



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

City Plan Commission Agenda
November 2, 2021
Reedsburg City Hall Council Chambers
12:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

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

I. GENERAL BUSINESS:

- A. Consider recommending Certified Survey Map to divide property for future city-owned public park – 420 Plum Street; Parcel #276-1640-00000 – City of Reedsburg
- B. Consider recommending rezone from R-3 Residential to Government for future city-owned public park – 420 Plum Street; Parcel #276-1640-00000 – City of Reedsburg

II. ADJOURN:



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

Staff Report

DATE: 11/2/21

APPLICANT: City of Reedsburg

LOCATION: 420 Plum Street; Parcel #276-1640-00000

ZONING: R-3 Residential to G-Government

PROPOSED LAND USE CHANGE: Certified Survey Map & Rezone

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending CSM and rezone to Government for future city-owned public park.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential
- South – Residential
- East – Residential

ZONING:

- North- R-1 Residential
- West- R-1 Residential
- South- R-1 Residential
- East- R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Plum St / S Paine St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

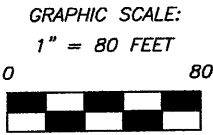
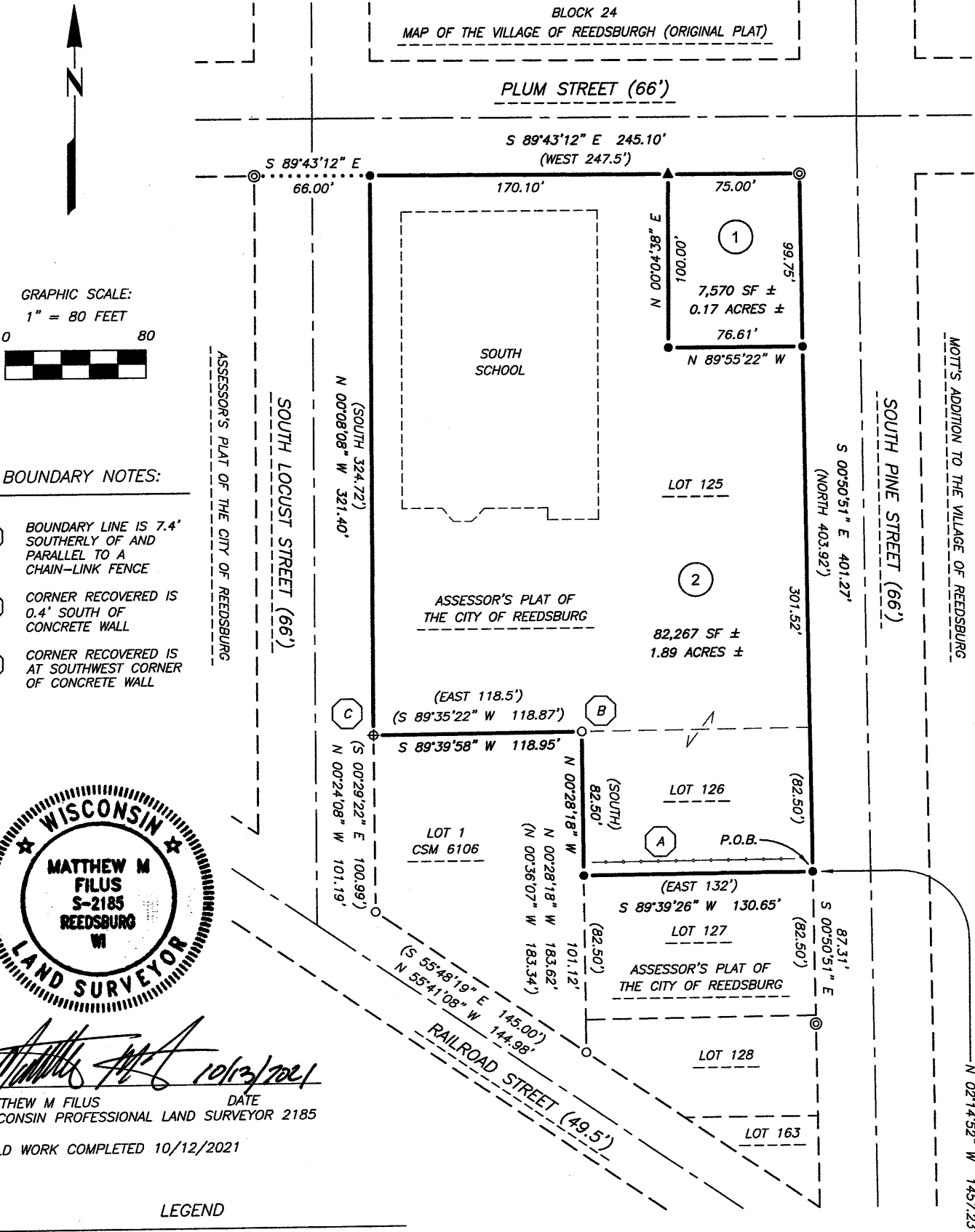
COMPREHENSIVE PLAN DESIGNATION: Residential

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, November 2, 2021, RADC Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOTS 125 AND 126 OF THE ASSESSOR'S PLAT OF THE CITY OF REEDSBURG, LOCATED IN THE NE¼-SW¼, SECTION 10, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



