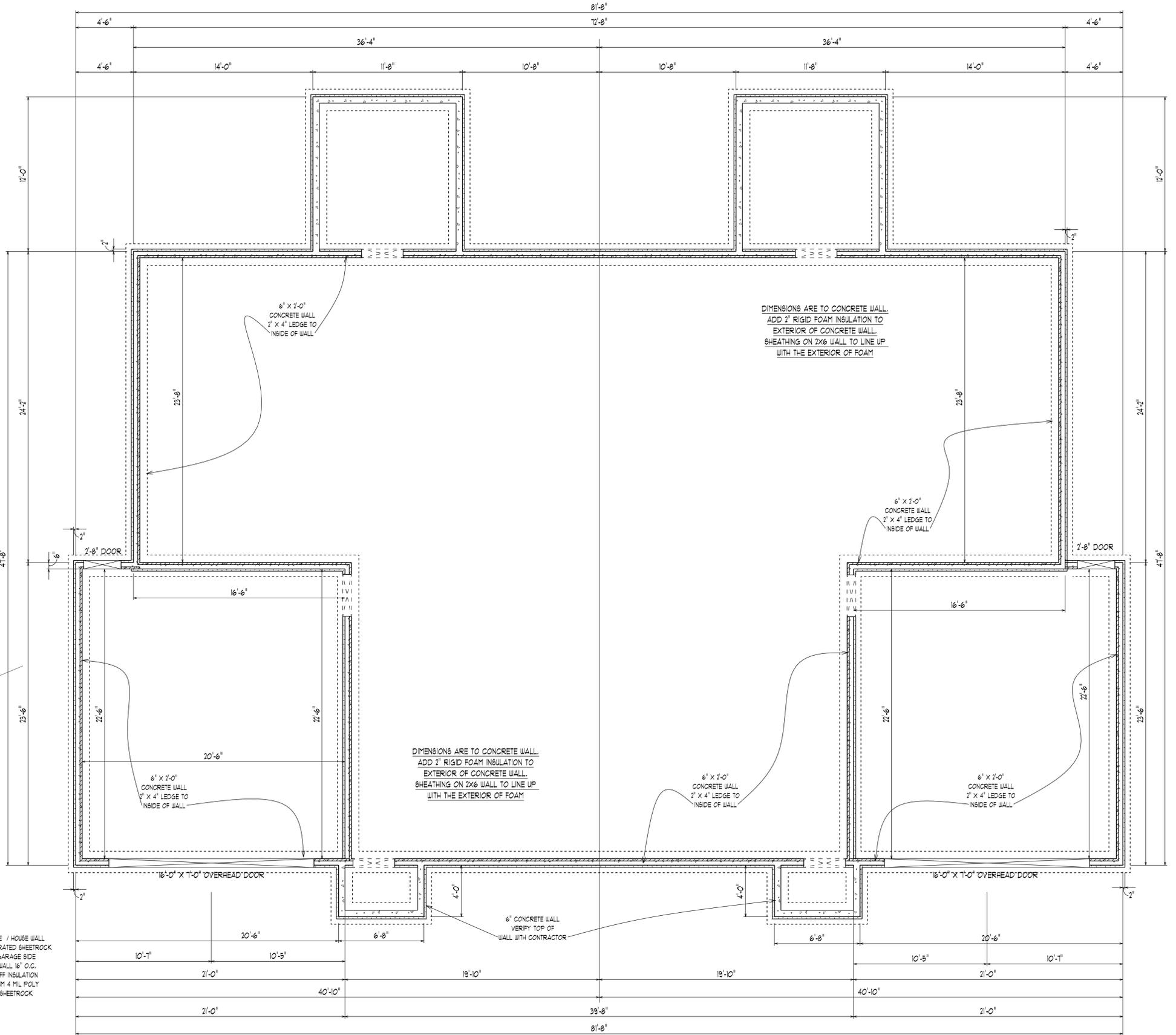
**CENTER PARTITION WALL**  
SCALE 1/2" = 1'-0"



**HEADER DETAIL 2X6 WALL**



**WALL SECTION**  
SCALE 1/2" = 1'-0"



Item 7.  
Although every effort has been made by the Designer to assure the accuracy of these plans, the owner or General Contractor must check all dimensions and verify all details, and be solely responsible for the same. Discrepancies should be immediately brought to the designer's attention. Builder / General Contractor is responsible for all structural specifications and is expected to build to code.

**ENKE PROPERTIES**  
**PLAN #1**

**BEINBORN CONSTRUCTION**  
18294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

START DATE	12-4-25
REVISION DATES	
1-29-26	
SCALE	1/4" = 1'-0"
SQFT	
HOUSE	
GARAGE	

**FOUNDATION PLAN**



Item 7.



Item 7.





Item 7.



# **APPENDIX C**

# **LETTER OF**

# **CREDIT**



DATE: 03/20/2026

TO: Enke Properties LLC  
115 Chickadee Lane,  
Sauk City, WI 53583

FROM: Mitchell Spierings,  
AVP Commercial Lending Officer

RE: Enke Properties - 8 Duplex & Infrastructure Construction Project located at Stori Field,  
Richland Center, WI 53581

To Whom It May Concern,

Per the request of Enke Properties/Doug Enke/Dana Enke/Dylan Enke (the Enke's) this letter is to confirm that Enke's currently have the capacity and adequate resources to complete the above project with estimated total cost of up to \$5MM.

They have been and continue to be long term valued customers of Community First Bank. Please feel free to reach out should you have any questions. Thank you.

Sincerely,

Mitchell Spierings  
AVP Commercial & Ag Lending Officer  
Community First Bank  
129 8<sup>th</sup> Ave  
Baraboo, WI 53913  
[mitchellspierings@cfbank.com](mailto:mitchellspierings@cfbank.com)  
608-391-1742

# **APPENDIX D DEVELOPERS AGREEMENT**

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHLAND CENTER AND ENKE PROPERTIES, LLC FOR THE DEVELOPMENT OF STORI FIELD**

This Development Agreement (“**Agreement**”) is entered into by and between the Parties, the City of Richland Center, a Wisconsin municipal corporation, (the “**City**”) and Enke Properties, LLC, a Wisconsin limited liability company (“**Developer**”)

**RECITALS**

**WHEREAS**, the City finds that the proposed development, and the fulfillment of the terms and conditions of this Agreement, are in alignment with the City Comprehensive Plan and are in the vital and best interests of the City and its residents by providing much-needed housing opportunities for current and prospective residents, expanding the tax base, and generating property tax revenue, thereby serving public purposes in accordance with state and local law.

**WHEREAS**, The City acquired the property known as Stori Field (“**Property**”) from Richland School District in 2021 for potential future development; and

**WHEREAS**, City has spent substantial time and effort, invested substantial funds, and worked with professional engineering consultants to create a development concept that included eight (8) duplex building (16 dwelling units); and

**WHEREAS**, the Parties executed a Pre-Development Agreement (“**Exhibit A**”) for the development of Stori Field in Richland Center, Wisconsin, on September 24, 2025, pursuant to action by the Common Council, the terms of which are incorporated herein by reference; said Council having also passed Ordinance #2025-08 on October 7, 2025, approving the terms of this Agreement;

**NOW, THEREFORE**, in consideration of the above recitals, which are incorporated by reference, the terms and conditions contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Parties agree as follows:

**AGREEMENT**

**I. Definitions.** When used in this Agreement, the terms set forth below shall have the following meanings:

RETURN TO:
P.I.N.

- A. **“Project”** means the development of Stori Field through the construction of eight (8) duplex buildings (16 dwelling units) subdivision with all associated roads, stormwater, utilities (electric, water, sanitary sewer) road lighting, landscaping, and other improvements, in strict compliance with the plans and specifications approved by the City.
- B. **“Substantial Completion”** means the Project has been fully completed according to the approved plans and specifications, including all necessary approvals, permitting, dedication, and other acts necessary for compliance with the terms of this Agreement, other than minor punchlist items that do not substantially interfere with the use of the improvements. [Developer has gained occupancy of all buildings to be constructed, and all the road and utility infrastructure has been found to be acceptable to the city and signed off upon.]
- C. **“Plans and Specifications”** Means all reference to the plans and specifications on file with the City for improvements specified in this section shall mean those plans and specifications submitted by the Developer and approved by the City All as-built drawings shall be submitted by Developer both in paper and digital form.

## II. Commitment of Parties

### A. City Commitments

- 1) **Sale of Land.** The City agrees to sell the Property, (as identified on the survey map attached to this Agreement as Exhibit B) for the price of One Dollar (\$1) within a reasonable time of the execution of this Agreement.
- 2) **Subdivision Conceptual Documentation.** The City shall provide all conceptual and preliminary engineering work for the Subdivision and infrastructure that has been completed by the City to date.
- 3) **City Approvals.** Any City approvals necessary for the developer to meet the terms of this agreement shall be reviewed expeditiously and shall not be unreasonably withheld.

### B. Developer Commitments.

Unless otherwise specified, the below items shall all be at the Developer’s sole expense.

- 1) **Platting of the Subdivision.** The Developer agrees to Plat the subdivision in compliance with all applicable laws, ordinances, rules and regulations. This shall include dedication of the land for all road rights of way, the storm water management system, and the public use space as approximately denoted in the document titled “Concept Plan Option #2” marked “Option C” attached to this Agreement as Exhibit C.
- 2) **Approved Development Plans.** The Developer agrees to submit fully engineered plans for the development—including infrastructure, site, grading, and landscaping plans—that comply with all applicable local, state, and federal requirements, for City

review and approval. The Developer shall construct the Project at its sole cost and expense in accordance with all final approved plans and specifications.

**3) Public Streets.** The Developer hereby agrees:

- i. To grade and surface all streets in the Subdivision in accordance with the plat of said subdivision and the plans and specifications on file with the City as well as all applicable City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. All streets are to be constructed with curb and gutter. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. Building construction permits will be issued contingent upon the City's determination of adequate progress on public street construction and appropriate erosion control implementation.
- iii. That the first lift of asphalt of the streets will be completed and presented to the City no later than 6 months after the initial commencement of road and street work.
- iv. The final lift of asphalt of the streets will be completed and presented for acceptance by the City after at least one winter season, but not later than two years after the initial commencement of construction of the streets.
- v. To furnish "as-built" plans of all streets pursuant to the specifications on file with the City upon completion and acceptance thereof.
- vi. Developer shall maintain streets until accepted by resolution, adopted by the Common Council of the City of Richland Center, which acceptance may not be unreasonably delayed, and which shall be done in accordance with all applicable State and City laws, ordinances, regulations, specifications, and guidelines.

**4) Surface and Storm Water Management.** The Developer hereby agrees:

- i. To construct, install, furnish, and provide adequate facilities for storm and surface water management throughout the entire Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. Developer further agrees that the system shall accommodate all existing surface drainage of the parcels to be developed and shall be designed to accommodate the anticipated storm water flows resulting from adjacent properties. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. To furnish as-built plans along with GIS locates of the entire system including elevations, pursuant to specifications approved by the City.

- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on surface and storm water management construction and appropriate erosion control implementation.

**5) Sanitary Sewer.** The Developer hereby agrees:

- i. To construct, install, furnish, and provide a complete sanitary sewer system throughout the Subdivision in accordance with all applicable Federal, State, and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. To furnish as-built plans along with GIS locates of the entire system including elevations and locations of laterals at the main and ten (10) feet beyond the lot lines, pursuant to specifications approved by the City.
- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on sanitary sewer construction and appropriate erosion control implementation.

**6) Water.** The Developer hereby agrees:

- i. To construct, install, furnish, and provide a complete system of water distribution throughout the Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. To furnish as-built plans along with GIS locates of the entire system including elevations, hydrant valve locations and locations of laterals at the main and to ten (10) feet beyond the lot lines, pursuant to specifications approved by the City.
- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on water system construction and appropriate erosion control implementation.

**7) Electric.** The Developer hereby agrees:

- i. To work with the City Utilities Electric Division to construct, install, furnish, and provide a complete system of electric distribution throughout the entire Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City.
- ii. To furnish as-built plans along with GIS locates of the entire system, pursuant to specifications approved by the City.

- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on electric system construction and appropriate erosion control implementation.

**8) Street Lighting.** The Developer hereby agrees:

- i. To work with City Utilities Electric Division to construct, install, furnish, and provide a street lighting system throughout the Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City.
- ii. To furnish as-built plans along with GIS locates of the entire system, pursuant to specifications approved by the City.

**9) Erosion Control Plan.** The Developer hereby agrees:

- i. Prior to commencing site grading the Developer shall submit to the City an Erosion and Silt Control Plan for their approval. The plan shall provide sufficient control of the site, to prevent siltation of any downstream infrastructure or property from the site. The Developer shall provide to the City written certification from the Developer's Engineer that the plan, in its execution, shall meet all Federal, State, County and local regulations, guidelines, specifications, laws and ordinances. Once the plan is approved the Developer shall immediately place the prescribed erosion control devices to ensure the protection of all City and private property, all City infrastructure and the waters of the state. During the period of construction at the site(s), all erosion control procedures necessary to meet the relevant requirements shall be properly maintained by the Developer.
- ii. That all disturbed areas shall be restored to the reasonable satisfaction of the City.

**10) Individual Lot Grading.** The Developer hereby agrees to furnish to the City a copy of the plan showing the street grades in front of each lot, the recommended top of foundation wall, and finished yard grades. This information shall be provided prior to the issuance of building permits.

**11) Dedicated Land Maintenance.** The Developer hereby agrees:

- i. To mow and maintain, at its sole cost and expense, any municipal land (including land dedicated per this section), immediately adjacent to the Development Property until such time as the City determines that ongoing maintenance will be assumed by the City or another responsible entity. Maintenance shall include regular mowing and upkeep sufficient to keep the area in a neat and orderly condition, as reasonably determined by the City. This obligation shall not transfer ownership or control of the municipal land to the Developer.

- ii. Prior to the sale of any lot or residential structure, the Developer shall coordinate with the City to establish an agreement addressing the ongoing and long-term maintenance and mowing of the dedicated municipal land.

**12) Building Design Approval.** The Developer hereby agrees:

- i. That all proposed building designs, architectural styles, and exterior materials shall be developed with reasonable efforts to ensure visual consistency and harmony with the established character and aesthetics of the surrounding neighborhood.
- ii. To submit to the City for review and approval the proposed architectural designs, elevations, and exterior materials for all duplex buildings within the Development. Building designs should include projections and recesses as well as multiple finish types and colors on the front elevation of the buildings.
- iii. To construct the duplexes to meet the Zero Lot Line UDC building codes of the State of Wisconsin.
- iv. No building permits shall be issued until the City has approved of the submitted designs. Any material changes shall require resubmittal to the City for review and approval prior to construction.

**13) Sidewalks.** Developer hereby agrees:

- i. To construct, furnish and install concrete sidewalks in the street right of way of all lots in accordance with plans and specifications on file with the City as well as all applicable City Ordinances, specifications, regulations and guidelines for the construction of sidewalks, and as reasonably approved by the City.
- ii. The Developer acknowledges that the City requires sidewalks to be installed in the proposed land division in the future. Sidewalks required by City ordinance shall be constructed within two years of the commencement of construction.
- iii. Developer remains obligated to construct, furnish, install and provide sidewalks as specified in this Agreement and the plans and specifications on file with the City even if Developer enters into agreements with lot purchasers obligating lot purchasers to install the sidewalks.

**14) Landscaping.** The Developer hereby agrees to install trees in accordance with Chapters 301 and 448 of the City Code of Ordinances.

