



Plan Commission Meeting  
Agenda

Date: Wednesday, May 5, 2021, 6:30 p.m.

Location: Ridgeway Community Center  
Room 101/102  
208 Jarvis Street  
Ridgeway, WI 53582

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the stated meeting to gather information or participate in discussions. No action will be taken by any body at the above stated meeting other than the body specifically referred to in this notice.

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Pages

1. Meeting Opening
  - 1.a. Call meeting to order and roll call.
  - 1.b. Confirmation of Open Meeting Law Compliance
  - 1.c. Adoption of Agenda
  - 1.d. Adoption of Minutes 2
2. Business
  - 2.a. Land Use of Meudt Court Parcel 0199 5  
Tom McGraw and Dave Blume to discuss land use options
  - 2.b. Review of Real Estate Market Data  
Information and advice on real estate matters that affect Cardinal Way  
Subdivision Phase 1 and Phase 2
  - 2.c. Review of TID/TIF Data and Estimations 6
  - 2.d. Village Park Improvement Recommendation 10
  - 2.e. Green Shed, Village Storage Options, Planning 23
3. Adjournment



## Plan Commission

### Meeting Minutes

**Date:** April 7, 2021, 6:30 p.m.

**Location:** Virtual via Zoom

**Members Present:** J Steen - Chairperson, R Short - Trustee, A Larson - Resident, K Zeier

**Members Absent:** J Brindley - Public Works, K Phelan - Resident, G Bellenger - Resident

**Staff Present:** Deputy Clerk - H Roessler

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#### 1. Meeting Opening

Meeting called to order by Chairperson Steen at

##### 1. Call Meeting to Order and Roll Call

Meeting called to order at 6:33 pm. Roll call listed above.

##### 2. Confirmation of Open Meeting Law Compliance

H Roessler confirmed this was a properly noticed meeting and posted on April 5 at the Village of Ridgeway Fire Station, USPS-Ridgeway, Farmers Savings Bank-Main Street, Ridgeway and on the Village website.

##### 3. Adoption of Agenda

Motion by R Short

Seconded by A Larson

to adopt this meeting agenda.

Motion carried.

4. Adoption of Minutes

Motion by R Short

Seconded by K Zeier

to adopt the minutes from March 3, 2021.

Motion carried.

2. Business

1. Public Hearing - Comprehensive Plan Updates

There was no one wishing to speak.

Motion by K Zeier

Seconded by R Short

to open the public hearing at **6:36 pm**

Motion carried.

Motion by R Short

Seconded by A Larson

to close the public hearing at **6:38 pm**

Motion carried.

2. Comprehensive Plan Update

Motion by A Larson

Seconded by R Short

to approve the 2020 Comprehensive Plan Update.

Motion carried.

3. Rezone Request for 6868 Rock Road

Motion by K Zeier

Seconded by A Larson

to recommend the rezone of 6868 Rock Road from Ag Transition to Highway Business.

Motion carried.

3. Adjournment

Motion by A Larson

Seconded by K Zeier

to adjourn at 6:45 pm.

Motion carried.





**Parcel 177-0199**

Land Aerial



DISCLAIMER: No guarantee in the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 200'

Print Date: 4/28/2021

TID Cash Flow Estimator  
AVERAGE ASSUMPTIONS NO CHANGES

Construction Year	Assessed Year	Capital Expenses <sup>1</sup>	Debt Service <sup>2</sup>	TIF Increment Construction <sup>3</sup>	TIF Cumulative Construction	Tax Rate 2020 MIL (No Increase)	Tax Increment Rev. (No App., No Tax Rate Increase)	Lot Sales <sup>4</sup> Utility Reimb.	Total Revenue	Annual Surplus	Year-End TIF Account Balance
2019	2020	\$410,776	\$2,405	\$2,765,800	\$498,500	0.029322392	\$13,886	\$93,305	\$107,192	\$104,787	-\$675,276
2020	2021	\$961,694	\$7,828	\$2,114,700	\$2,613,200	0.029322392	\$76,625	\$229,271	\$305,896	\$298,068	-\$838,740
2021	2022	\$32,150	\$40,003	\$1,000,000	\$3,613,200	0.029322392	\$105,948	\$157,042	\$262,990	\$222,986	-\$615,754
2022	2023		\$101,643	\$500,000	\$4,113,200	0.029322392	\$120,609	\$84,960	\$205,569	\$103,926	-\$511,828
2023	2024		\$101,643	\$500,000	\$4,613,200	0.029322392	\$135,270	\$82,960	\$218,230	\$116,587	-\$395,241
2024	2025		\$101,641	\$500,000	\$5,113,200	0.029322392	\$149,931	\$82,960	\$232,891	\$131,250	-\$263,990
2025	2026		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$194,134
2026	2027		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$124,278
2027	2028		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$54,422
2028	2029		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	\$15,435
2029	2030		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	\$85,291
2030			\$80,065		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,866	\$155,157

**\$7,380,500**

**\$730,498**

**\$2,232,355**

**Notes:**

- 1 - TIF Expenditure Period ends 12/31/2022. Capital Expenses include construction, private utilities, platting, and engineering.
  - 2 - Includes Capitalized Interest; numbers from Johnson & Block Accounting Firm
  - 3 - Assumes all Single-Family Residential Development Assessed at average of \$250,000
  - 4 - Assumes Avg. Lot Sale = \$44,000; three (3) Lots @ \$35,000, five (5) Lots @ \$45,000, and two (2) Lots @ \$55,000
- Last year increment is received is for 2029 Taxes (TID must be terminated 8/7/2030)
- \* base assumption is four lot sales in 2021 and two each year thereafter