BOUNDARY NOTES:

- A BOUNDARY LINE IS 7.4' SOUTHERLY OF AND PARALLEL TO A CHAIN-LINK FENCE
- B CORNER RECOVERED IS 0.4' SOUTH OF CONCRETE WALL
- C CORNER RECOVERED IS AT SOUTHWEST CORNER OF CONCRETE WALL



Matthew M. Filus
MATTHEW M. FILUS
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185
DATE 10/13/2021
FIELD WORK COMPLETED 10/12/2021

LEGEND

- PUBLIC LAND SURVEYING SYSTEM (PLSS) CORNER
- ⊙ 1.25" Ø STEEL PIPE RECOVERED
- 0.75" Ø STEEL ROD RECOVERED
- ⊕ 6" MAG HUB RECOVERED
- 0.75" Ø X 18" STEEL ROD SET 1.13 #/LF MIN. WEIGHT
- ▲ CUT CROSS IN CONCRETE SET
- (XXX) RECORDED DATA

SOUTHWEST CORNER SECTION 10, T12N, R4E
2" PIPE FOUND
FOUR WITNESSES VERIFIED

SOUTH ¼ CORNER SECTION 10, T12N, R4E
SLIMLINE HARRISON MONUMENT FOUND
FOUR WITNESSES VERIFIED

BEARING REFERENCE LINE
S 89°47'53" E 2741.45'

SOUTH LINE SW 1/4

DATE: OCTOBER 13TH, 2021

PROJECT NUMBER: 2021-0007

SHEET 2 OF 2 SHEETS

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOTS 125 AND 126 OF THE ASSESSOR'S PLAT OF
THE CITY OF REEDSBURG, LOCATED IN THE NE¼-SW¼,
SECTION 10, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP (CSM) BEING LOTS 125 AND 126 OF THE ASSESSOR'S PLAT OF THE CITY OF REEDSBURG, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE¼-SW¼) OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 10, T12N, R4E; THENCE N 02°14'52" W, A DISTANCE OF 1,457.23 FEET TO THE SOUTHEAST CORNER OF LOT 126 AND THE POINT OF BEGINNING;

THENCE S 89°39'26" W, A DISTANCE OF 130.65 FEET ALONG THE SOUTH LINE OF LOT 126; THENCE N 00°28'18" W, A DISTANCE OF 82.50 FEET ALONG THE WEST LINE OF LOT 126; THENCE S 89°39'58" W, A DISTANCE OF 118.95 FEET ALONG THE SOUTH LINE OF LOT 125 TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY OF "SOUTH LOCUST STREET"; THENCE N 00°08'08" W, A DISTANCE OF 321.40 FEET ALONG THE WEST LINE OF LOT 125 AND SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 125 AND THE SOUTHERLY RIGHT-OF-WAY OF "PLUM STREET"; THENCE S 89°43'12" E, A DISTANCE OF 245.10 FEET ALONG THE NORTH LINE OF LOT 125 AND SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 125 AND THE WESTERLY RIGHT-OF-WAY OF "SOUTH PINE STREET" ; THENCE S 00°50'51" E, A DISTANCE OF 401.27 FEET ALONG THE EAST LINE OF LOT 125 AND 126 AND SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING,

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 89,837 SQUARE FEET OR 2.06 ACRES OF LAND, MORE OR LESS.

THAT THE DESCRIBED CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AND RESTRICTIONS OF RECORD.

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

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

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF DCI REEDSBURG LLC, DANIEL J DEBAETS, AGENT.

THAT THIS CERTIFICATION APPLIES TO BOTH TWO (2) SHEETS OF THIS CERTIFIED SURVEY MAP.

CITY OF REEDSBURG APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF REEDSBURG IS HEREBY APPROVED.

DATE _____ APPROVED _____
MAYOR, CITY OF REEDSBURG

DATE _____ APPROVED _____
ADMINISTRATOR, CITY OF REEDSBURG

SURVEYOR'S SEAL	CLIENT:	OWNER:
 DATE: OCTOBER 13TH, 2021	DCI REEDSBURG LLC (DANIEL J DEBAETS) 710 NORTH WEBB AVENUE REEDSBURG, WI 53959	CITY OF REEDSBURG 134 SOUTH LOCUST STREET REEDSBURG, WI 53959
	PREPARED BY:	
	 MATTHEW M FILUS, PLS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959 PHONE: (608) 747-4363 E-MAIL: MFILUS@EG-WI.COM WEB: WWW.EG-WI.COM	
	PROJECT NUMBER: 2021-0007	SHEET 1 OF 2 SHEETS

ORDINANCE NO. 1931-21
(Zoning Change – 420 Plum Street; Lot 1 of Parcel #276-1640-00000)

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

SECTION I: PURPOSE.

This property is in the process of being divided with a certified survey map and will be used as a city-owned public park.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Lot 1 of Sauk County Certified Survey Map # _____, Parcel #276-1640-00000 – 420 Plum Street, Reedsburg, Wisconsin, is hereby zoned Government.

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 13th day of December 2022.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

November 8, 2021
November 18 & November 25, 2021
December 13, 2022
December 23, 2022