**III. Dedication (or Acceptance) of Finished Streets and Infrastructure.**

- A. Subject to all of the other provisions of this Agreement and the Exhibits hereto attached, the Developer shall, without charge to the City, upon completion of all of the above-described improvements, unconditionally give, grant, convey and fully dedicate the same to the City, its successors and assigns, forever, free and clear of all encumbrances whatever, together with all structures, mains, conduits, pipes, lines, equipment and

appurtenances which may in any way be part of or pertain to such improvements and together with any and all necessary easements for access thereto. After such dedication, the City shall be responsible for all maintenance and improvements to said facilities and shall have the right to connect or integrate other sewer or water facilities with those facilities provided hereunder as the City decides, with no payment or award to, or consent required of, the Developer. Dedication shall not constitute acceptance of any improvement by the City. All improvements will be accepted by the City by separate resolutions at such times as said improvements are in acceptable form and conform to City specifications, and after the issuance of an appropriate letter of acceptance by the City. The City agrees to accept or reject any improvements within forty-five (45) days after the same are submitted to the City unless otherwise mutually agreed. The Developer agrees that the Public Improvements will not be accepted by the City until all outstanding charges to be paid by the Developer under the Ordinances have been paid in full and affidavits and lien waivers are received by the City indicating that all contractors (and subcontractors, laborers, materialmen, etc.) providing work, services or materials in connection with the Public Improvements have been paid in full for such work, services and materials.

**IV. Miscellaneous Requirements**

- A. Deviation from Approved Plans and Specifications.** Material deviations from the approved plans and specifications shall not be made unless approved by the City in advance and agreed to in writing appended to this Agreement. The City reserves the right to refer any changes it deems so material as to be in conflict with the original plan to the City Attorney and Common Council.
- B. Permits.** Developer shall obtain all necessary permits or other approvals for construction of the Project and comply with the terms of the same and all applicable laws, codes, ordinances, rules, and regulations in the construction and operation of the Project. City agrees to diligently process any and all such permits that they are responsible for issuing in a prompt manner.
- C. Standard of Construction.** All work to be performed by Developer in and on the Property shall be performed in a good and workmanlike manner. Such work shall be performed in compliance with the final approved plans, the terms of all applicable permits or other approvals, and all local, state, and federal laws, rules, and regulations.
- D. Notice of Defect.** The City will provide notice to Developer whenever inspection reveals that any element of the Project does not conform to the requirements of this Agreement or is otherwise defective. Developer shall have 60 days from issuance of such notice to cure the defect. Notwithstanding anything contained herein to the contrary, if such defect cannot reasonably be cured within said 60-day period and Developer commences and diligently pursues the cure within such 60-day period, then said defect shall not constitute a default under this Agreement.
- E. Prerequisites for Land Disturbance.** Developer shall not commence any land disturbance activities on the Property in connection with the Project unless and until:

- 1) All plans and specifications for the Project have been acknowledged, reviewed, and approved by the City; and
- 2) All necessary permits or other approvals for the Project have been granted by the City or other necessary authorities; and
- 3) *(If applicable)* Developer has closed on a construction loan from Developer's lender to finance the construction of the Project contemplated by this Agreement; and
- 4) All other requirements precedent to land disturbance under the ordinances of the City and otherwise required by law are fully satisfied by Developer.

**V. Security.**

**A. Performance Guarantee.** The Developer agrees to substantially complete the Subdivision no later than **24 months** from May 15, 2026.

- 1) **Failure to Complete:** In the event the Developer fails to construct and obtain certificates of occupancy for all eight duplexes by the above deadline, the Developer shall make a payment in lieu of taxes equivalent to the amount of property tax that would have been levied had the eight duplexes been fully completed and assessed at fair market value.
- 2) **Valuation Method:** The City shall determine the estimated assessed value of each duplex based on comparable properties and apply the then-current mill rate to determine the amount due.
- 3) **Duration:** This obligation shall continue annually until the required duplexes are fully constructed and have received certificates of occupancy.

**B. Insurance.**

- 1) Developer shall maintain property insurance on the Project in an amount not less than the full replacement value of the improvements for fire, casualty, and external damage coverage for the term of this Agreement. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within 30 days after commencement of construction of the Project. Thereafter, Developer shall provide written evidence of compliance with this Section to the City on an annual basis. Developer shall notify the City within 10 business days if the insurance obtained pursuant to this Section is modified, cancelled, or replaced. Failure to provide such notice may be considered a breach of this Agreement.
- 2) In the event the Property, the Project or any addition, improvement, or other portion thereof, suffers any casualty loss during the term of this Agreement, Developer shall promptly repair, rebuild and reconstruct the affected element(s) to its condition prior to the loss. If the loss is of a type covered by the insurance addressed in this Section, then Developer shall make claim to the casualty-insurance carriers for all casualty

and income losses promptly after loss and shall apply all proceeds of the insurance to the repair and reconstruction of the Property.

**VI. Preservation of Taxable Status.** Throughout the term of this Agreement, Developer shall pay all real estate taxes, special assessments, and special charges against the Property prior to delinquency and shall not:

- A. Use the Property for any purposes that would render the Property exempt from property taxation or lease, sell, transfer, or convey all or any portion of the Property to any party that would render the Property exempt from property taxation (unless such party has first entered into a written agreement with the City in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes).
- B. Cause a reduction in the real property taxes paid with respect to the Property through willful destruction of any improvements or portions thereof.
- C. Seek, through the exercise of legal or administrative remedies, a reduction in the assessed value of the Property or the improvements constructed thereon.
- D. Apply for any deferral of property taxes on the Property.

**VII. Maintenance and Repair.** Developer shall at all times keep and maintain, or cause to be kept and maintained, the Project, and all additions, improvements and fixtures thereupon, in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.

**VIII. Access.** Developer shall permit representatives of the City to have reasonable access to the Property, and the improvements thereupon, for the purpose of reviewing compliance with this Agreement, including but not limited to, inspecting all work being performed in connection with this Agreement. Following Substantial Completion of the Project, except in the case of an emergency, the City shall provide Developer reasonable prior written notice before obtaining access pursuant to this Section and Developer shall have the right to have a representative participate in any such inspections by the City

**IX. Indemnity.** Developer, and its successors and assigns, shall indemnify, hold harmless, and defend the City and its officers, employees, and agents from any and all suits, actions, claims, demands, losses, costs, damages, judgments, penalties, fines, and expenses or liabilities of every kind and description, including attorney's fees, for claims of any character including liability and expenses in connection with the loss of life, personal injury, or damage to property, or any of them, brought because of any injuries or damages received or sustained by any persons or property occasioned wholly or in part by any act or omission on Developer's part or on the part of its agents, contractors, subcontractors, invitees, or employees, in connection with their activities conducted pursuant to this Agreement or in connection with the ownership, use, occupancy, or development of the Project or the Property, except to the extent that they are a result of the negligence of any officer, agent, or employee of the City. The City shall be entitled to appear in any proceedings to defend itself against such claims, and all costs, expenses, and reasonable attorney's fees incurred by the City in connection with such defense shall be paid by Developer to the City. Indemnifying

indemnity provisions shall survive the cancellation or termination of this Agreement as to all matters arising or accruing prior to such cancellation or termination and the foregoing indemnity shall survive in the event the City elects to exercise any of the remedies as provided under this Agreement following default hereunder.

The City shall indemnify, hold harmless, and defend the Developer and its officers, employees, and agents from any and all suits, actions, claims, demands, losses, costs, damages, judgments, penalties, fines, and expenses or liabilities of every kind and description, including attorney’s fees, for claims of any character including liability and expenses in connection with the loss of life, personal injury, or damage to property, or any of them, brought because of any injuries or damages received or sustained by any persons or property occasioned wholly or in part by any act or omission on the City’s part or on the part of its agents, contractors, subcontractors, invitees, or employees, in connection with their activities conducted pursuant to this Agreement, except to the extent that they are a result of the negligence of any officer, agent, or employee of the Developer. The Developer shall be entitled to appear in any proceedings to defend itself against such claims, and all costs, expenses, and reasonable attorney’s fees incurred by the Developer in connection with such defense shall be paid by the City to the Developer. The foregoing indemnity provisions shall survive the cancellation or termination of this Agreement as to all matters arising or accruing prior to such cancellation or termination and the foregoing indemnity shall survive in the event the Developer elects to exercise any of the remedies as provided under this Agreement following default hereunder.

**X. Default.** A default is defined herein as Developer’s breach of, or failure to comply with, the terms of this Agreement, and such failure continues for more than 60 days following written notice of such breach by the City; provided, however, if such breach cannot reasonably be cured within said 60-day period and Developer commences and diligently pursues the cure within such 60-day period, then said breach shall not constitute a default under this Agreement. The City reserves to itself all remedies available at law or in equity as necessary to cure any default, The City shall have the right, without notice or hearing, to impose special assessments or special charges on the Property for any amount to which the City is entitled by virtue of this Agreement. This provision constitutes Developer’s acknowledgment of special benefit and Developer’s consent to, and waiver of notice and hearing on all proceedings imposing such special assessments or special charges. Remedies shall be cumulative, and the exercise of one shall not preclude the exercise of others, nor shall a failure to enforce a remedy be deemed a waiver of that remedy or any other. Any breach or failure on the part of the Developer caused by circumstances beyond Developer’s reasonable control, such as war, pandemic, natural disaster, etc. shall not constitute a default.

**XI. Developer’s Representations and Warranties.** Developer and its signatory to this Agreement covenant, warrant, represent, and agree as follows:

**A.** Developer is a Wisconsin limited liability company, duly organized, validly existing, and in good standing under the laws of the state of Wisconsin.

**B.** The execution, delivery, and performance by Developer of this Agreement:

1) Are within the legal power and authority of Developer and the undersigned representative thereof; and

- 2) Do not and will not require the consent, approval, or authorization of, or notice to, any federal or state governmental authority or regulatory body; and
- 3) Do not and will not conflict with, result in any violation of, or constitute a default under, any provision of law, or of the articles of organization or operating agreement of Developer, or of any agreement to which Developer is a party or by which it is bound.

C. There is no litigation, arbitration, or governmental proceeding pending or threatened against Developer which would, if adversely determined, adversely and materially affect the financial condition or continued operations of Developer.

D. Developer has access to sufficient funds through equity and debt financing sources for completion of the Project contemplated by this Agreement.

E. Developer is not aware of any investment or other entanglement with any currently serving elected official(s) of the City that could, would, or does create a conflict of interest as that term is used in the City's Code of Ordinances or Wisconsin statutes.

**XII. Time is of the Essence.** Time is of the essence with respect to all deadlines set out in this Agreement. In the event a deadline falls on a Saturday, Sunday, or a state or federal holiday, the deadline shall be deemed to fall on the next business day.

**XIII. No Joint Venture.** This Agreement does not create any partnership or joint venture between the City and Developer. Under no circumstances shall the City be liable for any of the obligations of Developer under this Agreement or otherwise. There shall be no relationship between the Parties other than that of independent contractors. Unless specifically provided in this Agreement the Parties are not agents for one another, do not have any authority to bind the other to contracts, and are not vicariously liable for the other's acts or omissions. The City shall not participate in, or have any responsibilities connected with, the Development in any way other than the City's specific obligations in this Agreement.

**XIV. No Third-Party Beneficiaries.** Nothing in this Agreement shall be interpreted or construed to create any private right or any private cause of action by or on behalf of any person not a party hereto.

**XV. No Vested Rights.** Except as provided by law, or as expressly provided in this Agreement, Developer shall have no vested right to develop the Project by virtue of this Agreement, nor does the City warrant that Developer is entitled to any other approvals required for development of the Property or construction of the Project as a result of this Agreement.

**XVI. Approvals.** Nothing in this Agreement shall be construed to waive any obligation or requirement of Developer to obtain all necessary permits or other approvals from the City in accordance with its ordinances and usual practices and procedures, except as described in Section 13 above, nor limit or affect in any way the right or authority of the City to approve or reasonably disapprove any plans or specifications or to impose reasonable limitations, restrictions, and requirements on the Property or the Project as a condition of any such permit

or other approval. The City will act diligently and in good faith to review all necessary permits or other approvals requested by Developer.

**XVII. No Waiver or Release.**

- A. Nothing contained in this Agreement is intended to be a waiver or estoppel of the City or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including but not limited to those contained within Wis. Stat. §§ 893.80, 895.52, and 345.06.
- B. Nothing contained in this Agreement is intended to be a waiver or release of any obligations imposed on Developer by any federal, state, or local statute, ordinance, rule, or regulation.
- C. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing wavier unless expressly provided for by a written amendment to this Agreement signed by the City and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults. The City’s failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by Developer.

**XVIII. No Personal Liability.** Developer and City acknowledge and agree that in carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them thereby, there shall be no personal liability of either party’s officers, agents, employees, or representatives.

**XIX. Recording.** This Agreement shall be recorded with the Richland County Register of Deeds, at Developer’s expense, before the recording of any other document affecting title to the Property.

**XX. Assignment; Binding Effect.** This Agreement shall run with the land and be binding on Developer, the City, and their successors and assigns. Developer shall have no right to assign any of its rights or obligations under this Agreement without prior written approval of the City, which consent shall not be unreasonably conditioned, withheld or delayed. In the case of a request for approval, any proposed transferee shall have all of the qualifications and financial responsibility, as determined by the City, necessary and adequate to fulfill the obligations of Developer and, if the proposed transfer relates to a portion of the Property on which the Project is underway, such obligations to the extent that they relate to such property. Any proposed transferee shall, by instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the City, assume all of the obligations of Developer under this Agreement and agree to be subject to all the conditions and restrictions to which Developer is subject (or, in the event the transfer is of or relates to a portion of the Property, such obligations, conditions, and restrictions to the extent that they relate to such portion). Notwithstanding the foregoing, no consent from the City shall be required in connection with Developer’s collateral assignment of this Agreement to a lender that provides financing to Developer in connection with its purchase of the Property or construction of the Project. There is no prohibition on the right of the City to assign its rights or obligations under this Agreement.

**XXI. Amendment.** This Agreement may be amended only by a written amendment approved and executed by both Parties.

**XXII. Notice.** Delivery of documents and written notices to a party shall be effective only when accomplished by (a) personal delivery (in which case notice will be effective upon receipt); (b) by sending the document or written notice, postage or fees prepaid, by U.S. Mail registered or certified mail, return receipt requested (in which case notice will be effective two days after mailing); (c) by sending the document or written notice by overnight delivery with nationally recognized commercial courier service (in which case notice will be effective one day after deposit with such courier); or (d) by any other means agreed to by the parties upon provision of an acknowledgement of service, to the addresses set forth below:

To the City: City of Richland Center  
Attn: City Administrator  
450 South Main Street  
Richland Center, WI 53581

With a copy to: Abt Swayne Law, LLC  
Attn: Michael S. Windle  
PO Box 128  
Westby, WI 54667

To Developer: Enke Properties, LLC  
Dylan D. Enke  
115 Chickadee Lane

With a copy to: N/A

Copies of notices are for informational purposes only, and a failure to give or receive copies of any notice will not be deemed a failure to give notice. Either party may change its address for notice by providing written notice of the new address using the notice procedure set out in this Section XXII.

**XXIII. No Discrimination.** Developer shall not discriminate against any employee or contractor, or potential employee or contractor, in the construction of the Development on the basis of race, religion, marital status, age, color, sex, sexual orientation, physical condition, disability, national origin or ancestry.

**XXIV. Neutral Construction.** This Agreement is the result of negotiation by the parties and each party had the opportunity to consult legal counsel with respect this Agreement prior to execution. Nothing in this Agreement shall be construed more strictly for or against either party because that party's attorney drafted this Agreement or any portion thereof.

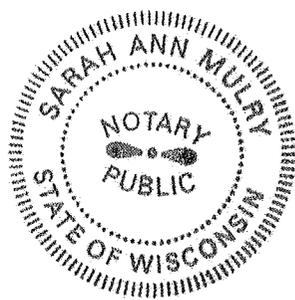
**XXV. Entire Agreement.** This Agreement and the permits or other approvals issued by the City with respect to the Project constitute the entire agreement between the parties with respect to the Project and all prior letters of intent, term sheets, offers, or similar items, if any, are hereby terminated except as otherwise outlined herein.