TID Cash Flow Estimator  
NO FURTHER ACTIVITY

Construction Year	Assessed Year	Capital Expenses <sup>1</sup>	Debt Service <sup>2</sup>	TIF Increment Construction <sup>3</sup>	TIF Cumulative Construction	Tax Rate 2020 MIL (No Increase)	Tax Increment Rev. (No App., No Tax Rate Increase)	Lot Sales <sup>4</sup> Utility Reimb.	Total Revenue	Annual Surplus	Year-End TIF Account Balance
2019	2020	\$410,776	\$2,405	\$2,765,800	\$498,500	0.029322392	\$13,886	\$93,305	\$107,192	\$104,787	-\$675,276
2020	2021	\$961,694	\$7,828	\$2,114,700	\$2,613,200	0.029322392	\$76,625	\$229,271	\$305,896	\$298,068	-\$838,740
2021	2022	\$32,150	\$40,003	\$1,000,000	\$3,613,200	0.029322392	\$105,948	\$116,562	\$222,510	\$182,506	-\$656,234
2022	2023		\$101,643		\$3,613,200	0.029322392	\$105,948	\$0	\$105,948	\$4,305	-\$651,929
2023	2024		\$101,643		\$3,613,200	0.029322392	\$105,948		\$105,948	\$4,305	-\$647,624
2024	2025		\$101,641		\$3,613,200	0.029322392	\$105,948		\$105,948	\$4,306	-\$643,318
2025	2026		\$80,075		\$3,613,200	0.029322392	\$105,948		\$105,948	\$25,873	-\$617,445
2026	2027		\$80,075		\$3,613,200	0.029322392	\$105,948		\$105,948	\$25,873	-\$591,572
2027	2028		\$80,075		\$3,613,200	0.029322392	\$105,948		\$105,948	\$25,873	-\$565,700
2028	2029		\$80,075		\$3,613,200	0.029322392	\$105,948		\$105,948	\$25,873	-\$539,827
2029	2030		\$80,075		\$3,613,200	0.029322392	\$105,948		\$105,948	\$25,873	-\$513,954
2030			\$80,065		\$3,613,200	0.029322392	\$105,948		\$105,948	\$25,883	-\$488,072
					<b>\$5,880,500</b>			<b>\$439,138</b>	<b>\$1,589,126</b>		

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  - 3 - Assumes all Single-Family Residential Development Assessed at average of \$250,000
  - 4 - Assumes Avg. Lot Sale = \$44,000; four (3) Lots @ \$35,000, five (5) Lots @ \$45,000, and two (2) Lots @ \$55,000 (3 sold in 2021)
- Last year increment is received is for 2029 Taxes (TID must be terminated 8/7/2030)

TID Cash Flow Estimator  
Lot Price Decrease, all lots sold by 2023

Construction Year	Assessed Year	Capital Expenses <sup>1</sup>	Debt Service <sup>2</sup>	TIF Increment Construction <sup>3</sup>	TIF Cumulative Construction	Tax Rate 2020 MIL (No Increase)	Tax Increment Rev. (No App., No Tax Rate Increase)	Lot Sales <sup>4</sup> Utility Reimb.	Total Revenue	Annual Surplus	Year-End TIF Account Balance
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2020	2021	\$961,694	\$7,828	\$2,114,700	\$2,613,200	0.029322392	\$76,625	\$229,271	\$305,896	\$298,068	-\$838,740
2021	2022	\$32,150	\$40,003	\$1,000,000	\$3,613,200	0.029322392	\$105,948	\$162,562	\$268,510	\$228,506	-\$610,234
2022	2023		\$101,643	\$750,000	\$4,363,200	0.029322392	\$127,939	\$111,640	\$239,579	\$137,936	-\$472,297
2023	2024		\$101,643	\$750,000	\$5,113,200	0.029322392	\$149,931	\$111,640	\$261,571	\$159,928	-\$312,369
2024	2025		\$101,641		\$5,113,200	0.029322392	\$149,931		\$149,931	\$48,290	-\$264,079
2025	2026		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$194,222
2026	2027		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$124,366
2027	2028		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$54,510
2028	2029		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	\$15,346
2029	2030		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	\$85,203
2030			\$80,065		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,866	<b>\$155,069</b>
				<b>\$7,380,500</b>				<b>\$708,418</b>	<b>\$2,232,267</b>		

**Notes:**

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  - 4 - Assumes Avg. Lot Sale discount of 5k \$39,000; four (3) Lots @ \$35,000, five (5) Lots @ \$45,000, and two (2) Lots @ \$55,000
- Last year increment is received is for 2029 Taxes (TID must be terminated 8/7/2030)



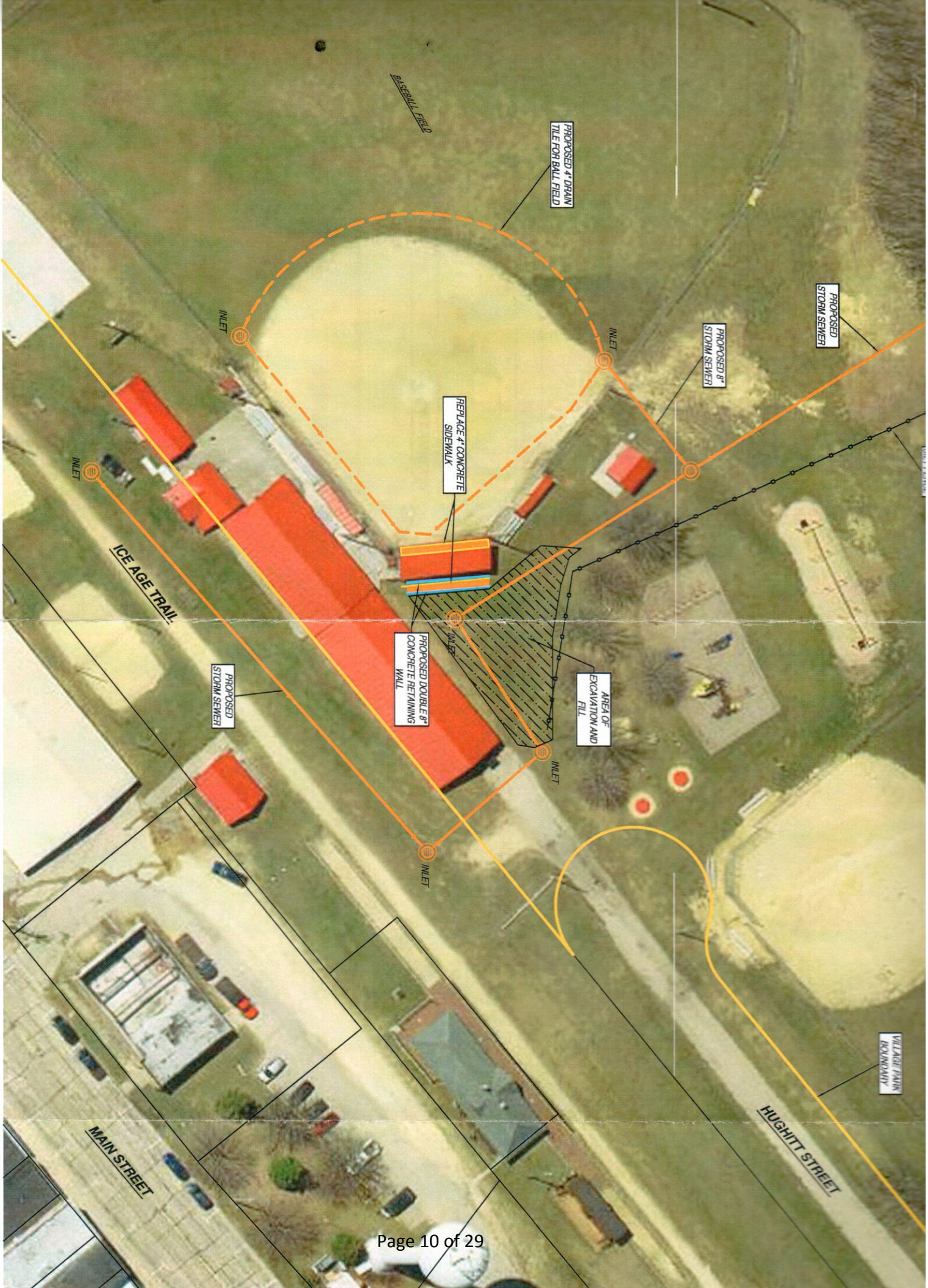
TID Cash Flow Estimator  
NO CHANGES AVERAGE ASSUMPTIONS ALL LOTS SOLD BY 2023