- XXVI. **Severability.** If any part, term, or provision of this Agreement is held by a court or other tribunal of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the invalid part, term, or provision was never part of the Agreement.
- XXVII. **Governing Law.** The laws of the State of Wisconsin shall govern this Agreement.
- XXVIII. **Venue.** Personal jurisdiction and venue for any civil action commenced by any part arising out of this Agreement shall be deemed to be proper only if such action is commenced in Circuit Court for Richland County unless it is determined that such court lacks jurisdiction. Developer and the City hereby consent to personal jurisdiction in Richland County. Developer and the City also expressly waive the right to bring such action in, or to remove such action to, any other court whether state or federal, unless it is determined that the Circuit Court for Richland County lacks jurisdiction.
- XXIX. **Headings.** Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.
- XXX. **Exhibits.** All exhibits and other documents attached to this Agreement or referenced herein are incorporated into and shall become a part of this Agreement.
- XXXI. **Counterparts.** This Agreement may be executed in one or more counterparts and upon execution and delivery by each of the parties hereto shall constitute one and the same enforceable agreement.
- XXXII. **Effective Date; Term.** This Agreement shall be effective as of the date of the last signature set out below. This Agreement shall remain in effect until all terms of the agreement have been fulfilled, unless terminated earlier in writing by mutual agreement of the City and Developer.

CITY OF RICHLAND CENTER:

  
 \_\_\_\_\_  
 Ashley Oliphant, City Administrator

STATE OF WISCONSIN                    )  
   ) ss.  
 COUNTY OF RICHLAND                 )



Personally came before me this 5<sup>th</sup> day of November, 2025, the above named Ashley Oliphant, City Administrator of the City of Richland Center, to me known to be the person and officer who executed the foregoing Development Agreement and acknowledged the same.

  
 \_\_\_\_\_  
 Print or Type Name: Sarah Ann Mulry  
 Notary Public, State of Wisconsin  
 My Commission: 6-26-2028





City Municipal Building  
450 South Main St.  
Richland Center, WI 53581  
608-475-0766

August 7, 2025

Doug Enke – *Sent electronically*

Re: Stori Field Duplex Development - Pre-Development Agreement

Dear Mr. Enke,

On behalf of the City of Richland Center, I am pleased to present for your review and signature the enclosed Pre-Development Agreement for your proposed development of Stori Field, comprising of eight (8) residential duplexes (16 dwelling units). This agreement formalizes our mutual understanding and commitment as we advance the initial phases of this vital housing project. It outlines the City's commitment to providing the land for one dollar (\$1.00), along with key terms and conditions that the City and the Developer are committed to.

The City of Richland Center is enthusiastic about this development's potential to enhance our community's housing stock and foster economic growth. We greatly appreciate your commitment to advancing housing development in Richland Center and believe this collaborative approach will ensure a successful and timely project.

Please review the enclosed agreement thoroughly. If you have any questions or need clarification, feel free to contact me at [phone number] or [email address]. We look forward to your prompt review and signing of the agreement to proceed with the next steps.

Sincerely,

A handwritten signature in black ink that reads "Jason Glasbrenner".

Jason Glasbrenner  
Economic Development Director

Cc: Dan Beinborn

Enclosure: Pre-Development Agreement – Stori Field Duplex Development



City Municipal Building  
 450 South Main St.  
 Richland Center, WI 53581  
 608-475-0766

## Pre-Development Agreement for the Stori Field Duplex Development

This Pre-Development Agreement ("Agreement"), contingent upon final approval of the Common Council, is made and entered into this [Date], by and between the City of Richland Center, Wisconsin (hereinafter "City"), and Doug Enke (hereinafter "Developer").

### RECITALS

WHEREAS, the Developer proposes to develop an eight (8) duplex building (16 dwelling units) residential subdivision (hereinafter "Subdivision") within the City of Richland Center; and

WHEREAS, the City desires to support the development of quality housing options within its community and recognizes the need to incentivize and encourage such development; and

WHEREAS, both parties desire to establish the terms and conditions for the pre-development phase of the Subdivision, leading to a formal Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the City and the Developer agree as follows:

#### I. CITY COMMITMENTS:

- a. **Sale of the Land:** The City agrees to sell the land necessary for the Development for one dollar (\$1.00).
- b. **Subdivision and Infrastructure Design:** The City shall provide all conceptual and preliminary engineering work for the Subdivision and infrastructure that has been completed to date.

#### II. DEVELOPER COMMITMENTS:

- a. **Subdivision and Infrastructure Design:** All utility, roadway, and stormwater infrastructure design and construction done by the developer shall comply with all applicable federal, state, and local laws, codes, and standards.
- b. **Building Design:** The Subdivision will be constructed as a "zero-step" development for accessibility purposes, and all building design plans require approval of the City.
- c. **Development Commencement Timeline:** Upon the sale and transfer of the land to the Developer, the following deadlines must be met:
  - i. **Within 90 days:**
    1. The preliminary plat shall be submitted to the city for review.
    2. An engineering firm shall be selected and under contract for infrastructure design.
  - ii. **Within 9 months:**
    1. Commencement of infrastructure construction.
    2. Commencement of duplex construction.
- d. **Performance Guarantee:** The Developer agrees to substantially complete the Subdivision no later than **24 months** from the date of the sale and transfer of the land.



City Municipal Building  
450 South Main St.  
Richland Center, WI 53581  
608-475-0766

- i. **Failure to Complete:** In the event the Developer fails to construct and receive certificates of occupancy for all eight duplexes by the above deadline, the Developer shall be responsible for the payment of an annual property tax equivalent to the amount that would have been levied had the eight duplexes been fully completed and assessed at fair market value.
  - ii. **Valuation Method:** The City shall determine the estimated assessed value of each duplex based on comparable properties, and apply the then-current mill rate to determine the amount due.
  - iii. **Duration:** This obligation shall continue annually until the required duplexes are fully constructed and have received certificates of occupancy.
- e. **Public Right of Way, Infrastructure, & Parkland:** For this project to proceed, all roads and essential infrastructure, such as utility lines and sidewalks, must be situated on property owned by the city or within an established public right-of-way. Furthermore, a specific portion of the development must be set aside for parkland as mandated by local regulations.
  - f. **Utility Easements:** All easements necessary for the installation and maintenance of City utilities shall be properly defined, granted, and recorded.
  - g. **Subdivision Naming Rights:** The City shall retain exclusive authority to name the Subdivision.
  - h. **Covenant Approval:** No subdivision covenants shall be recorded or enforced without the full consent and approval of the City.
  - i. **Sale of Land and Lots:** No land or lots of the Subdivision shall be transferred or sold without prior approval of the city.
- iii. **Future Development Agreement:** This Agreement outlines the pre-development terms. A comprehensive Development Agreement will be executed once the terms of this Agreement are approved by the Common Council.
  - IV. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF RICHLAND CENTER, WISCONSIN

By: *Ashley Oliphant*  
 Name: Ashley Oliphant  
 Title: City Administrator  
 Date: 9/24/2025

DEVELOPER

By: *Donna Enke*  
 Name: Donna Enke  
 Title: Vice President  
 Date: 8/18/25





EXHIBIT B

RICHLAND COUNTY CERTIFIED SURVEY MAP cont'd

BEING PART OF BLOCK 64 SCHOOLCRAFT ADDITION TO THE CITY OF RICHLAND CENTER, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, SEAN M. WALSH, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED, MAPPED AND MONUMENTED THE LANDS SHOWN HEREON, BEING PART OF BLOCK 64 SCHOOLCRAFT ADDITION TO THE CITY OF RICHLAND CENTER, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 00°07'08" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, 1489.99 FEET; THENCE NORTH 89°52'52" EAST, 24.85 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CEDAR STREET AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE NORTH 00°03'33" WEST, ALONG SAID RIGHT-OF-WAY, 22.85 FEET; THENCE NORTH 89°58'27" EAST, 2.38 FEET; THENCE NORTH 00°48'56" WEST, 16.00 FEET; THENCE NORTH 89°13'04" EAST, 21.00 FEET; THENCE SOUTH 00°48'56" EAST, 16.00 FEET; THENCE SOUTH 89°13'04" WEST, 21.00 FEET; THENCE SOUTH 89°58'27" WEST, 2.38 FEET TO SAID RIGHT-OF-WAY; THENCE NORTH 00°03'33" WEST, ALONG SAID RIGHT-OF-WAY, 463.68 FEET TO A POINT ON THE NORTH LINE OF BLOCK 64; THENCE SOUTH 88°56'46" EAST, ALONG THE NORTH LINE OF SAID BLOCK 64, 633.10 FEET TO A POINT ON THE CENTERLINE OF NORTH CHESTNUT STREET SAID POINT BEING THE NORTHEAST CORNER OF BLOCK 64; THENCE SOUTH 00°17'36" WEST, ALONG THE EAST LINE OF SAID BLOCK 64, 618.28 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 64; THENCE NORTH 88°57'12" WEST, ALONG THE SOUTH LINE OF BLOCK 64, 365.54 FEET TO THE WEST RIGHT-OF-WAY OF NORTH CHESTNUT STREET; THENCE NORTH 01°16'43" EAST, 131.70 FEET; THENCE NORTH 88°55'00" WEST, 266.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR NORTH CEDAR STREET AND THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION UNDER THE DIRECTION OF THE RICHLAND SCHOOL DISTRICT, OWNER OF SAID LANDS;

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LAND.

THAT I HAVE FULLY COMPLIED WITH CHAPTER A-E7 OF THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE CITY OF RICHLAND CENTER IN SURVEYING, DIVIDING AND MAPPING THE SAME.



OWNERS CERTIFICATE:

THE RICHLAND SCHOOL DISTRICT, DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID SCHOOL DISTRICT HAS CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID SCHOOL DISTRICT DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SECTIONS 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

CITY OF RICHLAND CENTER

*Jarred Burke* 12/14/2021  
JARRED BURKE, DISTRICT ADMINISTRATOR DATE

NOTARY CERTIFICATE:

STATE OF WISCONSIN)  
COUNTY OF Richland  
PERSONALLY CAME BEFORE ME THIS 14th DAY OF December, 2021, THE ABOVE NAMED JARRED BURKE, KNOWN BY ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

*Kathleen L. Ly*  
NAME  
NOTARY PUBLIC, Richland COUNTY, WISCONSIN

MY COMMISSION EXPIRES 4/27/2022

CITY OF RICHLAND CENTER APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF RICHLAND CENTER ON

\_\_\_\_\_, 2021

AARON JOYCE, CITY CLERK

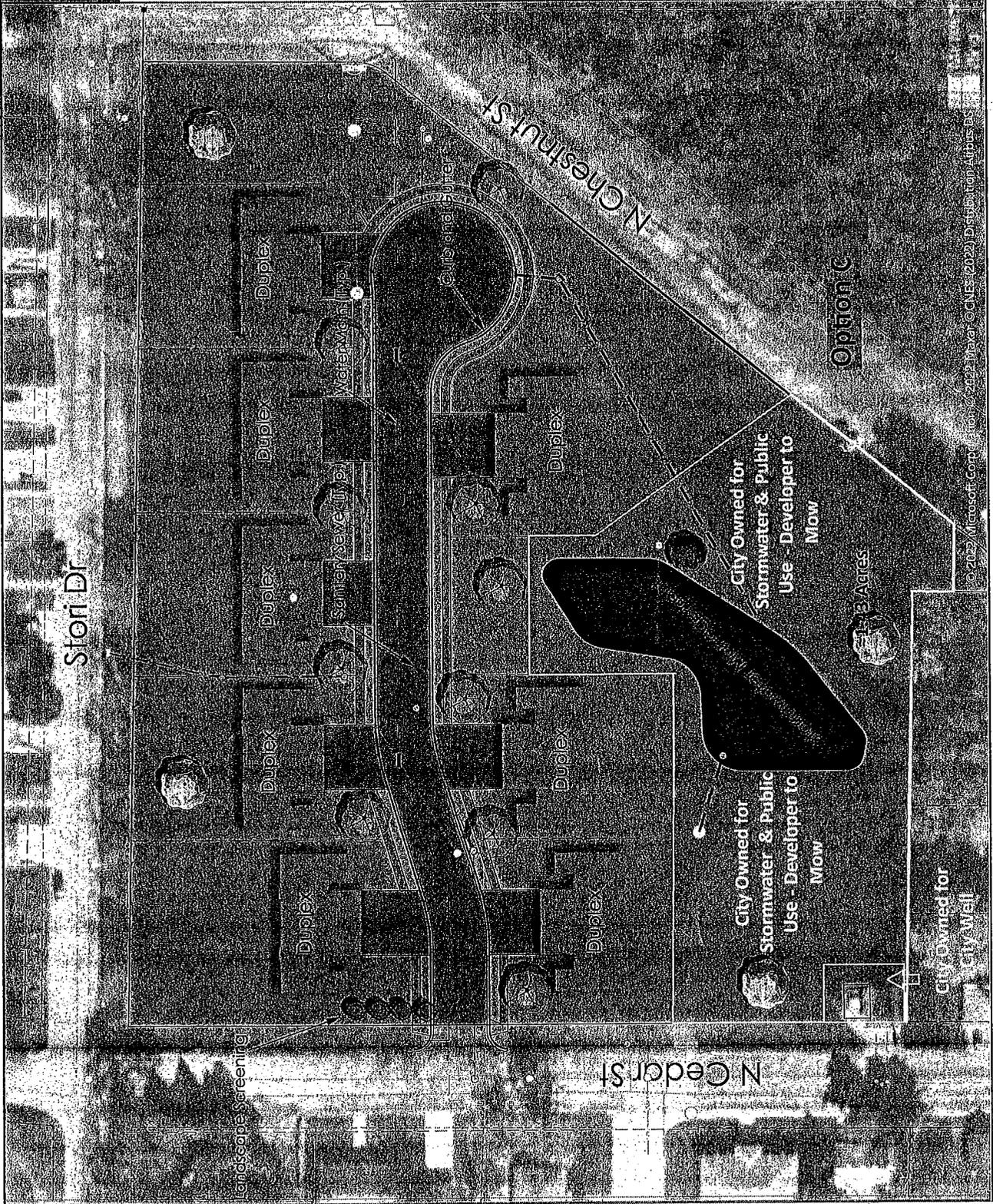
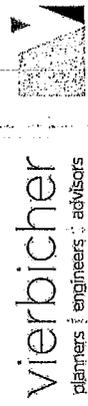
DATE

SHEET 3 OF 3

CONCEPT PLAN  
OPTION #2

Legend

-  Duplex
-  Stormwater
-  Green Space



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**EXHIBIT D**

**ORDINANCE #2025-08  
APPROVING A DEVELOPMENT AGREEMENT FOR  
AND SALE OF STORI FIELD**

WHEREAS, the Common Council of the City of Richland Center recognizes the importance of housing for sustaining the City's population and encouraging economic growth; and

WHEREAS, the City has been approached by a developer interested in building eight duplexes on the property known as Stori Field; and

WHEREAS, the Common Council finds the proposed transfer of Stori Field for the sum of one dollar (\$1.00) for the purpose of this development serves a public purpose; and

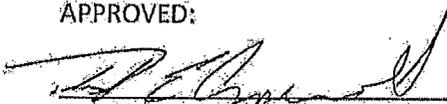
NOW THEREFORE BE IT ORDAINED by the Common Council of Richland Center that the Development Agreement Between the City of Richland Center and Enke Development, LLC for the Development of Stori Field ("Agreement"), attached hereto and incorporated by reference herein, and the sale of Stori Field pursuant to the Agreement are approved; and

BE IT FURTHER ORDAINED that City Administrator Ashley Oliphant is authorized to execute the Agreement and take such further actions as are necessary to effectuate the intent of this Ordinance; and

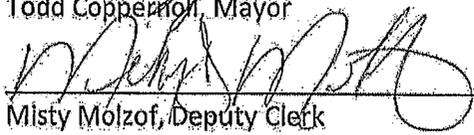
BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage and publication.

Adopted by the Common Council of the City of Richland Center this 7<sup>th</sup> day of October, 2025.

APPROVED:



Todd Coppernoll, Mayor



Misty Molzof, Deputy Clerk

AYES: 8

NAYS: 0

Publication Date: 10/16/2025

Effective Date: 10/17/2025



# APPENDIX E

# CSM

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

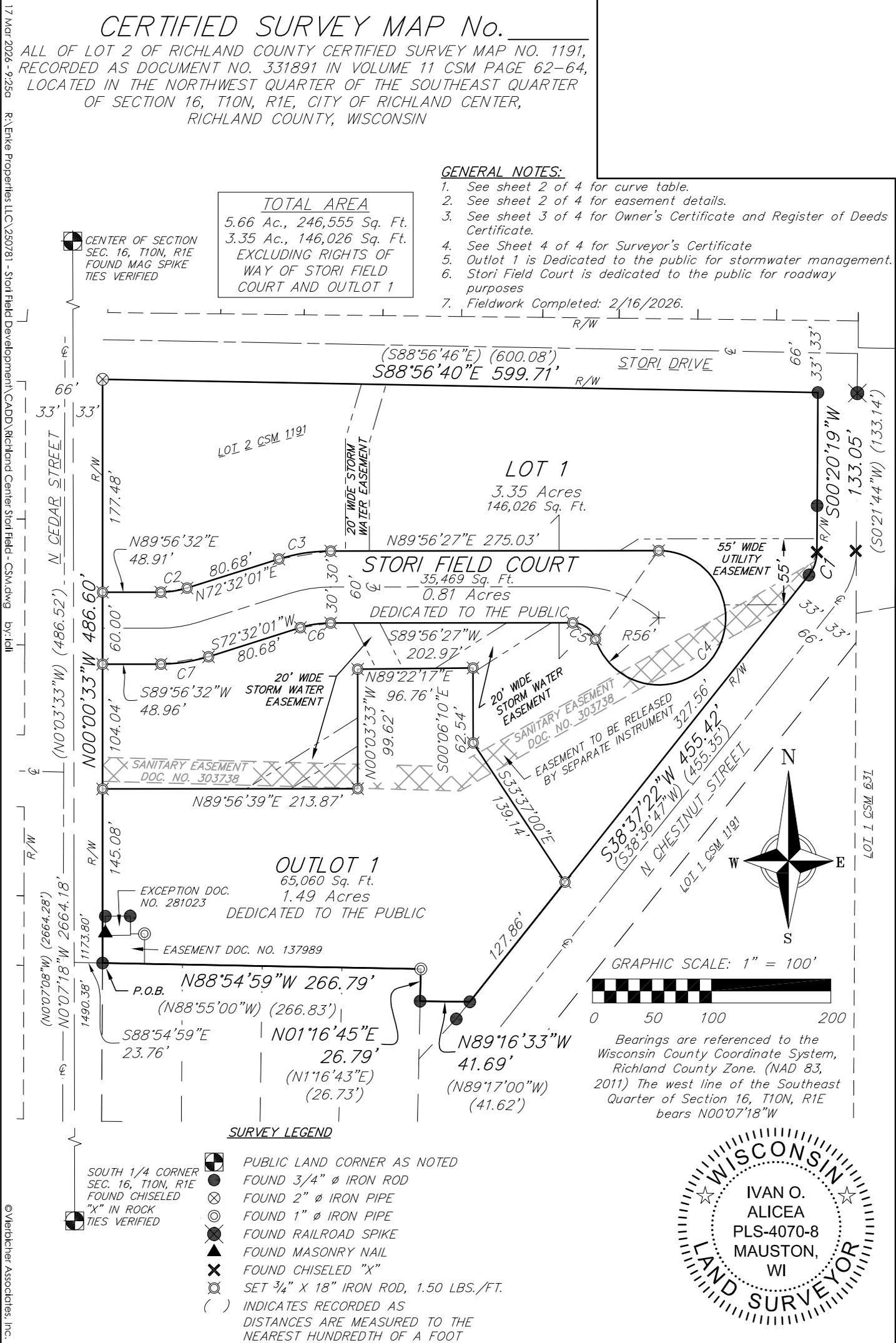
ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191, RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

**GENERAL NOTES:**

1. See sheet 2 of 4 for curve table.
2. See sheet 2 of 4 for easement details.
3. See sheet 3 of 4 for Owner's Certificate and Register of Deeds Certificate.
4. See Sheet 4 of 4 for Surveyor's Certificate
5. Outlot 1 is Dedicated to the public for stormwater management.
6. Stori Field Court is dedicated to the public for roadway purposes
7. Fieldwork Completed: 2/16/2026.

**TOTAL AREA**  
 5.66 Ac., 246,555 Sq. Ft.  
 3.35 Ac., 146,026 Sq. Ft.  
 EXCLUDING RIGHTS OF WAY OF STORI FIELD COURT AND OUTLOT 1

CENTER OF SECTION SEC. 16, T10N, R1E FOUND MAG SPIKE TIES VERIFIED



**SURVEY LEGEND**

- PUBLIC LAND CORNER AS NOTED
  - FOUND 3/4" Ø IRON ROD
  - FOUND 2" Ø IRON PIPE
  - FOUND 1" Ø IRON PIPE
  - FOUND RAILROAD SPIKE
  - FOUND MASONRY NAIL
  - FOUND CHISELED "X"
  - SET 3/4" X 18" IRON ROD, 1.50 LBS./FT.
  - ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- SOUTH 1/4 CORNER SEC. 16, T10N, R1E FOUND CHISELED "X" IN ROCK TIES VERIFIED



Job #: 250781  
 Date: 3/17/2026  
 Rev: MM/DD/YYYY  
 Drafted By: ili  
 Checked By: mlon

**SURVEYED FOR:**  
 Enke Properties LLC  
 115 Chickadee Lane  
 Sauk City, WI 53583

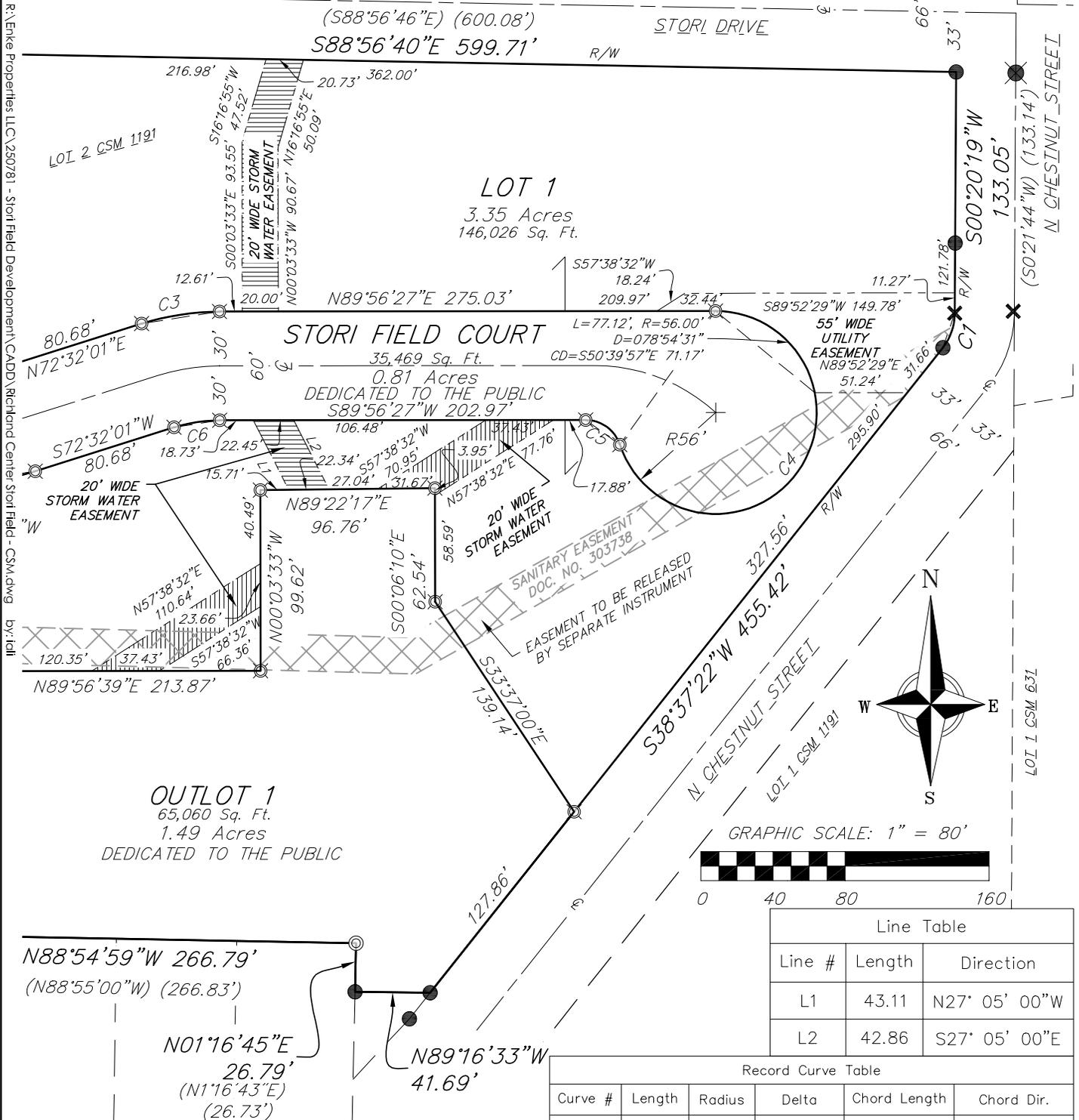
**SURVEYED BY:**  
 Vierbicher Associates, Inc.  
 201 E Main St  
 Suite 100  
 Reedsburg, WI 53959  
 (608) 524-6468

**SHEET 1 OF 4**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191, RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

18 Mar 2026 - 3:30p



Line Table		
Line #	Length	Direction
L1	43.11	N27° 05' 00"W
L2	42.86	S27° 05' 00"E

Record Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	20.35'	30.49'	38°15'03"	19.98'	S19° 29' 16"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	20.56'	30.49'	38°37'46"	20.17'	S19° 12' 21"W
C2	22.33'	73.50'	17°24'31"	22.25'	N81° 14' 17"E
C3	43.90'	144.50'	17°24'26"	43.73'	N81° 14' 14"E
C4	245.96'	56.00'	251°39'08"	90.81'	S35° 42' 22"W
C5	24.99'	20.00'	71°35'29"	23.40'	N54° 15' 48"W
C6	25.67'	84.50'	17°24'26"	25.57'	S81° 14' 14"W
C7	40.56'	133.50'	17°24'26"	40.40'	S81° 14' 14"W



© Vierbicher Associates, Inc.

**vierbicher**  
advisors / engineers / surveyors

Job #: 250781  
Date: 3/17/2026  
Rev: MM/DD/YYYY  
Drafted By: ili  
Checked By: mlon

SURVEYED FOR:  
Enke Properties LLC  
115 Chickadee Lane  
Sauk City, WI 53583

SURVEYED BY:  
Vierbicher Associates, Inc.  
201 E Main St  
Suite 100  
Reedsburg, WI 53959  
(608) 524-6468

**SHEET**  
**2 OF 4**



17 Mar 2026 - 9:26a R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center\Stori Field - CSM.dwg by:iali

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191, RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Ivan O. Alicea, Wisconsin Professional Land Surveyor No. 4070-8, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Richland Center, and under the direction of Enke Properties LLC, I have surveyed, divided, and mapped this Certified Survey; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southeast Quarter of Section 16, T10N, R1E, City of Richland Center, Richland County, Wisconsin, containing 5.66 acres of land and described as follows:

All of Lot 2, Richland County Certified Survey Map No. 1191, recorded as Document No. 331891 in Volume 11, Pages 62 - 64 in the Office of the Richland County Register of Deeds, located in the Northwest Quarter of the Southeast Quarter of Section 16, T10N, R1E, City of Richland Center, Richland County, Wisconsin described as follows.

Commencing at a found chiseled "X" on a rock at the South Quarter Corner of Section 16, T10N, R1E; Thence, N00°07'18"W, along the West line of the Southeast Quarter of said Section 16, 1490.38 feet; Thence, S88°54'59"E, 23.76 feet, to a found 3/4" diameter iron rod at the east right-of-way line of North Cedar Street and the southwest corner of Lot 2, Richland County Certified Survey Map No. 1191 and the Point of Beginning (P.O.B.) of this description;

Thence, N00°00'33"W, along said east right-of-way line of North Cedar Street, 486.60 feet to a found 2" diameter iron pipe at the northwest corner of said Lot 2, Richland County Certified Survey Map No. 1191;

Thence, S88°56'40"E, along the north line of said Lot 2, Richland County Certified Survey Map No. 1191 and the south right-of-way line of Stori Drive, 599.71 feet, to a found 3/4" diameter iron rod at the northeast corner of Lot 2, Richland County Certified Survey Map No. 1191;

Thence, S00°20'19"W, along the east line of said Lot 2, Richland County Certified Survey Map No. 1191 and west right-of-way of North Chestnut Street, 133.05 feet, to a found chiseled "X" on a concrete drainage structure and the begining of a curve concave to the west, having a radius of 30.49 feet, an internal angle of 38°37'46", and a chord which bears S19°12'214"W, 20.17 feet;

Thence, southerly along said curve, 20.56 feet to a found 3/4" iron rod;

Thence, S38°37'22"W, along the east line of said Lot 2, Richland County Certified Survey Map No. 1191 and northwest right-of-way of North Chestnut, 455.42 feet to a found 3/4" diameter iron rod at the southeast corner of Lot 2, Richland County Certified Survey Map No. 1191;

Thence, N89°16'33"W, along the south line of Lot 2, Richland County Certified Survey Map No. 1191 and north line of Outlot 1 Richland County Certified Survey Map No. 1191, 41.69 feet, to a found 3/4" diameter iron rod, at the southeast corner of Lot 2, Richland County Certified Survey Map No. 1191 and northeast corner of Outlot 1, Richland County Certified Survey Map No. 1191;

Thence, N01°16'45"E, 26.79 feet to a found 3/4" diameter iron rod;

Thence, N88°54'59"W, Along the south line of Lot 2, Richland County Certified Survey Map No. 1191, 266.79 feet, returning to the Point of Beginning.

Certified Survey Map contains 5.66 ac., 246,555 Sq. Ft., (3.35 Ac., 146,026 Sq. Ft. excluding the right-of-way of Stori Field Court and Outlot 1) and is subject to all other easements and rights-of-way of record.

Ivan O. Alicea, WI PLS #4070-8 Date  
Vierbicher Associates, Inc



©Vierbicher Associates, Inc.



Job #: 250781  
Date: 3/17/2026  
Rev: MM/DD/YYYY  
Drafted By: ialj  
Checked By: mlon

SURVEYED FOR:  
Enke Properties LLC  
115 Chickadee Lane  
Sauk City, WI 53583

SURVEYED BY:  
Vierbicher Associates, Inc.  
201 E Main St  
Suite 100  
Reedsburg, WI 53959  
(608) 524-6468

SHEET  
4 OF 4

# CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

**Agenda Item:** Agreement for Annual Contracted Mowing Services

**Requested & Presented by:** Darcy Perkins, MSS

**Meeting Date:** Common Council on 03-30-2026

**Committee Review:** Public Works Committee on 03-19-2026 – Discussion included transparency regarding the selected contractor’s familial relationship to the Assistant Director of Public Works; the Committee acknowledged the relationship and supported the competitive bid process. *Motion by Schultz to support entering into a 2026 Contracted Mowing Services Agreement with the lowest responsible bidder, Gary’s Lawn Care LLC, and to forward the item to the Common Council for consideration. Seconded by Walters. Motion carried unanimously by voice vote*

**Background:** Due to seasonal staffing constraints in 2025, the City utilized contracted mowing services on a week-to-week basis for select municipal properties. This approach proved effective in maintaining service levels while allowing Public Works staff to prioritize other operational demands. Based on last season’s success, staff recommend continuing contracted mowing services for the 2026 season via a full-season agreement. The agreement will allow the City to maintain mowing standards while managing staff workload and seasonal labor availability.