Construction Year	Assessed Year	Capital Expenses <sup>1</sup>	Debt Service <sup>2</sup>	TIF Increment Construction <sup>3</sup>	TIF Cumulative Construction	Tax Rate 2020 MIL (No Increase)	Tax Increment Rev. (No App., No Tax Rate Increase)	Lot Sales <sup>4</sup> Utility Reimb.	Total Revenue	Annual Surplus	Year-End TIF Account Balance
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2020	2021	\$961,694	\$7,828	\$2,114,700	\$2,613,200	0.029322392	\$76,625	\$229,271	\$305,896	\$298,068	-\$838,740
2021	2022	\$32,150	\$40,003	\$1,000,000	\$3,613,200	0.029322392	\$105,948	\$162,562	\$268,510	\$228,506	-\$610,234
2022	2023		\$101,643	\$750,000	\$4,363,200	0.029322392	\$127,939	\$125,440	\$253,379	\$151,736	-\$458,497
2023	2024		\$101,643	\$750,000	\$5,113,200	0.029322392	\$149,931	\$125,440	\$275,371	\$173,728	-\$284,769
2024	2025		\$101,641		\$5,113,200	0.029322392	\$149,931		\$149,931	\$48,290	-\$236,479
2025	2026		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$166,622
2026	2027		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$96,766
2027	2028		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	-\$26,910
2028	2029		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	\$42,946
2029	2030		\$80,075		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,856	\$112,803
2030			\$80,065		\$5,113,200	0.029322392	\$149,931		\$149,931	\$69,866	<b>\$182,669</b>
<b>\$7,380,500</b>								<b>\$736,018</b>	<b>\$2,259,867</b>		

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- Last year increment is received is for 2029 Taxes (TID must be terminated 8/7/2030)





BASEBALL FIELD

PROPOSED 4" DRAIN TILE FOR BALL FIELD

PROPOSED STORM SEWER

PROPOSED 8" STORM SEWER

PERLAGE 4" CONCRETE SIDEWALK

PROPOSED DOUBLE 8" CONCRETE RETAINING WALL

AREA OF EXCAVATION AND FILL

VILLAGE PARK BOUNDARY

INLET

INLET

INLET

INLET

ICE AGE TRAIL

PROPOSED STORM SEWER

INLET

INLET

MAIN STREET

HUGHTITT STREET





▶ Platteville, Wisconsin  
▶ Dubuque, Iowa

P 608.348.5355  
P 563.542.9005

E mail@delta3eng.biz  
W www.delta3eng.biz

# Opinion of Probable Costs

Date: October 17, 2020

## Project: Ridgeway Park Improvements - Option #1

Village/City/Town: Ridgeway  
State: Wisconsin

Street/Easement Name: **Park**

From:  
To:

Construction, Contingency, and Engineering:	Total
<b>1. Sanitary Sewer</b>	<b>\$0.00</b>
<b>2. Water Main</b>	<b>\$0.00</b>
<b>3. Storm Sewer</b>	<b>\$78,500.00</b>
- HDPE Storm Sewer (8"-24") - 825 l.f.	
- Drain Tile - 520 l.f.	
- Storm Manhole - 7 each	
<b>4. Site Construction</b>	<b>\$22,500.00</b>
- Excavation/Fill	
- Reprofile Drainage - 150 l.f.	
- 4" Concrete Sidewalk - 200 s.f.	
<b>5. Retaining Wall</b>	<b>\$67,000.00</b>
- 8" Concrete Retaining Wall - 150 l.f.	
- 4" Concrete Sidewalk - 300 s.f.	

NO

EVERY ANGLE COVERED

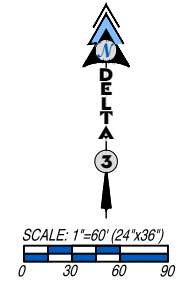
TOTAL = **\$168,000.00**

Dig holes for rock





**ENGINEER:**  
**DELTA 3**  
 EVERY ANGLE COVERED  
 PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING • ARCHITECTURE  
 GRANT WRITING • LAND DEVELOPMENT • PLANNING & CAD SERVICES  
 875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355  
 PLATEVILLE, WISCONSIN 53183  
 888 JACKSON STREET PHONE: (563) 542-9005  
 DUBUOQUE, IOWA 52001



**FOR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT:**  
**MR. BART P. NIES, P.E.**  
 DELTA 3 ENGINEERING, INC.  
 TELEPHONE: (608) 348-5355

**CONSENT STATEMENT**  
 ALL RIGHTS RESERVED, AND NO REPRODUCTION WITHOUT CONSENT. ALL DRAWINGS, SPECS, REPORTS, DATA, AND OTHER DOCUMENTS CONTAINED ON THIS PLAN SHEET ARE CREATED BY AND FOR DELTA 3 ENGINEERING AND THEIR CLIENTS' USE. USE, REPRODUCTION, OR DISTRIBUTION OF ANY CONTENT HEREIN, IN ANY FORM, WHETHER PRINTED, ELECTRONIC, OR OTHERWISE, REQUIRES THE EXPLICIT WRITTEN PERMISSION OF THE OWNER.