Pursuant to Section 3 of the City’s Financial Policy, expenditures specifically budgeted in the current year and exceeding \$3,000 may be procured through the City’s quote process and placed on the Council agenda for action once bids are received. A Request for Bids was published on the City website, promoted on Facebook, and distributed to known contractors to solicit competitive responses. Seven (7) responses were received:

Vendor	Option A (Airport, RC Cemetery, Bowen’s Cemetery & Kayak Landing, Lion’s Park, Dog Park)	Option B (Airport + RC Cemetery)
Babb Lawn Care & Grounds Management	\$92,870.00	\$79,610.00
BF Lawn Care LLC	\$92,506.05	\$97,174.35
Gary’s Lawn Care LLC	\$46,200.00	\$29,040.00
Green Grass Lawncare LLC	\$85,450.00	\$74,700.00
KW Lawn Care	\$236,300.00	\$209,000.00
The Lawn Care Co.	\$67,680.00	\$42,720.00
PineCrest Landscaping and Yard Services	\$46,607.00	\$38,400.00

**Department Recommendation:** Staff recommend execution of a 2026 Contracted Mowing Services Agreement with the lowest responsible bidder, Gary’s Lawn Care LLC.

**Financial Impact:** Final contract costs will depend on the locations included in the agreement.

**Funding Source:** Budgeted Expenditure; Public Works Part-Time Pay: 10-55300-020 & 10-54200-020

**Requested Action:**

**COUNCIL:** Motion to approve execution of a 2026 Contracted Mowing Services Agreement with the lowest responsible bidder, Gary’s Lawn Care LLC.

**Attachment(s):**

- 2026 PW Contracted Mowing Bid Request
- Babb Lawn Care & Grounds Management Proposal(s)
- BF Lawn Care LLC Proposal(s)
- Gary’s Lawn Care Proposal(s)
- Green Grass Lawncare LLC Proposal(s)
- KW Lawn Care Proposal(s)
- The Lawn Care Co. Proposal(s)
- PineCrest Landscaping and Yard Services Proposal(s)

## Request for Bids – 2026 Contracted Mowing Services

The City of Richland Center Public Works Department is requesting quotes for contracted mowing and grounds maintenance services for select City-owned properties during the 2026 mowing season (April through October).

The proposed services include the following locations and frequencies:

1. Richland Airport
  - a. Weekly service (~26 weeks)
  - b. Mowing around buildings, two lots, and City sign area
2. Richland Center Cemetery
  - a. Approximately eight (8) services per season
  - b. String trimming only (City staff will continue mowing operations)
3. Bowen’s Cemetery + Bowen’s Mill
  - a. Weekly service (~26 weeks)
  - b. Mowing and string trimming
4. Lions Park + Dog Park
  - a. Weekly service (~26 weeks)
  - b. Mowing and string trimming

Contractors are requested to submit two separate quotes. The City will evaluate proposals and may pursue either option based on pricing and available budget.

**Quote Option A:** All four (4) locations listed above.

**Quote Option B:** Locations 1 & 2 only (Richland Airport and RC Cemetery string trimming).

Contractors are encouraged to review site conditions prior to submitting a quote. Site access or coordination can be arranged by contacting the Assistant DPW at (608) 604-0398.

All other questions regarding this request should be directed to Darcy Perkins at 608-647-3466 Ext. 202 or [darcy.perkins@richlandcenterwi.gov](mailto:darcy.perkins@richlandcenterwi.gov).

**Bid Proposals must be submitted no later than 5:30 pm on March 16<sup>th</sup> and should be submitted electronically to [darcy.perkins@richlandcenterwi.gov](mailto:darcy.perkins@richlandcenterwi.gov) or in person to 450 S. Main Street. All proposals should be clearly labeled “2026 Contracted Mowing Services Bid”.**

The Public Works Committee anticipates reviewing the bids on March 19<sup>th</sup> with final consideration by the Common Council thereafter. Work should commence promptly following City approval and be in place by April 1<sup>st</sup>.

*The City of Richland Center reserves the right to reject any and all bids. All bids are subject to City Council approval. The City of Richland Center is an equal opportunity employer.*



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## 2026 Contracted Mowing Services Bid

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From Tyler Babb <tyjb848484@gmail.com>

Date Mon 03/16/2026 16:45

To Darcy Perkins <darcy.perkins@richlandcenterwi.gov>

 2 attachments (5 MB)

IMG\_20220830\_175055681\_HDR.jpg; e6527e54-f3f2-413e-a191-c742e99ef29e-1\_all\_2271.jpg;

### March 16, 2026

City of Richland Center Public Works Department Richland Center, WI

City of Richland Center,

My name is **Tyler Babb**, owner of **Babb Lawn Care & Grounds Management**, and I appreciate the opportunity to submit a proposal for the City of Richland Center's 2026 mowing and cemetery trimming services.

My goal is to provide the City with **reliable, consistent, and professional grounds maintenance** across all listed properties, including the airport, parks, Bowen's Cemetery, Bowen's Mill Kayak Landing, the City Welcome Sign area, and the Richland Center Public Cemetery. This proposal reflects accurate acreage, realistic labor requirements, and the equipment necessary to maintain these areas to municipal standards.

In addition to competitive per-service pricing, I also offer **contract credit options** that can reduce the City's total seasonal cost when a portion of the season is prepaid. These credits are designed to support municipal budgeting flexibility and help lower overall expenses without changing the base service rates. I am fully willing to work with the City to structure these credits in a way that aligns with your financial planning for the year.

Thank you for your time and consideration. I look forward to the opportunity to partner with the City of Richland Center for the 2026 season. If you have any questions or would like to discuss contract credit options in more detail, please feel free to contact me.

Sincerely, **Tyler Babb** Babb Lawn Care & Grounds Management Richland Center, WI Phone: **608-475-4633** Email: [tyjb848484@gmail.com](mailto:tyjb848484@gmail.com)

# **BABB LAWN CARE & GROUNDS MANAGEMENT**

**2026 Grounds Maintenance Bid Proposal City of Richland Center, Wisconsin Date: March 16, 2026**

## **SECTION 1 — MOWING SERVICES (Per-Cut Pricing)**

### **Airport (Approx. 30 Acres)**

\$1,950 per mowing

### **Bowen’s Cemetery (Approx. 1.5 Acres)**

\$160 per mowing

### **Bowen’s Mill Kayak Landing (Approx. 0.5 Acres)**

\$50 per mowing

### **Dog Park (Approx. 2.5 Acres)**

\$190 per mowing

### **Lions Park (Approx. 1.5 Acres)**

\$110 per mowing

### City Welcome Sign Area

\$35 per mowing

## SECTION 2 — CEMETERY TRIMMING SERVICES

### Richland Center Public Cemetery (Trimming Only)

**\$3,500 per trimming cycle** Includes trimming around all headstones, monuments, markers, trees, curbs, benches, fences, and fixed obstacles, plus full blower cleanup after each cycle.

Estimated **8 trimming cycles per season** Season Total: **\$28,000**

## SECTION 3 — MOWING FREQUENCY & SEASONAL COST BREAKDOWN

### A. Standard Contract Basis — 26 Mowings

Location	Rate per Mow	26-Mow Total
Airport	\$1,950	<b>\$50,700</b>
Bowen’s Cemetery	\$160	<b>\$4,160</b>
Bowen’s Landing	\$50	<b>\$1,300</b>
Dog Park	\$190	<b>\$4,940</b>
Lions Park	\$110	<b>\$2,860</b>
City Welcome Sign	\$35	<b>\$910</b>

**Total (Mowing Only): \$64,870 Total with Cemetery Trimming: \$92,870**  
Rounded: **\$92,900**

# **B. Weather-Adjusted Mowing Plan — 22 to 24 Mowings**

## **22 Mows**

Total (Mowing Only): \$54,890 Total with Cemetery Trimming: \$82,890

## **24 Mows**

Total (Mowing Only): \$59,880 Total with Cemetery Trimming: \$87,880

# **SECTION 4 — MOWING FREQUENCY ADJUSTMENT CLAUSE**

Mowing will be performed on an approximate **7–10 day rotation**, as conditions allow, with the goal of keeping the total seasonal mowing count in the range of **22–24 mowings**. If fewer mowings are required due to weather, the **total seasonal cost will be reduced accordingly**.

# **SECTION 5 — CONTRACTOR INFORMATION**

**Contractor:** Babb Lawn Care & Grounds Management Richland Center, WI

**Contact:** Tyler Babb Phone: 608-475-4633 Email: [tyjb848484@gmail.com](mailto:tyjb848484@gmail.com)

**Services Provided:** Municipal mowing, trimming, vegetation management, slope work, and public-space maintenance.

**Insurance:** Full liability and workers’ compensation coverage provided.

# **SECTION 6 — EQUIPMENT & CAPABILITY STATEMENT**

## **Primary Mowing & Trimming Equipment**

- 60"–72" commercial ZTRs
- 48" stand-on mower
- 95" wide-area mower (WAM)

## **Ventrac Articulating Tractor System (Planned Acquisition)**

- Slope stability
- Low ground pressure
- Wet-area capability
- Multi-attachment versatility

## **Ventrac Attachments**

- 60"–72" finish decks
- 95" WAM deck
- ToughCut brush hog
- Contour deck (optional)

## **Additional Equipment**

- Access to 3-point commercial batwing mower
- Stihl backpack blowers & trimmers
  - Cemetery fully blown off after each trimming cycle

## **Benefits to the City**

- Safer hillside maintenance
- Reduced trimming time

- Cleaner, more consistent mowing
- Lower turf damage
- Expanded service capability
- Faster response for special requests

## **SECTION 7 — NOTES**

- All pricing is per service unless otherwise stated.
- Scheduling coordinated with Public Works to avoid conflicts with events, burials, and airport operations.
- All work performed to municipal standards with complete cleanup after each service.

## **SECTION 8 — PROFESSIONAL REFERENCES (Past 5 Years)**

- Menards – Baraboo
- Village of Muscoda
- Village of Blue River
- Our Lady of the Most Blessed Sacrament Parish
- Township of Orion
- Township of Dayton — Gary Manning
- Tony Augelli
- Stumpdodger Campground

**ESTIMATE****BF Lawn Care, LLC**

1829 Witek Road  
 Muscoda, WI 53573  
 (608) 732-4886



To:  
 City of Richland Center  
 450 South Main Street  
 Richland Center, WI 53581

Estimate # 2706

Estimate Date 03/13/2026

Item		Quantity	Price	Tax1	Tax2	Line Total
Richland Airport (Mow/Trim)	28929 County Highway BA	26.0	\$960.00 / Per Cut	5.500%		\$24,960.00
Richland Center Welcome Sign (Mow/Trim)	26370 Frank Lloyd Wright Memorial Hwy	26.0	\$35.00 / Per Cut	5.500%		\$910.00
Richland Center Cemetery (Trim Only)	1300 N Park St	8.0	\$7,800.00 / Per Cut	5.500%		\$62,400.00
Bowen's Cemetery (Mow/Trim/Blow)	Bowen Cemetery Lane	26.0	\$120.00 / Per Cut	5.500%		\$3,120.00
Bowen's Mill (Mow/Trim)	22493 County Highway Aa	26.0	\$40.00 / Per Cut	5.500%		\$1,040.00
Lions Park (Mow/Trim)	23595 Wisconsin Highway 80	26.0	\$90.00 / Per Cut	5.500%		\$2,340.00
Dog Park (Mow/Trim)	287 Industrial Drive	26.0	\$120.00 / Per Cut	5.500%		\$3,120.00

**Notes**

Thank you so much for the opportunity to send an estimate!

**BF Lawn Care, LLC Responsibilities**

BF LawnCare, LLC agrees:

- To operate in a professional predictable manner, with a clean presentable image while on site.
- To use subcontractors as it sees fit to complete work orders and tasks with prior approval.
- To hire only those workers legally authorized to work in the United States.
- To maintain insurance and coverage deemed necessary by law including liability, workers comp, and auto.

### Payment Terms & Conditions

- All services performed will be paid in full within Net 30 days.
- Client will be billed monthly for all services including mowing / maintenance / and landscaping jobs.
- Any landscaping work over \$500 will require a 50% deposit, including spring mulching services.
- Payments may be issued via Check, or online invoice bill pay through Yardbook.
- Payments made after 30 days may be subject to a \$100/month late fee.

### Legal Notices/Disclaimers

- The client is advised and permits their property to be photographed and/or videographed for the purpose of site documentation and for social media/marketing purposes.
- BF LawnCare, LLC and Client agree that this contract is enforceable according to the laws of the state of Wisconsin.
- Any individual who signs this agreement on behalf of the property owner or BF LawnCare, LLC, promises and guarantees that he or she is fully authorized to execute this agreement on behalf of his or her employer or company. In the case of an agent of the property owner, such agent represents, promises and guarantees that such agent is fully authorized to execute this agreement on behalf of the property owner.
- This agreement will not be binding upon the contractor until a signed copy has been received by our office. No oral agreements will be accepted, whatsoever.

### Pricing Details

Richland Airport = \$60 per hr approximately 16 hrs  
 Welcome Sign = \$60 per hr approximately 10 minutes (\$35 is our minimum for mowing regardless of size or time)  
 Richland Cemetery = \$60 per man hr approximately 130 per man hours  
 Bowens Cemetery = \$60 per hr approximately 2 hours  
 Bowens Mill = \$60 per hr approximately 40 minutes  
 Lions Park = \$60 per hr approximately 1hr 30min  
 Dog Park = \$60 per hr approximately 2 hours

**ESTIMATE****BF Lawn Care, LLC**

1829 Witek Road  
 Muscoda, WI 53573  
 (608) 732-4886



To:  
 City of Richland Center  
 450 South Main Street  
 Richland Center, WI 53581

Estimate # 2707

Estimate Date 03/13/2026

Item		Quantity	Price	Tax1	Tax2	Line Total
Richland Airport Mow/Trim	28929 County Highway BA	26.0	\$1,120.00 / Per Cut	5.500%		\$29,120.00
Richland Center Cemetery (Trim Only)	1300 N Park St	8.0	\$9,100.00 / Per Cut	5.500%		\$72,800.00

**Notes**

Thank you so much for the opportunity to send an estimate!

**BF Lawn Care, LLC Responsibilities**

BF LawnCare, LLC agrees:

- To operate in a professional predictable manner, with a clean presentable image while on site.
- To use subcontractors as it sees fit to complete work orders and tasks with prior approval.
- To hire only those workers legally authorized to work in the United States.
- To maintain insurance and coverage deemed necessary by law including liability, workers comp, and auto.

**Payment Terms & Conditions**

- All services performed will be paid in full within Net 30 days.
- Client will be billed monthly for all services including mowing / maintenance / and landscaping jobs.
- Any landscaping work over \$500 will require a 50% deposit, including spring mulching services.
- Payments may be issued via Check, or online invoice bill pay through Yardbook.
- Payments made after 30 days may be subject to a \$100/month late fee.

**Legal Notices/Disclaimers**

- The client is advised and permits their property to be photographed and/or videographed for the purpose of site documentation and for social media/marketing purposes.
- BF LawnCare, LLC and Client agree that this contract is enforceable according to the laws of the state of Wisconsin.
- Any individual who signs this agreement on behalf of the property owner or BF LawnCare, LLC, promises and guarantees that he or she is fully authorized to execute this agreement on behalf of his or her employer or company. In the case of an agent of the property owner, such agent represents, promises and guarantees that such agent is fully authorized to execute this agreement on behalf of the property owner.
- This agreement will not be binding upon the contractor until a signed copy has been received by our office. No oral agreements will be accepted, whatsoever.