**PROPOSED VILLAGE BALL PARK IMPROVEMENTS**

**RIDGEWAY, WISCONSIN**  
 PROJECT LOCATION: VILLAGE BALL PARK  
 OWNER: VILLAGE OF RIDGEWAY

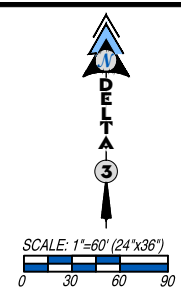
REVISIONS:		
NO.	DATE	DESCRIPTION
AS-BUILT:	BY:	XXX

FOR MEETING	
PROJECT NUMBER	D20-167
SHEET SCALE	SEE BAR SCALE
DRAWN BY	CHAD COYIER
DATE ISSUED	OCTOBER 20, 2020
SHEET DESC.	SITE

SHEET TITLE:  
**OPTION #1**



ENGINEER:  
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 DUBUQUE, IOWA 52001



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**PROPOSED VILLAGE BALL PARK IMPROVEMENTS**

**RIDGEWAY, WISCONSIN**  
 PROJECT LOCATION: VILLAGE BALL PARK  
 OWNER: VILLAGE OF RIDGEWAY

REVISIONS:		
NO.	DATE	DESCRIPTION

AS-BUILT: \_\_\_\_\_ BY: \_\_\_\_\_

FOR MEETING	
PROJECT NUMBER	D20-167
SHEET SCALE	SEE BAR SCALE
DRAWN BY	CHAD COYIER
DATE ISSUED	OCTOBER 20, 2020
SHEET DESC.	SITE

SHEET TITLE:  
**OPTION #2**







ENGINEER:  
**DELTA 3**  
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 PLATEVILLE, WISCONSIN 53151  
 888 JACKSON STREET PHONE: (563) 542-9005  
 DUBUQUE, IOWA 52001

FOR QUESTIONS  
 REGARDING THIS PROJECT,  
 PLEASE CONTACT:  
**MR. BART P. NIES, P.E.**  
 DELTA 3 ENGINEERING, INC.  
 TELEPHONE: (608) 348-5355

**CONSENT STATEMENT**  
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 THE EXPLICIT WRITTEN PERMISSION OF  
 THE OWNER.

**PROPOSED VILLAGE BALL PARK IMPROVEMENTS**

**RIDGEWAY, WISCONSIN**  
 PROJECT LOCATION: VILLAGE BALL PARK  
 OWNER: VILLAGE OF RIDGEWAY

**REVISIONS:**

NO.	DATE	DESCRIPTION

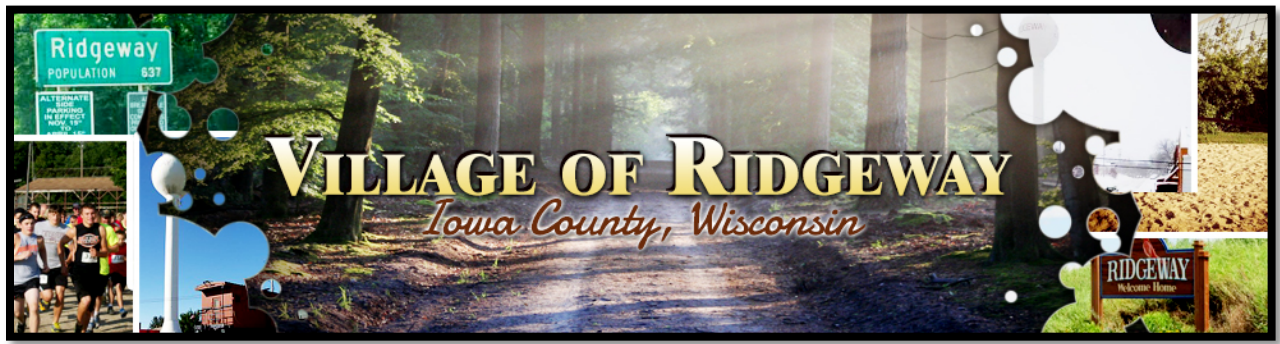
AS-BUILT: BY: XXX

**FOR MEETING**

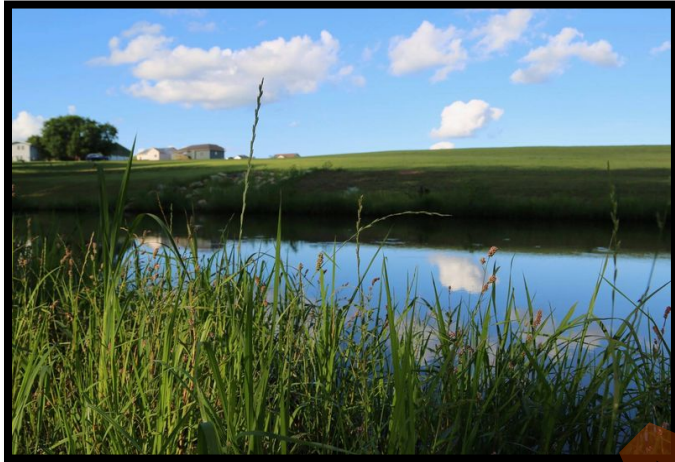
PROJECT NUMBER	D20-167
SHEET SCALE	SEE BAR SCALE
DRAWN BY	CHAD COYIER
DATE ISSUED	OCTOBER 20, 2020
SHEET DESC.	SITE

SHEET TITLE:  
**OPTION #3**





113 Dougherty Court | Ridgeway, WI 53582



# Comprehensive Outdoor Recreation Plan 2021



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113 Dougherty Court | Ridgeway, WI 53582

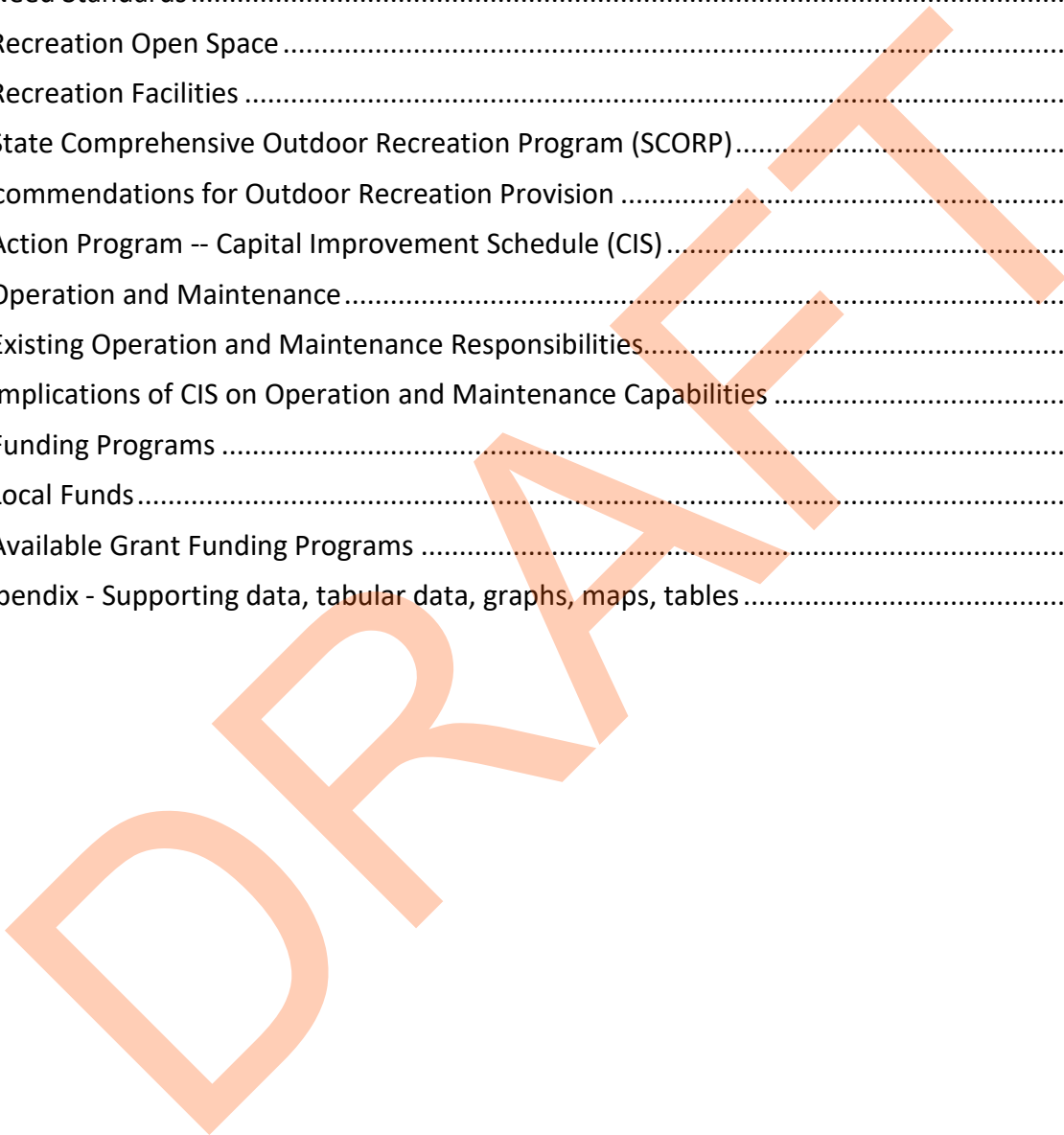
Resolution/Minutes from Adoption

DRAFT

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    - 4. Needs Assessment Surveys ..... 7
  - b. Need Standards ..... 7
    - 1. Recreation Open Space ..... 7
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- 8. Recommendations for Outdoor Recreation Provision ..... 7
  - a. Action Program -- Capital Improvement Schedule (CIS)..... 7
  - b. Operation and Maintenance ..... 7
    - 1. Existing Operation and Maintenance Responsibilities..... 7
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  - c. Funding Programs ..... 7
    - 1. Local Funds ..... 7
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- 9. Appendix - Supporting data, tabular data, graphs, maps, tables ..... 7





## 1. Introduction

Statement of need and parameters that the plan will establish  
Provide a general statement that briefly discusses the reason for a comprehensive outdoor recreation plan and what your community will accomplish with the plan. This statement could include the major points of what your plan will accomplish.



## 2. Goals and Objectives

List the goals and objectives you expect your plan to produce or write a mission statement to cover the goals and objectives of your plan and state the philosophy of your park and recreation program.

## 3. Definitions

### a. Terms

Define the terms used to describe programs, facilities and recommended actions proposed by the plan.

### b. Classifications

Defines the list of standards used to describe facilities recommended by your plan. These classifications usually correspond to the National Recreation and Park Association's recreation, park and open space standards guidelines. Suggested guidelines for categorizing facilities can be found in Appendixes 10 and 11

## 4. Planning Process

### a. Description of Process

Include landmark dates (public meetings, inventory gathering periods, draft plan presentation dates, etc.)

### b. Amending the Plan

Amendments must follow the same process as the original plan and should be outlined in this section. Amendments generally prolong the effectiveness of the parent plan.

## 5. Summary of Past Comprehensive Outdoor Recreation Plans

The Village of Ridgeway has not adopted a formal outdoor recreation plan in the past.