**Pricing Details**

Richland Airport = \$70 per hr approximately 16 hrs  
Richland Cemetery = \$70 per man hr approximately 130 per man hrs

# Gary's Lawn Care LLC Proposal 2026

**Gary's Lawn Care LLC Wisconsin-Based | Licensed & Insured**

**Address: 867 E. Burton ST. Richland Center, WI. 53581**

**Phone: 608 604 4655**

**Email: gfwilliams1956@gmail.com**

**Bid/Proposal #: 012025-21 Date: March 1<sup>st</sup>, 2026, Valid Until: 30 Days April 1<sup>st</sup>, 2026**

### Client Information:

**Name: Richland Center Airport, 2 lots and City Sign**

**Address: 28694 CTH B Richland Center, WI 53581**

**Phone: 608-647-3466 Ext.202**

**Email: darcy.perkins@richlandcenterwi.gov**

- **Lawn Size: Approximately 30 Acres**
- **Frequency:  Weekly  Bi-Weekly  One-Time**
- **Additional Notes: Also includes where the Richland Center City limits sign area and the three lots that are located off of Airport property.**

### Scope of Services

**We provide comprehensive lawn care tailored to Wisconsin's climate, ensuring a healthy, vibrant lawn year-round. Standard services include:**

Service Description	Included	Frequency/Notes	Price
Mowing to 3 inches	Yes	<b>Weekly</b> /Bi-Weekly as selected	\$55.00 per hour up to 8 hours
Trimming/Edging (around sidewalks, driveways, beds)	Yes	Each visit	Included
Blowing/Debris Removal (clippings from hard surfaces)	Yes	Each visit	Included

Service Description	Included	Frequency/Notes	Price
Spring Cleanup (de-thatching, initial mow)	No	One-time (March-May)	_____
Fall Cleanup (leaf removal)	No	As needed (September-November)	\$_____
Other (specify): _____	<input type="checkbox"/> Yes		\$_____

**Subtotal:** \$55/hr. up to 8hrs per week

**Payment Terms:** Billing is done once a month. Bills are sent out on last day of each month. Payment is due by the 10<sup>th</sup> of each month.

**Terms & Conditions:**

1. Services performed weather permitting; delays due to rain/snow not billed extra.
2. Client responsible for providing access to property and marking underground utilities.
3. Excessive debris, pet waste, or obstacles may incur additional fees.
4. Bid valid for 30 days. Changes to scope require written approval.
5. Gary's Lawn Care LLC is fully insured, proof available upon request.
6. Wisconsin weather may affect schedule; we prioritize safety and quality.

**Acceptance of Bid:** I accept the terms of this proposal and authorize Gary's Lawn Care LLC to perform the services outlined.

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Gary's Lawn Care LLC Representative:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Thank you for choosing Gary's Lawn Care LLC! We look forward to keeping your Wisconsin lawn looking its best. Contact us with any questions.**

## Gary's Lawn Care LLC Proposal 2026

**Gary's Lawn Care LLC Wisconsin-Based | Licensed & Insured**

**Address:** 867 E. Burton St. Richland Center, WI 53581

**Phone:** 608 604 4655

**Email:** gfwilliams1956@gmail.com

**Bid/Proposal #:** 012025-23 **Date:** March 1<sup>st</sup>, 2026, **Valid Until:** 30 Days

**April 1<sup>st</sup>, 2026**

### Client Information:

**Name:** Richland Center Cemetery

**Address:** Richland Center, WI 53581

**Phone:** 608-647-3466 Ext.202

**Email:** darcy.perkins@richlandcenterwi.gov

- **Lawn Size: Approximately 30 Acres**
- **Frequency:**  Weekly  **Bi-Weekly**  One-Time
- **Additional Notes:** Items need to be removed by April 1<sup>st</sup> not responsible for any item after that date.

### Scope of Services

**We provide comprehensive lawn care tailored to Wisconsin's climate, ensuring a healthy, vibrant lawn year-round. Standard services include:**

Service Description	Included	Frequency/Notes	Price
Mowing to 3 inches	No	Weekly/ <b>Bi-Weekly</b> as selected	<b>\$55.00 per hour up to 40 hours</b>
Trimming/Edging (around sidewalks, driveways, beds)	Yes	Each visit	Included
Blowing/Debris Removal (clippings from hard surfaces)	Yes	Each visit	Included

Service Description	Included	Frequency/Notes	Price
Spring Cleanup and Disposal	Yes	All Flowers, solar lights and any other items on the ground	\$50/Hr.
Fall Cleanup (leaf removal)	No	As needed (September-November)	\$ _____
Other (specify): _____	<input type="checkbox"/> Yes		\$ _____

**Subtotal: \$55/hr. up to 40hrs per week**

**Payment Terms: Billing is done once a month. Bills are sent out on last day of each month. Payment is due by the 10<sup>th</sup> of each month.**

**Terms & Conditions:**

1. Services performed weather permitting; delays due to rain/snow not billed extra.
2. Client responsible for providing access to property and marking underground utilities.
3. Excessive debris, pet waste, or obstacles may incur additional fees.
4. Bid valid for 30 days. Changes to scope require written approval.
5. Gary's Lawn Care LLC is fully insured, proof available upon request.
6. Wisconsin weather may affect schedule; we prioritize safety and quality.

**Acceptance of Bid: I accept the terms of this proposal and authorize Gary's Lawn Care LLC to perform the services outlined.**

**Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**Printed Name: \_\_\_\_\_**

**Gary's Lawn Care LLC Representative: \_\_\_\_\_**

**Date: \_\_\_\_\_**

**Thank you for choosing Gary's Lawn Care LLC! We look forward to keeping your Wisconsin lawn looking its best. Contact us with any questions.**

# Gary's Lawn Care LLC Proposal 2026

**Gary's Lawn Care LLC Wisconsin-Based | Licensed & Insured**

**Address: 867 E. Burton St. Richland Center, WI 53581**

**Phone: 608 604 4655**

**Email: gfwilliams1956@gmail.com**

**Bid/Proposal #: 012025-23 Date: March 1<sup>st</sup>, 2026, Valid Until: 30 Days**

**April 1<sup>st</sup>, 2026**

**Client Information:**

**Name: Richland Center Bowens Cemetery and Bowens Mill Landing**

**Address: Bowens Circle Dr. and CTY Hwy AA Richland Center, WI 53581**

**Phone: 608-647-3466 Ext.202**

**Email: darcy.perkins@richlandcenterwi.gov**

- **Lawn Size: Approximately 2 Acres**
- **Frequency:  Weekly  Bi-Weekly  One-Time**
- **Additional Notes**

## Scope of Services

**We provide comprehensive lawn care tailored to Wisconsin's climate, ensuring a healthy, vibrant lawn year-round. Standard services include:**

Service Description	Included	Frequency/Notes	Price
Mowing to 3 inches	Yes	Weekly/Bi-Weekly as selected	\$55.00 per hour up to 4 hours
Trimming/Edging (around sidewalks, driveways, beds)	Yes	Each visit	Included
Blowing/Debris Removal (clippings from hard surfaces)	Yes	Each visit	Included
Spring Cleanup and Disposal	Yes	One-time in the spring will remove all flowers and solar lights after April 1 <sup>st</sup>	\$200 one time fee

Service Description	Included	Frequency/Notes	Price
Fall Cleanup (leaf removal)	No	As needed (September-November)	\$ _____
Other (specify): _____	<input type="checkbox"/> Yes		\$ _____

**Subtotal:** \$55/hr. up to 4hrs per week

**Payment Terms:** Billing is done once a month. Bills are sent out on last day of each month. Payment is due by the 10<sup>th</sup> of each month.

**Terms & Conditions:**

1. Services performed weather permitting; delays due to rain/snow not billed extra.
2. Client responsible for providing access to property and marking underground utilities.
3. Excessive debris, pet waste, or obstacles may incur additional fees.
4. Bid valid for 30 days. Changes to scope require written approval.
5. Gary's Lawn Care LLC is fully insured, proof available upon request.
6. Wisconsin weather may affect schedule; we prioritize safety and quality.

**Acceptance of Bid:** I accept the terms of this proposal and authorize Gary's Lawn Care LLC to perform the services outlined.

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Gary's Lawn Care LLC Representative:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Thank you for choosing Gary's Lawn Care LLC! We look forward to keeping your Wisconsin lawn looking its best. Contact us with any questions.**

# Gary's Lawn Care LLC Proposal 2026

**Gary's Lawn Care LLC Wisconsin-Based | Licensed & Insured**

**Address:** 867 E. Burton St. Richland Center, WI 53581

**Phone:** 608 604 4655

**Email:** gfwilliams1956@gmail.com

**Bid/Proposal #:** 012025-23 **Date:** March 1<sup>st</sup>, 2026, **Valid Until:** 30 Days  
April 1<sup>st</sup>, 2026

**Client Information:**

**Name:** Richland Center Dog Park and Lions Park

**Address:** Industrial Dr. and 80 North Richland Center, WI 53581

**Phone:** 608-647-3466 Ext.202

**Email:** darcy.perkins@richlandcenterwi.gov

- **Lawn Size:** Approximately 4.5 Acres
- **Frequency:**  **Weekly**  Bi-Weekly  One-Time
- **Additional Notes**

## Scope of Services

We provide comprehensive lawn care tailored to Wisconsin's climate, ensuring a healthy, vibrant lawn year-round. Standard services include:

Service Description	Included	Frequency/Notes	Price
Mowing to 3 inches	Yes	Weekly/Bi-Weekly as selected	\$55.00 per hour up to 4 hours Per Place
Trimming/Edging (around sidewalks, driveways, beds)	Yes	Each visit	Included
Blowing/Debris Removal (clippings from hard surfaces)	Yes	Each visit	Included
Spring Cleanup and Disposal	No		

Service Description	Included	Frequency/Notes	Price
Fall Cleanup (leaf removal)	No	As needed (September- November)	\$ _____
Other (specify): _____	<input type="checkbox"/> Yes		\$ _____

**Subtotal: \$55/hr. up to 4hrs per week**

**Payment Terms: Billing is done once a month. Bills are sent out on last day of each month. Payment is due by the 10<sup>th</sup> of each month.**

**Terms & Conditions:**

1. Services performed weather permitting; delays due to rain/snow not billed extra.
2. Client responsible for providing access to property and marking underground utilities.
3. Excessive debris, pet waste, or obstacles may incur additional fees.
4. Bid valid for 30 days. Changes to scope require written approval.
5. Gary's Lawn Care LLC is fully insured, proof available upon request.
6. Wisconsin weather may affect schedule; we prioritize safety and quality.

**Acceptance of Bid: I accept the terms of this proposal and authorize Gary's Lawn Care LLC to perform the services outlined.**

**Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**Printed Name: \_\_\_\_\_**

**Gary's Lawn Care LLC Representative: \_\_\_\_\_**

**Date: \_\_\_\_\_**

**Thank you for choosing Gary's Lawn Care LLC! We look forward to keeping your Wisconsin lawn looking its best. Contact us with any questions.**



**Fully Insured**

Item 8.

**P.O. BOX 218**

**BOSCOBEL, WI 53805**

**OFFICE: 608-375-0781**

**CELL: 608-485-2404**

**Client Information**

Client Name :	Richland Center Cemetery + Richland Airport		
Street Address :		Phone no.	
City, State, Zip Code :	Richland Center	Email :	
\$4100. <sup>00</sup> per trimming Richland Center Cemetery			
\$1600. <sup>00</sup> per mowing and trimming Richland Airport			

**Lawn Care Services Include**

- MOWING .....
- BLOWING .....
- WEED WHACKING .....
- OTHER .....

**Interval**

The Service Provider will perform the following services ("Services") at the following intervals:

- Every \_\_\_\_\_ Days
- Monthly
- Weekly
- When Invoiced
- Bi-Weekly
- Other \_\_\_\_\_

**Payment**

The Service Provider agrees to provide the Services in exchange for \$ \_\_\_\_\_ that is to be paid on a: (check one) :

- Every \_\_\_\_\_ Days
- Monthly
- Weekly
- When Invoiced
- Bi-Weekly
- Other \_\_\_\_\_

The client agrees to pay a \_\_\_\_\_ % late charge if the final invoice is more than \_\_\_\_\_ days overdue

**Client's Signature :** \_\_\_\_\_

**Date :** \_\_\_\_\_

**Contractor Signature :** Eugene Conner

**Date :** 3/9/2026



**Fully Insured**

Item 8.

**P.O. BOX 218**

**BOSCOBEL, WI 53805**

**OFFICE: 608-375-0781**

**CELL: 608-485-2404**

**Client Information**

Client Name :	Bowen's Cemetery - Bowen's Mill Kayak landing + Lion's Park + Dog Park		
Street Address :		Phone no.	
City, State, Zip Code :	Richland Center WI	Email :	
This Bid is for all locations \$425.00 per mowing and Trimming			

**Lawn Care Services Include**

<input checked="" type="checkbox"/> MOWING .....	<input type="checkbox"/> BLOWING .....
<input checked="" type="checkbox"/> WEED WHACKING .....	<input type="checkbox"/> OTHER .....

**Interval**

The Service Provider will perform the following services ("Services") at the following intervals:

<input type="checkbox"/> Every _____ Days	<input type="checkbox"/> Monthly
<input checked="" type="checkbox"/> Weekly	<input type="checkbox"/> When Invoiced
<input type="checkbox"/> Bi-Weekly	<input type="checkbox"/> Other _____

**Payment**

The Service Provider agrees to provide the Services in exchange for \$ \_\_\_\_\_ that is to be paid on a: (check one):

<input type="checkbox"/> Every _____ Days	<input checked="" type="checkbox"/> Monthly
<input type="checkbox"/> Weekly	<input type="checkbox"/> When Invoiced
<input type="checkbox"/> Bi-Weekly	<input type="checkbox"/> Other _____

The client agrees to pay a \_\_\_\_\_ % late charge if the final invoice is more than \_\_\_\_\_ days overdue

**Client's Signature :** \_\_\_\_\_

**Date :** \_\_\_\_\_

**Contractor Signature :** Eugene Conner

**Date :** 3/9/2026

Insured name: GREEN GRASS LAWCARE LLC  
 Policy number: Q61 0428153  
 Policy period: 07/01/2025 to 07/01/2026

Item 8.

Page 2 of 4

**Liability Protection**

**Commercial general liability coverage**

Coverage	Deductible	Limit
Bodily injury and property damage		\$1,000,000 Each occurrence
Personal and advertising injury		\$1,000,000 Any one person or organization
Medical expense payments		\$5,000 Any one person
Damage to premises rented to you – Fire legal liability		\$1,000,000 Any one premises
General aggregate		\$2,000,000
Products – Completed operations aggregate		\$2,000,000
Non-owned and hired automobile liability		Included
Damage to customers autos - Legal liability	\$200	Included

Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)

**Property Protection**

**Risk information for Location 1 - Building 1**

Address:	6590 RIVERVIEW LN	Insured interest:	Building owner
City/State:	BOSCOBEL, WI		
Zip code:	53805		
County:	Grant		
Occupancy/Operations:	97050 Lawn care contractor - lessor's risk		

**Schedule of Forms**

Form number	Edition date	Description
CG0001	04/13	Commercial General Liability Coverage Form
CG0124	01/93	Wisconsin Changes - Amendment of Policy Conditions
CG2106	05/14	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - With Limited Bodily Injury Exception
CG2109	06/15	Exclusion - Unmanned Aircraft
CG2170	01/15	Cap on Losses from Certified Acts of Terrorism
CG4032	05/23	Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)
EPP0006	12/24 *	ErieSecure Business Extra Liability Coverages
EPP0008	09/23	Policy Change Endorsement - Exclusions
EPP0009	10/19	Exclusion - Professional Liability
EPP0011WI	10/19 *	Wisconsin Liability Change Endorsement
EPP0036	10/19 *	Important Notice to Wisconsin Policyholders - ErieSecure Business
EPP0094WI	10/24 *	Premium Audit - Noncompliance Charge - Wisconsin
EPP3208	10/19	Exclusion - Lead Liability
EPP4000WI	10/19	ErieSecure Business Policy - Wisconsin
EPP4001	10/19	Amendment of Mobile Equipment Definition
EPP4006	10/19	Coverage for Punitive Damages
EPP5009	10/24 *	Important Notice - ErieSecure Business - Summary of Changes
EPP5011	12/24 *	Important Notice - ErieSecure Business - Summary of Changes
IL985H	03/21 *	Disclosure Pursuant to Terrorism Risk Insurance Act

Processed on: 04/07/2025

# GREEN GRASS LAWN CARE LLC

PO BOX 218 • BOSCOBEL WI 53805

OFFICE: 608.375.0781

CELL: 608.485.2404



## REFERENCES

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710 Diagnostics - 608-375-4313

Annie McCullick - 608-485-0192

Janice Harms - 608-375-5430

Barb Ewing - 608-604-9057

Suzy Semanco - 618-971-3919

Dawn Propp - 608-604-8128

Tom Carter - 262-515-5918



**Prepared For**

The City of Richland Center Public Works  
Department

**KW Lawn Care**

Estimate # 69

Date 03/10/2026

17804 County Highway Q  
Richland center, Wisconsin 53581  
Phone: (608) 604-4741  
Email: kwalthner1990@gmail.com

Description	Rate	Quantity	Total
lawn care -Richland Airport Weekly Service (~26 weeks); Mowing around buildings, two lots, and City Welcome sign area. (~30 acres)	\$2,500.00	26	\$65,000.00
Richland Center Cemetery Approximately eight (8) services per season; String trimming only (City staff will continue mowing operations). (~30 acres)	\$18,000.00	8	\$144,000.00
Bowen's Cemetery + Bowen's Mill Weekly service (~26 weeks); Mowing and string trimming. (~2 acres)	\$600.00	26	\$15,600.00
Lions Park + Dog Park Weekly service (~26 weeks); Mowing and string trimming. (~4.5 acres)	\$450.00	26	\$11,700.00
<b>Subtotal</b>			<b>\$236,300.00</b>
<b>Total</b>			<b>\$236,300.00</b>



**Prepared For**

The City of Richland Center Public Works  
Department

**KW Lawn Care**

Estimate # 70

17804 County Highway Q  
Richland center, Wisconsin 53581  
Phone: (608) 604-4741  
Email: kwalthner1990@gmail.com

Date 03/10/2026

Description	Rate	Quantity	Total
Richland Airport- lawn care Weekly Service (~26 weeks); Mowing around buildings, two lots, and City Welcome sign area. (~30 acres)	\$2,500.00	26	\$65,000.00
Richland Center Cemetery- lawn care Richland Center Cemetery - Approximately eight (8) services per season; String trimming only (City staff will continue mowing operations). (~30 acres)	\$18,000.00	8	\$144,000.00
<b>Subtotal</b>			<b>\$209,000.00</b>
<b>Total</b>			<b>\$209,000.00</b>

Richland Center Public Works Committee

Bid proposal for Richland Airport, Richland Center Cemetery, Bowens Cemetery + Bowens Mill Kayak Landing, and Lions Park + Dog Park. At PineCrest, we're local, reliable on quality work that keeps public areas safe, welcoming, and friendly (using low-emission gear where possible). We've tailored two options based on your needs: a full package for all four sites (with a bundle savings) and a scaled-down one for just the cemetery and park. Prices are based on site sizes, service frequency, and industry standards, ensuring we cover costs while delivering value.

All services include:

- Professional mowing with sharp blades for even cuts (no scalping).
- String trimming around obstacles (buildings, signs, headstones, fences) to prevent overgrowth.
- Debris cleanup post-service (leaves, clippings blown or removed).
- Flexible scheduling around weather/events.

**Option 1: All 4 Locations**

This covers weekly/seasonal services across all sites for the 2026 season (approx. April-October, weather dependent). Bundle discount: 5% off total for committing to all.

Location	Description	Acre s	Frequency	Rate per Acre	Visit s	Subtotal
1. Richland Airport	Mowing around buildings, two lots, welcome sign	30	Weekly (26 weeks)	\$40 (mowing)	26	\$31,200
2. Richland Center Cemetery	String trimming only	30	8 services/season	\$30 (trim)	8	\$7,200
3. Bowens Cemetery + Bowens Mill Kayak Landing	Mowing + string trimming	2	Weekly (26 weeks)	\$70 (combined)	26	\$3,640
4. Lions Park + Dog Park	Mowing + string trimming	4.5	Weekly (26 weeks)	\$60 (combined)	26	\$7,020
<b>Subtotal</b>						<b>\$49,060</b>

<b>Bundle Discount (5%)</b>	-\$2,453
<b>Taxes (if applicable, e.g., 5.5% WI sales)</b>	+\$2,558
<b>Total Bid</b>	<b>\$49,165</b>

**Estimated Monthly Payment (over 6 months):** \$8,194 (or invoice per service for flexibility).

**Option 2: Partial Package**

Location	Description	Acre s	Frequency	Rate per Acre	Visit s	Subtotal
2. Richland Center Cemetery	String trimming only	30	8 services/season	\$30 (trim)	8	\$7,200
4. Lions Park + Dog Park	Mowing + string trimming	4.5	Weekly (26 weeks)	\$60 (combined)	26	\$7,020
<b>Subtotal</b>						<b>\$14,220</b>
<b>Taxes (if applicable, e.g., 5.5% WI sales)</b>						<b>+\$782</b>
<b>Total Bid</b>						<b>\$15,002</b>

**Estimated Monthly Payment (over 6 months):** ~\$2,500.

We're excited to partner and keep these spots looking sharp! Reply or call Kevin Hoffman at 608 475 4847.

Kevin Hoffman  
608 475 4847

Owner, PineCrest Landscaping and Yard Services





The Lawn Care Co.  
24328 County Hwy D  
Richland Center, WI 53581  
+16085046483  
lawncare.608@gmail.com  
lawncarewi.com

Quote 21891 Item 8.

ADDRESS	DATE	TOTAL
2026 Contracted Mowing Services Bid	03/13/2026	<b>\$71,402.40</b>
2026 Contracted Mowing Services Bid		
Richland Center, WI 53581		

DATE		DESCRIPTION	QTY	RATE	AMOUNT
03/13/2026	<b>Mow</b>	Richland Center Airport mow, trim, blow all grass clippings off paved areas and back into the grass	26	1,200.00	31,200.00T
03/13/2026	<b>Mow</b>	Richland Center Cemetery only trim	8	1,440.00	11,520.00T
03/13/2026	<b>Mow</b>	Bowen's Cemetery + Bowen's Mill mow, trim, blow grass clippings off paved areas back into grass	26	480.00	12,480.00T
03/13/2026	<b>Mow</b>	Lions Park + Dog Park mow, trim, blow clippings off paved areas and back into grass	26	480.00	12,480.00T

We look forward to serving you soon!

SUBTOTAL	67,680.00
TAX	3,722.40

This proposal is valid for 30 days.

TOTAL	<b>\$71,402.40</b>
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THANK YOU.

Accepted By

Accepted Date



The Lawn Care Co.  
24328 County Hwy D  
Richland Center, WI 53581  
+16085046483  
lawncare.608@gmail.com  
lawncarewi.com

Quote 21892 Item 8.

ADDRESS	DATE	TOTAL
2026 Contracted Mowing Services Bid 2026 Contracted Mowing Services Bid Richland Center, Wi 53581	03/13/2026	<b>\$45,069.60</b>

DATE	DESCRIPTION	QTY	RATE	AMOUNT
03/13/2026	<b>Mow</b> Richland Airport mow, trim and blow all grass clippings back into the grass	26	1,200.00	31,200.00T
03/13/2026	<b>Trimming</b> Richland Center Cemetery only trimming	8	1,440.00	11,520.00T
We look forward to serving you soon!				SUBTOTAL 42,720.00
This proposal is valid for 30 days.				TAX 2,349.60
				<b>TOTAL \$45,069.60</b>

THANK YOU.

Accepted By

Accepted Date

# CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

**Agenda Item:** Agreement for Warning System Annual Inspection & Preventative Maintenance

**Requested & Presented by:** Darcy Perkins, Municipal Services Specialist

**Meeting Date:** Common Council on 03-30-2026

**Committee Review:** Public Works Committee on 03-19-2026 – *Motion by Walters to recommend to the Common Council the approval of a 4-Year Agreement for Warning System Annual Inspection & Biennial Preventative Maintenance with Sheboygan Warning Systems, LLC at a cost not to exceed \$12,500.00. Seconded by Schultz. Motion carried unanimously by voice vote.*

**Background:** The City maintains an outdoor warning siren system used to notify residents during severe weather and emergency events. Annual inspection and preventative maintenance are required to ensure system reliability and identify faults or communication issues.

Pursuant to Section 3 of the City’s Financial Policy, budgeted expenditures exceeding \$3,000 may be procured through the quote process and brought to Council for action. A Request for Bids was issued to five (5) known contractors; two (2) responses were received:

Vendor	1-Year Agreement	3-Year Agreement	5-Year Agreement
Emergency Communication Systems (ECS)	\$3,325.00	\$9,975.00 (~\$3,325.00/yr.)	\$16,625.00 (~\$3,325.00/yr.)
Vendor	1-Year Agreement	2-Year Agreement	4-Year Agreement
Sheboygan Warning Systems, LLC (SWS)	N/A	\$5,901.00 (~\$2,950.50/yr.)	\$11,802.00 (~\$2,950.50/yr.)

Both proposals provide comparable core inspection and preventative maintenance services but differ in cost, scope, and approach. ECS, the City’s long-time provider, offers a standard annual program at \$3,325/year with up to a 5% annual escalation. SWS proposes a structured biennial model with annual inspections and alternating full head maintenance, averaging ~\$2,950/year with no escalation. SWS also includes limited corrective maintenance, enhanced diagnostics, and a proactive lifecycle-based approach aimed at reducing long-term failures. Staff requested and reviewed multiple positive references from comparable Wisconsin municipalities to support this transition. Based on cost, service depth, and long-term value, staff recommend transitioning to SWS.

**Department Recommendation:** Staff recommend approval of a 4-Year Agreement for Warning System Annual Inspection & Biennial Preventative Maintenance with Sheboygan Warning Systems, LLC at a cost not to exceed \$12,500.00.

**Financial Impact:** Total 4-year cost of \$11,802.00 (some replacement parts & equipment billed separately).

**Funding Source:** 10-52500-480 – Siren/Maintenance Agreements

**Requested Action:**

**COUNCIL:** Motion to approve the execution of a 4-Year Agreement for Warning System Annual Inspection & Biennial Preventative Maintenance with Sheboygan Warning Systems, LLC at a cost not to exceed \$12,500.00.

**Attachment(s):**

- 2026 Proposed ECS Agreement
- 2026 Proposed SWS Agreement



## Emergency Communication Systems

*Safety First*

1750 Hamilton Court Little Chute, WI 54140  
www.emergencycommunicationsystems-ecs.com  
Phone: (920) 423-3311  
Email: Bill@Siren-Service.com

# Agreement for Warning System Annual Inspection & Preventative Maintenance

Creating a contract between Emergency Communication Systems and our customers instills confidence in the communities that we serve, knowing the warning system equipment is being maintained, tested, and held to a high standard. Service contracts for our customers allows them to ensure proper maintenance is being done on their equipment for the agreed upon length of time, eliminating any need to further search for certified service vendors or additional quotes. Service contracts allow Emergency Communication Systems to keep up to date records of equipment, ensure proper operation to protect our communities when a threat arises, and provides us with regular checks to ensure the equipment we stand behind is operating at optimal performance.

The following Annual Inspection & Preventative Maintenance Agreement is between

**Emergency Communication Systems**

---

&

**Richland Center, WI**

---

This agreement covers annual inspection and preventative maintenance only for sirens and controls. Sirens added to the system after the agreement will be included the year following installation unless discussed and agreed upon between the two parties. (\*see page 3 for further maintenance details)

Agreement Period: (Please select one)

1-year agreement

3-year agreement

5-year agreement

Between 2026 & \_\_\_\_\_

Total number of sirens and associated controls: 7

Per site annual cost: \$ 475

Total Annual Cost for this agreement: \$ 3,325

Total Contract Cost for this agreement: \$ \_\_\_\_\_

\*Maintenance to be invoiced annually after servicing

Party:

**Emergency Communication Systems**

Printed Name:

Jennifer Van Dyn Hoven

Signature:

*Jennifer Van Dyn Hoven*

Signature Date: \_\_\_\_\_

Party:

\_\_\_\_\_

Printed Name:

\_\_\_\_\_

Signature:

\_\_\_\_\_

Signature Date: \_\_\_\_\_

\*Emergency Communication Systems reserves the right to increase costs up to 5% each year due to inflation or unforeseen cost increases.

## **Annual Siren Maintenance for Tornado Sirens include but not limited to.**

### Details of Service:

The goal of this service is to minimize the possibility of siren failure and to capture the maximum performance and reliability of the warning system through scheduled annual service visits.

1. Inspect all electrical and mechanical connections. Make sure that all fasteners are properly tightened.
2. Visual inspection of the grounding system, utility pole, conduits and connections and cabinets.
3. Inspect both the rotator motor and siren motor (if equipped)
4. Grease and inspect siren head (up to 60ft head height)
5. Realign and reset rotation tensioner (if equipped)
6. Check sensor adjustment (if equipped)
7. Check rotation current sensor (if equipped)
8. Check AC power sensor (if equipped)
9. Check intrusion sensor (if equipped)
10. Check battery voltage/ cold cranking amps (if equipped)
11. Check controller auto-reporting (if equipped)
12. Check battery charger voltage (if equipped)
13. Check transformer/rectifier (if equipped)
14. Test manual siren activation (if equipped)

Please Note: if any parts or material are needed there will be an additional fee.

### **Scope of Responsibility**

#### Emergency Communication Systems Scope of Responsibility

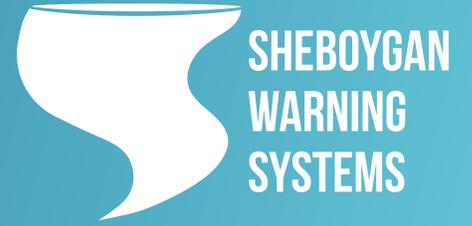
- Schedule technicians to perform services
- Ensure inspection is per manufacturer's specifications
- Conduct work in a timely manner
- Identify any open issues
- Provide a service point of contact to the customer

### **Customer Scope of Responsibility**

- Provide an authorized point of contact for scheduling and onsite coordination
- Notify Emergency Communication Systems of any special instruction or other security issues affecting their visit to the site

2026

Agreement for Warning System Annual Inspection & Biennial Preventative Maintenance



5323 Heatherfield Ct, Sheboygan, Wisconsin

## SUMMARY

Creating an agreement between Sheboygan Warning Systems and our customers instills confidence in our clients that their warning system will be ready when an emergency arises. Sheboygan Warning Systems prides itself on going above and beyond the industry standard of customer service, education, and level of maintenance and testing being performed. Service contracts with our clients allows them to have peace of mind that their warning system is being properly maintained, and eliminates the need to quote regularly for maintenance. Service contracts allow Sheboygan Warning Systems to keep digital and physical records about your warning system to ensure proper operation and maintenance is being performed. Sheboygan Warning Systems maintenance plans are the most thorough in the industry so you can be rest assured that your system will be "Ready When You Need It."