## 6. Description of the planning region

### a. Social Characteristics of municipality/planning region

1. Size
2. Population Trends and Projections
3. Ethnic background
4. Employment/unemployment
5. Age
6. Economy

### b. Physical Characteristics of the region

1. Topography
2. Water Resources
3. Climate
4. Soils
5. Flora and Fauna
6. Outdoor Recreation Supply Inventory

### c. Natural Resources Available for Outdoor Recreation

#### 1. Developed

- a. Village Park: Parcel 0194: LOT 1 CSM 743 OF NW 1/4 REC IN V 5 CSM P 82 BEING PT OF THE NW1/4 OF NW1/4 & INCLUDING BLOCKS 6, 7 & 8 OF THE ORIG PLAT OF RIDGEWAY (INCLUDES PARCEL 004.A)
- b. Community Center Park: Parcel 0106
- c. Cardinal Way Outlot 1 Retention Pond
- d. Military Ridge State Trail

#### 2. Undeveloped

- a. Community Center Site – Parcel 0108 and Parcel 0109
- b. Village Green – Parcel 0220.A

### d. Outdoor Recreation Facility Inventory

1. Number of Sites
2. Types of Park/Recreation Areas
3. Facilities Available at Sites

#### c. Village Park

- i. Parking
- ii. Bathroom and drinking fountain
- iii. Picnic tables and benches
- iv. Large shelter, available to rent, with stage for music
- v. Barbeque pit
- vi. Concession stand
- vii. Large baseball diamond with lights and scoreboard
- viii. Smaller baseball diamond
- ix. Playground

1. Slides, two merry go rounds, crawl tube, Zip Crooz, Swingset, rockers



- x. Basketball Court
- xi. Two Sand Volleyball courts
- xii. Archery Range (Ghost Ridge Sportsman's Club)
- 4. Current Condition of Park/Recreation Areas and Facilities on Sites
- e. Accessibility for Persons with Disabilities

## 7. Outdoor Recreation Needs Assessment

### a. Public Input Assessment

- 1. Informal
- 2. Citizen Committees
- 3. Public Meetings and Workshops
- 4. Needs Assessment Surveys

### b. Need Standards

- 1. Recreation Open Space
- 2. Recreation Facilities

### c. State Comprehensive Outdoor Recreation Program (SCORP)

The State Comprehensive Outdoor Recreation (SCORP) has information on recreational supply, demand, needs, priority and issues. Priority needs are listed for the state as a whole and for the six multi-county districts. The SCORP should be used as a general guide to help in developing a local needs assessment. For the best results, it should be combined with more detailed local data on recreational opportunities, participation and demographics.

SCORP Available here: <https://dnr.wisconsin.gov/topic/fl/PropertyPlanning/Scorp>

## 8. Recommendations for Outdoor Recreation Provision

### a. Action Program -- Capital Improvement Schedule (CIS)

### b. Operation and Maintenance

- 1. Existing Operation and Maintenance Responsibilities
- 2. Implications of CIS on Operation and Maintenance Capabilities

### c. Funding Programs

- 1. Local Funds
- 2. Available Grant Funding Programs

## 9. Appendix - Supporting data, tabular data, graphs, maps, tables



Village of Ridgeway | 113 Dougherty Court | Ridgeway, WI 53582

AMENDED RESOLUTION NO. 2020-17  
VILLAGE OF RIDGEWAY  
IOWA COUNTY, WISCONSIN

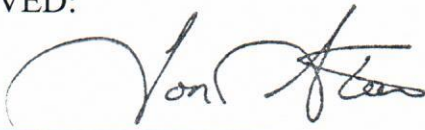
A RESOLUTION REGARDING FARMERS SAVINGS BANK 5 YEAR PROMISSORY NOTE

The Village of Ridgeway (“Village”) will be performing park improvements and purchasing a small plow truck. Therefore, the Village Board of the Village of Ridgeway Resolves as follows:


1. The Village shall issue a five-year promissory note, pursuant to Wis. Stat. § 67.12(12), to Farmers Savings Bank in the amount of \$170,000 at an annual interest rate of 2.25%.
2. The Village shall make semi-annual payments due on June 10<sup>th</sup> and December 10<sup>th</sup>.
3. Each semi-annual payment shall be \$18,084.78.
4. The Village, pursuant to Wis. Stat. § 67.12(12)(ee), hereby levies a direct, annual tax sufficient in amount to pay and for the express purpose of paying the interest on the promissory note as it falls due and to pay and discharge the principal thereof at maturity. The Village shall not repeal the tax or in any way obstruct the collection of the tax until all such payments have been made or provided for. Any such tax shall be carried into the tax roll each year and collected as other taxes are collected until all payments on the note have been provided for.

*The above and foregoing Resolution was duly adopted on November 30, 2020 by a vote of 5 in favor, 0 opposed, and 2 not voting. The above Resolution was duly ratified to describe the correct projects being performed by the Village Board of the Village of Ridgeway at its meeting held on November 30, 2020, by a vote of 7 in favor, 0 opposed, and 0 not voting.*

APPROVED:

By   
Jon C. Steen, Village President

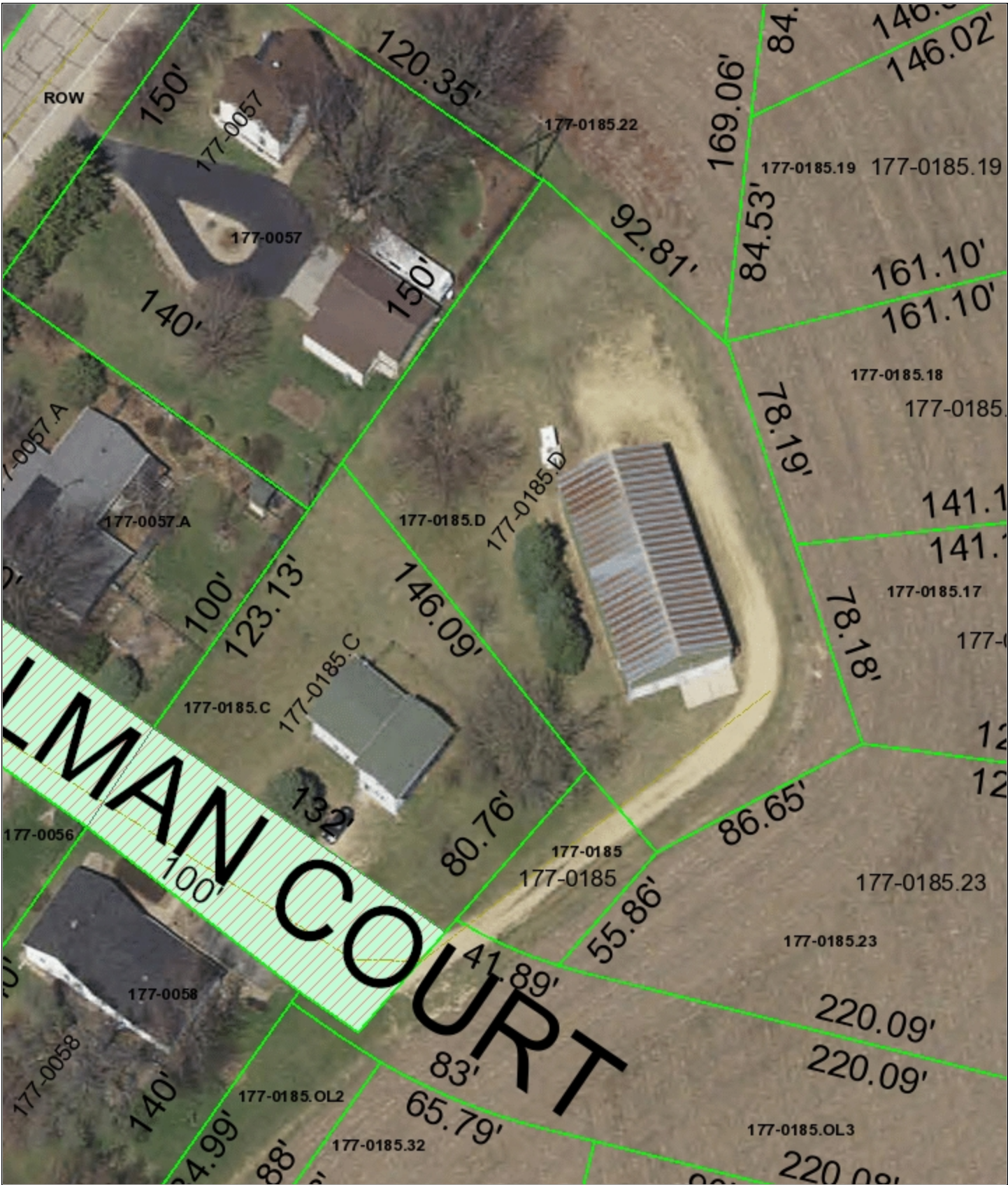
ATTEST:

By   
Lori Phelan, Village Clerk

### Village Storage Facilities and General Spaces

Area	Location	Items Present
Community Center	Jarvis Street	open land areas, green space, Several small sheds: large red one behind north side, small white garden shed, small shed/storage area in the middle of the back of the building
Green Shed	Tallman Court	Seasonal Storage, Advancement Decorations, Village Decorations mowing equipment, sprayers, road signs, barricades, sewer vac unit, water utility trailer, trench box, water valves and supplies, A little bit of everything
WWTF	Cty Hwy H	Water & Sewer
Village Shop	Jarvis Street	Seasonal Used Items, Overnight storage, Workspace





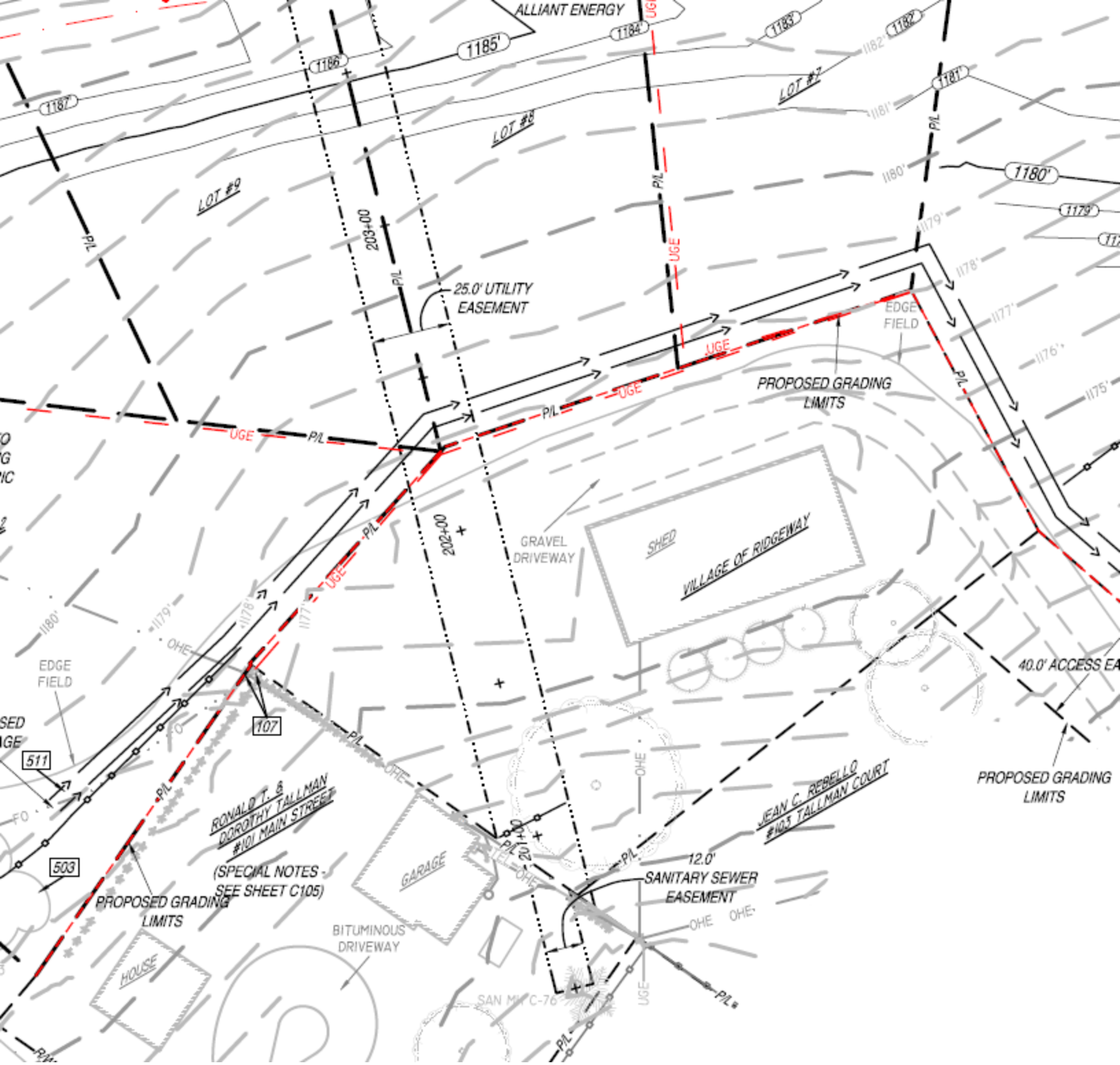
**Green Shed Aerial**

DISCLAIMER: No guarantee in the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 50'

Print Date: 4/30/2021







113 Dougherty Court | Ridgeway, WI 53582

### Possible Tree Locations:

(From Comp Plan/Prior Discussions)

- Green Shed/Cardinal Way Subdivision
- Hwy 18/151 Sound Barrier – Where/How?
- Main Street
- Community Center/RES
- Village Park
- Streets:
  - Bridge/Culvert Garden

### References:

<https://www.chicagobotanic.org/plantinfo/treealternatives>

### Possible Tree Species:

Prices are roughly for a small, but noticeable tree (#5 container or 2" Balled and Burlapped) Larger trees are running around \$400. Only a couple of nurseries were reviewed for a quick idea of pricing. Subject to availability and further research for recommended species due to specified locations (some are more suitable to parks while others are more suitable to street row) and long-term viability of the species due to climate change

- Aspen – Quaking \$80
- Balsam Fir
- Birch – **River \$70**, White, Yellow
- Bitternut
- Black Cherry
- Ginkgo
- Hackberry
- Hickory - Shagbark
- Larch
- Linden/Basswood = \$80
- Magnolia
- Maple – **Red**, silver, sugar = \$80
- Oak - **Bur**, red, white and swamp white = \$90
- Pine – jack, red, white=\$55
- Spruce – black=\$80, white=\$55
- Sycamore
- Tamarack
- Witch Hazel = smaller\$35
- Persian Ironwood –
- Ironwood - ostrya virginiana=\$400 (sm/med tree)
- Shrubs – chokecherry \$33, prairie crab, red-osier and silky dogwood, American hazelnut, Juneberry, ninebark=\$40, American plum and common winterberry=\$25 Sumac=\$25 Elderberry=\$50

**clerk@villageofridgeway.com**

---

**From:** Lori Phelan <admin@villageofridgeway.com>  
**Sent:** Tuesday, May 19, 2020 11:15 AM  
**To:** clerk@villageofridgeway.com  
**Cc:** Lori L. Phelan  
**Subject:** RE: Green Shed & WE SOLD ONE MORE LOT

No, I didn't. Jon replied back to her individually, as not to create a walking quorum. It was never said it would be removed this year. The last time it was discussed it was stated that the Village needs it for storage, until some of the items can be sold at auction. Nothing was budgeted this year to have it taken down and removed. He told her it would be discussed and worked into the budget for next year. We need to get estimates for that and the cost to reconstruct it at a new location, when we determine that. Jeff will work on that so we have those come fall for our budgeting for 2021.

*Lori L. Phelan*

Clerk/Treasurer

Village of Ridgeway

Phone: 608-924-5881 Fax: 888-275-8057

Est. population: 644



[www.villageofridgeway.com](http://www.villageofridgeway.com)



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**From:** clerk@villageofridgeway.com <clerk@villageofridgeway.com>  
**Sent:** Tuesday, May 19, 2020 10:34 AM  
**To:** 'Admin' <admin@villageofridgeway.com>  
**Subject:** FW: Green Shed & WE SOLD ONE MORE LOT

Did you get back to Anne?

Only have the notes from the last meeting minutes. Are we looking at relocating still? Is Jeff taking on that project? Or?

Thank you,

**Hailey Roessler**

*Elections Clerk/Deputy Clerk*

608-924-5881 | In the Office: Tuesday – Friday 8:00 am to 4:30 pm

**From:** Anne Larson <anne@homesbytrueblue.com>

**Sent:** Sunday, May 17, 2020 3:46 PM

**To:** Lori Phelan <admin@villageofridgeway.com>; Hailey Roessler <clerk@villageofridgeway.com>; Jon Steen <president@villageofridgeway.com>; trustee6@villageofridgeway.com; trustee5@villageofridgeway.com; Rick Short <trustee4@villageofridgeway.com>; trustee3@villageofridgeway.com; trustee2@villageofridgeway.com; Trustee1@villageofridgeway.com

**Cc:** Kelli Baron <kelli@homesbytrueblue.com>

**Subject:** Green Shed & WE SOLD ONE MORE LOT

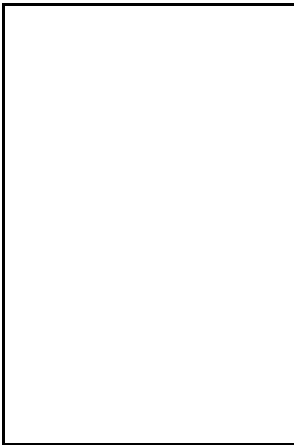
Hello Everyone,

A couple months ago we discussed removing the green shed and put a hold on landscaping that area. Can we get an update on where we are at with this? I would like to update the buyers who have purchased lots on that side of the street.

We are closing on lot 8 tomorrow. We are halfway SOLD!!!! We would like to thank all of you for taking on this project. We knew it would be a risk, but we have just been crushing it in sales with your support!!!!


Thank You!


--




**Anne Larson**

Owner | Real Estate Broker

 [\(608\) 558-7306](tel:(608)558-7306) | [\(608\) 467-5201](tel:(608)467-5201)

 [anne@homesbytrueblue.com](mailto:anne@homesbytrueblue.com)

 [See Google Map](#)

 [www.homesbytrueblue.com](http://www.homesbytrueblue.com)







Warehouses

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Delivery ZIP Code: **53582** [Change](#)

## Cart (5 Items)



Thuja Emerald Green Arborvitae, 2-pack

Item 1451544

\$49.99

Total

\$249.95

[Remove](#)

**Standard : Shipping & Handling Included**

Express 2 to 3 Business Days : \$113.85

Estimated Total

\$249.95

[Checkout](#)