The Following Annual Inspection & Biennial Maintenance Agreement is between:

SHEBOYGAN WARNING SYSTEMS, LLC

SWS

CITY OF RICHLAND CENTER

Municipality / Client

This agreement covers annual system inspection and biennial maintenance for siren heads. Sirens added to the client's system after this agreement will be included the year following the unit's installation unless discussed and agreed upon by the client and Sheboygan Warning Systems.



2026

Agreement for Warning System Annual Inspection & Biennial Preventative Maintenance



5323 Heatherfield Ct, Sheboygan, Wisconsin

### AGREEMENT DETAILS

AGREEMENT PERIOD: (Please Select One)

2-Year Agreement

4-Year Agreement

Total Number of Siren Sites to Be Serviced:

7

Year One Cost Per Site: \$435.00

Year One Total Cost: \$3,045.00

Year Two Cost Per Site: \$372.00

Year Two Total Cost: \$2,604.00

Additional Materials Cost:  
(Billed Yearly)

\$126.00

Total Agreement Cost:

\$5,901.00

Carter Haen

SWS Printed Name

*Carter Haen*

SWS Signature

Representative Printed Name

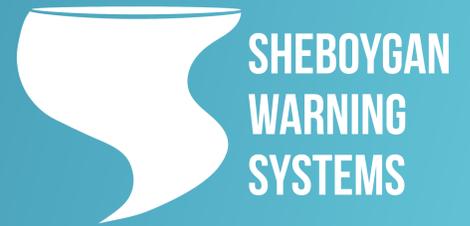
Representative Signature

Date

- The total agreement cost is the cost of two years of preventative maintenance. If the 4-year option is selected the total agreement cost would be double the cost of the shown total agreement cost.
- By signing this agreement you agree to and understand the terms and conditions that are listed on the following page of this document.

2026

Agreement for Warning System Annual Inspection  
& Biennial Preventative Maintenance



5323 Heatherfield Ct, Sheboygan, Wisconsin

## AGREEMENT TERMS AND CONDITIONS

1. This agreement follows a biennial maintenance schedule. Meaning, year one, Sheboygan Warning Systems will service the head & controls of the warning siren(s). Year two, Sheboygan Warning Systems will solely maintain the controls of the warning siren(s). This is done to avoid over maintaining of the warning siren(s) head(s).
2. The respective municipality / customer shall be responsible for providing for, facilitating or allowing access for Sheboygan Warning Systems personnel and vehicles to access each warning siren site as required to perform preventative maintenance.
3. Site landscaping damage is an assumed liability of the respective municipality / customer due to the use of heavy machinery to perform preventative maintenance. Sheboygan Warning Systems is not responsible and or liable for repairing accidental landscaping damage.
4. The respective municipality / customer agrees to pay Sheboygan Warning Systems the total of annual charges set forth in this agreement. In addition, the customer is responsible for any sales tax associated with payments involving this agreement. If applicable the municipality / customer must provide Sheboygan Warning Systems with a tax exemption certificate upon receiving invoice.
5. Following the terms of this agreement, this agreement may be renewed by mutual agreement of the parties (respective municipality / customer & Sheboygan Warning Systems). Sheboygan Warning Systems has the option to revise annual charges for the agreement renewal and shall notify the respective municipality / customer of such revisions. Any renewal will be finalized by the signature of a new agreement presented to the respective municipality / customer by Sheboygan Warning Systems.
6. Sheboygan Warning Systems is not responsible and or liable for the failure of warning siren equipment when off premise.
7. Sheboygan Warning Systems shall use reasonable diligence to perform its obligation hereunder on a commercially timely basis, but subject to delays or failure resulting from fire, war, labor disputes, acts of God, governmental regulations, commercial shortages, component or material unavailability, weather conditions, and other causes beyond its reasonable control. Performance by Sheboygan Warning Systems is further conditioned upon complete information or instructions being furnished by the customer regarding inoperative or malfunctioning conditions of the equipment and possible causes thereof.

If any questions or concerns come up, it is advised a City of Richland Center representative calls a representative from Sheboygan Warning Systems prior to signing and returning this agreement.



**Sheboygan Warning  
Systems LLC**

Item 9.

1904 Geele Avenue  
Sheboygan, WI 53083  
(920) 287-4432

**Siren Preventative Maintenance Form**

<b>Technician:</b>	<b>Site:</b>	<b>Date:</b>	<b>Customer:</b>

<b>General Site:</b>	<b>Remarks:</b>
Siren Head Type:	
Site Debris:	
Site Vegetation:	
Evidence of Vandalism:	
Control Boxes Locked:	
Electrical Service:	
Generator Backup:	
Meter Number:	
Grounding Rod:	
Pole Condition:	
Pole Height:	
Conduit Condition:	
Antenna Location:	
Antenna Condition:	
Antenna Cable Secure:	

<b>Controller:</b>	<b>Remarks:</b>
Controller Location:	
Controller Height:	
Radio/Timer Type:	
Activation Method:	



**Sheboygan Warning  
Systems LLC**

Item 9.

1904 Geele Avenue  
Sheboygan, WI 53083  
(920) 287-4432

Voltage (L1, L2 or L1, L2, L3):	
Wire Condition:	
Start Capacitor Condition:	
Run Capacitor Condition:	
Capacitor Relay:	
Potential Relay/Centrifugal Switch:	
Main Contactor Condition:	
Main Heater Condition:	
Rotate Contactor Condition:	
Blower Contactor Condition:	
Delay Relay Wired/Set Correctly:	
Chopper Motor Tap (RCM 1-7)	
Cabinet Heater:	
Cabinet Seals:	
Cabinet Lock:	
Cabinet Condition:	
Current Sensor Chopper (2-Way):	
Current Sensor Rotator (2-Way):	
Current Sensor Blower (2-Way):	
AC Fail (2-Way):	
Encrypted Comm Card (ASC):	
FSK Card Alignment (ASC):	
Microprocessor Revision (ASC):	
Interface Cables (ASC):	
Comm Battery:	
Intrusion Sensor:	
Antenna SWR < 10:1	
Watts Forward:	
Watts Reflective:	
Radio Level:	



**Sheboygan Warning  
Systems LLC**

Item 9.

1904 Geele Avenue  
Sheboygan, WI 53083  
(920) 287-4432

<b>Siren Head:</b>	<b>Remarks:</b>
Housing Condition:	
Screened Openings:	
Slip Ring Condition:	
Slip Rings Cleaned:	
Slip Ring Brush Condition:	
Rotation Sensor:	
Rotation Assembly:	
Rotation Assembly Greased/Oiled:	
Rotation Belt/Chain Condition:	
Rotation Tensioner Set Correct:	
Rotation Speed Setting:	
Rotator Motor Condition:	
Rotator Motor Current Readings:	
Chopper Motor Make/Model:	
Chopper Motor Brushes:	
Chopper Motor Ohms L1/L2/L3:	
Chopper Motor Bearings:	
Chopper Motor Current Readings:	
Chopper Runs in Correct Direction:	
Pole Mounting Bracket Condition:	
Siren Head Grounded:	
Standpipe and Anchor Condition:	

<b>Blower Motor:</b>	<b>Remarks:</b>
Housing:	
Blower Condition:	
Motor Runs in Correct Direction:	
Blower Belt Condition:	



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Item 9.

1904 Geele Avenue  
Sheboygan, WI 53083  
(920) 287-4432

Blower Motor Capacitor:	
Blower Motor Ohms L1/L2/L3:	
Blower Motor Current Readings:	
Blower Bearings Greased:	
Blower Oil Checked/Changed:	
Relief Valve Functional:	

<b>Siren Test:</b>	<b>Pass or Fail</b>
10 Second Test:	

<b>Siren Polling: (Two-Way Only)</b>	<b>Remarks:</b>
RF OK:	
AC Fail:	
Door Open:	
Activate OK:	
Activate Local:	
Encrypted Communications Card:	

Notes:



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1904 Geele Avenue  
Sheboygan, WI 53083  
(920) 287-4432

Item 9.

*Disclaimer: Sheboygan Warning Systems LLC does not assume any liability for damage to equipment that occurs when not present. Sheboygan Warning Systems can never 100% guarantee that the siren will sound when not present. Sheboygan Warning Systems LLC can only give recommendations, and state the condition of the system based on the findings on the date that the system was inspected, and or maintained.*



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1904 Geele Avenue  
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**Siren Preventative Maintenance Form**

<b>Technician:</b>	<b>Site:</b>	<b>Date:</b>	<b>Customer:</b>

<b>General Site:</b>	<b>Remarks:</b>
Site Debris:	
Site Vegetation:	
Evidence of Vandalism:	
Control Boxes Locked:	
Electrical Service:	
Meter Number:	
Grounding Rod:	
Pole Condition:	
Pole Height:	
Conduit Condition:	
Siren Head Type:	
Cabinet Height:	
Radio Make:	
Radio Model:	
Antenna Cable Secure:	
Microprocessor Revision:	
Interface Cables:	
AC Power Voltage + - 5%:	



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Item 9.

1904 Geele Avenue  
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<b>Siren Head:</b>	<b>Remarks:</b>
Stator Heaters:	
Chopper Motor Brushes:	
Slip Ring Condition:	
Slip Ring Brushes:	
Rotation Sensor:	
Rotation Assembly:	
Chopper Motor Model:	
Chopper Motor Bearing:	
Chopper Motor Current Reading:	
Chopper Motor Ohms:	
Rotation Motor Ohms:	
Fiberglass Housing:	
Screened Openings:	
Wire Condition:	

<b>DC Control Cabinet:</b>	<b>Remarks:</b>
Cabinet Type:	
Weather Seals:	
Intrusion Sensor:	
Small Fuses:	
200-amp Fuse:	
Battery Chargers:	
Communications Battery Load Test:	
Communications Battery Age:	
Battery Charger Test:	



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Item 9.

1904 Geele Avenue  
Sheboygan, WI 53083  
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Battery Charger Model:	
Battery Level Sensor:	
Contactor Condition:	
Battery Disconnect:	
Rotation Speed Adjustment:	
Chopper Contactor Condition:	
Cabinet Heaters:	
Antenna SWR < 10:1	
Watts Forward:	
Watts Reflective:	
Radio Level:	
Main Control Board:	
AC/DC Logic Board:	
Rotation Sensor:	
Current Sensor:	
AC Fail Indicator:	
Surge Suppressor:	
Cabinet Condition:	
Cabinet Cleaned:	

<b>AC Transformer Rectifier:</b>	
Transformer Rectifier Model:	
Contactor Board Power:	
Contactor Condition:	
Transformer Condition:	
Transformer Rectifier Volts DC:	
200-amp Fuse:	
Pre-regulator Board Condition:	
Diode Condition:	



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Item 9.

1904 Geele Avenue  
Sheboygan, WI 53083  
(920) 287-4432

Cabinet Weather Seal:	
Cabinet Condition:	
Door Intrusion Sensor:	

<b>Battery Cabinet:</b>	<b>Remarks:</b>
Weather Seals:	
Door Intrusion Sensor:	
Battery Age:	
Battery Model:	
Battery Brand:	
Battery A Load Test:	
Battery B Load Test:	
Battery C Load Test:	
Battery D Load Test:	
Battery E Load Test (72VDC Systems):	
Battery F Load Test (72VDC Systems):	
Battery Condition:	
Batteries are wired in correct order:	
Battery chargers are wired in correct order:	
Battery Box Condition:	

<b>Siren Test:</b>	<b>Pass or Fail</b>
AC Power Test:	
DC Power Test:	
Audible Siren:	
Visible Rotation:	



**Sheboygan Warning  
Systems LLC**

1904 Geele Avenue  
Sheboygan, WI 53083  
(920) 287-4432

Item 9.

<b>Siren Polling:</b>	<b>Remarks:</b>
RF OK:	
AC Fail:	
Door Open:	
Low Main Battery:	
Activate OK:	
Activate Local:	
Encrypted Communications Card:	

Notes:

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## **SWS Preventative Maintenance Program**



**Thorough preventative maintenance programs ensure the reliability and efficiency of any outdoor warning system. Whether you have a single siren or a system of multiple they all require in-depth regular maintenance. We have worked hard to streamline these services to provide the most for your community at a cost which will fit any budget. We offer siren maintenance packages in a biennial format. Each two-year agreement may be extended to a four-year agreement, which locks in your community's price with no changes due to inflation. The total two-year agreement cost is split between both years of maintenance.**

### **What's Included?**

- Biennial Head Inspection/Maintenance
- Annual Controller-Radio Inspection/Maintenance
  - Detailed Maintenance Records
- 15 Minutes of Corrective Maintenance Per Site (discounted service rate if longer than 15 minutes)
  - Discounted Rates for Service Requests
  - Best in Class Battery and Charger Practices for DC Sirens
  - Maintenance and Service Tailored to Each Brand/Model of Siren
- Entire System Consultation (this is also included free of charge for communities who do not currently hold a maintenance agreement with us)

## Core Components Breakdown

- Biennial Head Maintenance



Each site that we visit will receive head maintenance. Head maintenance of outdoor warning sirens is the #1 most overlooked aspect of existing service contracts that we see. Much like getting an oil change for your vehicle, this is one of the easiest and most cost-effective ways to eliminate potentially expensive repairs or catastrophic failure down the line. Motors, motor brushes, collector ring assemblies/brushes, main rotational gear and drive, and bearings all must be checked and maintained on a regular basis. Many sirens are sold in a “maintenance-free” format. However, these units are also generally sold with a short life expectancy which is not always apparent. By maintaining the siren heads, you are ensuring your equipment will function for many years in the future, mitigating the need to replace them.

- **Batteries and Charging Systems**



With DC or AC/DC sirens we have taken an aggressive approach to eliminate many issues caused by bad chargers and failing batteries. During both years of our maintenance agreement these systems are checked and load tested to ensure proper operation. These checks also highlight battery issues before they happen. When a charger or battery fails, we offer a bank charging solution that outperforms any multiple-charger charging system. By having a single charger, you are always allowing the batteries to function together. In conjunction with ensuring all batteries are of the same brand and date of manufacture, as well as replacing batteries when their life expectancy has passed, we have exceeded our goal of reducing related requests for service. We offer this charger retrofit kit for any brand of siren.



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- Siren Control and Radio Systems

Each year of siren maintenance, all sites will receive an in-depth check of the controllers. All contactors, wiring, control boards/logic circuitry, antennas, two-way sensors, radios, fuses, and related equipment are inspected for functionality. A test of the siren will allow an amp measurement to be taken to ensure the unit is operating to spec. On the communications side we will ensure the siren is receiving transmissions properly and transmitting back on two-way systems. We finish off control maintenance with materials to eliminate moisture and corrosion within the cabinet.

- Site Inspection and Record Keeping

Each siren site is inspected annually to ensure the path to the controller is clear of overgrowth and debris. Any signs of vandalism are noted. The pole condition and ground rods are inspected, along with electrical service and disconnects. Before leaving the site, we ensure all cabinets are locked if applicable. All aspects of each site's maintenance visit are recorded on our maintenance form for your records. These track year-to-year site performance and highlight potential future repairs.

- Corrective Maintenance

We offer 15 minutes of corrective maintenance per site should a small repair need arise. Anything that takes longer than 15 minutes will be brought up at the time of maintenance, and can be performed at a discounted rate if the community and time allows.

- Service Calls

While our main maintenance goal is to reduce or eliminate requests for service, we offer service requests for a discounted rate to communities currently in an existing service agreement. While service calls are generally responded to within 24 hours of a request for service, we have set a 48-hour goal for these requests. We dispatch these requests from multiple locations based in the State of Wisconsin to ease travel-associated costs.

- One-Stop Shop

We offer turn-key solutions for every aspect of an outdoor warning system. From siren control software, one-way or two-way base stations and radio equipment to siren installation, maintenance and repair; we cover it all to eliminate the need for additional vendors when completing a project or servicing your system.

