

**COMMON COUNCIL AGENDA**  
**April 25, 2022**  
**REEDSBURG CITY HALL COUNCIL CHAMBERS**  
**6:00 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)

**CALL TO ORDER:**

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:**

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

**I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):**

1. Approve minutes for the meetings held on April 11 & April 19, 2022
2. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Reedsburg Jaycees for Jaycee Building and Grandstands on June 15 - 19, 2022, 1403 Viking Drive for Butterfest.
3. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Reedsburg Jaycees for Jaycee Building, 1403 Viking Drive, on November 5, 2022 for Hunter's Night Out.
4. Receive: Proclamation recognizing Arbor Day, April 29, 2022
5. Receive: Proclamation recognizing Municipal Clerks Week, May 1-7, 2022.

**II. GENERAL BUSINESS:**

1. Approve/Deny: Resolution 4473-22 recognizing International Migratory Bird Day on May 14, 2022.
2. Approve/Deny: Resolution 4474-22 Related to Reimbursement Bond Regulations, per the United States Department of the Treasury.

**III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:**

1. Plan Commission: Approve/Deny: Resolution 4470-22 creating a certified survey map for 2120/2122 Woodland Drive; parcel 276-2046-12150.
2. Plan Commission: Approve/Deny: First reading and set a Public Hearing for May 23, 2022 on Ordinance 1939-22 changing the zoning from B-2 Business and Agriculture to I-1 Light Industrial on parcels 276-2244-01000 & 276-2244-53000, generally located on S. Wengel south of E. Main Street.



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.

**IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:**

1. 2nd Meeting Committees: Parks & Recreation, Public Works, Utility Commission, Plan Commission, Library Board, Zoning Board, CDA (any other committees or commissions with reports).

**V. OFFICE OF THE MAYOR:**

**VI. ADJOURN:**



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City of Reedsburg Meeting of the Common Council  
April 11, 2022

Present: Mayor Dave Estes, Alderpersons Darrin Frye, Craig Braunschweig, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.  
Absent: None.  
Others Present: City Administrator Tim Becker, City Clerk-Treasurer/Finance Director Jacob Crosetto, Police Chief Pat Cummings, City Attorney Derek Horkan, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

**Approve Consent Agenda:** consisting of the minutes from the Common Council meeting held on March 28, 2022; Paid bills for March 2022; 2022 Emergency Operation Plan - Annual Update; March 2022 Building Permit report; School District of Reedsburg - Growth Projection Report; Signed 2022 Reedsburg Area Ambulance District Agreement; and Mayoral Proclamation Designating National Telecommunications Week, April 10-16, 2022.

**Motion: Braunschweig, Second: Frye to approve the consent agenda. Motion carried 9-0.**

GENERAL BUSINESS

- A. Approve/Deny: First Reading and set a Public Hearing for May 9, 2022 for Ordinance 1938-22 Annexing parcels 030-0608-00000, 030-0580-00000, & 030-0608-10000 from the Town of Reedsburg to the City of Reedsburg by unanimous petition of the property owners, generally located at Division Street and S. Dewey Avenue.
  - a. **Motion: Kaney, Second: Schulte to approve setting the Public Hearing on Ordinance 1938-22 for May 9, 2022 as presented. Motion carried 9-0.**
- B. Approve/Deny: 2022 Grass Mowing & Junk Removal bid.
  - a. **Motion: Peterson, Second: Schulte to approve the low bid from Prestige Landscaping for \$65/hour as presented. Motion carried 9-0.**
- C. Approve/Deny: Public Bid for 2022 Sewer/Water Project - Laurel Street.
  - b. **Motion: Gargano, Second: Seamonson to approve the low bid from Bill Lepke Excavating as presented. Motion carried 9-0.**

**Motion: Seamonson, Second: Gargano to adjourn.**

**Motion carried 9-0. Meeting adjourned at 6:10 p.m.**

Respectfully submitted,

Jacob Crosetto  
City Clerk-Treasurer/Finance Director

Special Reorganization Meeting of the  
City of Reedsburg Common Council  
April 19, 2022

Present: Mayor Dave Estes, Alderpersons Darrin Frye, Jason Schulte, Mike Gargano, Phil Peterson, Tom Seamonson, Dave Knudsen, Adam Kaney and Missy Frenz by teleconference. Craig Braunschweig arrived at 5:01 pm.

Absent: Clerk-Treasurer/Finance Director Jacob Crosetto

Others Present: City Administrator Tim Becker, Deputy Clerk-Treasurer Anita Young, City Attorney Derek Horkan, Parks and Recreation Director Matt Scott.

Mayor Dave Estes called the special session of the Common Council to order at 5:00 p.m. in the Common Council Chambers.

GENERAL BUSINESS

- A. Approve/Deny: Mayoral appointments to Boards, Committees & Commissions.
  - a. **Motion: Knudsen, Second: Seamonson to approve the Mayoral appointments as presented. Motion carried 9-0.**
- B. Election of Common Council President for a one-year term
  - a. **Motion: Gargano, Second: Frye to nominate Phil Peterson as Council President. No other nominations submitted. Motion carried 9-0; Peterson elected Council President for a one-year time commencing immediately. Motion carried 9-0.**
- C. Approve/Deny: Appointment of the Office of LaRowe Gerlach LLP as the City Attorney for a one-year term.
  - a. **Motion: Knudsen, Second: Peterson to approve the appointment of LaRowe Gerlach LLP as the City Attorney for a one-year term commencing immediately at a rate of \$160 per hour. Motion carried 9-0.**
- D. Approve/Deny: Resolution 4471-22 Designating the Reedsburg Independent as the official City Newspaper
  - a. **Motion: Schulte, Second: Gargano to approve Resolution 4471-22 as presented. Motion carried 9-0.**
- E. Approve/Deny: Resolution 4472-22 Designating the Public Depositories for City funds.
  - a. **Motion: Braunschweig, Second: Schulte to approve Resolution 4472-22 as presented. Motion carried 9-0.**
- F. Approve/Deny: Certification of the Municipal Bond Schedule.
  - a. **Motion: Gargano, Second: Braunschweig to approve the certification of the Municipal Bond Schedule as presented. Motion carried 9-0.**
- G. Approve/Deny: Certification of the City Corporate Boundary.
  - a. **Motion: Braunschweig, Second: Seamonson to approve the certification of the City Corporate Boundaries as presented. Motion carried 9-0.**

**Motion: Knudsen, Second: Frye to adjourn.**

**Motion carried 9-0. Meeting adjourned at 5:11 p.m.**

Respectfully submitted,

Anita Young  
Deputy Clerk-Treasurer

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

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

FEE \$ 10.00

Application Date: 3-31-2022

☐ Town ☐ Village ☒ City of Reedsburg

County of Sauk

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

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

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

at the premises described below during a special event beginning June 15, 2022 and ending June 19, 2022 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

## 1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society  
☐ Veteran's Organization ☐ Fair Association or Agricultural Society  
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Reedsburg Jaycees

(b) Address PO Box 111 Reedsburg WI 53959  
(Street) ☐ Town ☐ Village ☒ City

(c) Date organized \_\_\_\_\_

(d) If corporation, give date of incorporation 1985

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

(f) Names and addresses of all officers:

President Kyle Peterson

Vice President Craig Krueger

Secretary Boeth Krueger

Treasurer Kayla McDonough 17217 Junction Rd Reedsburg, WI 53959

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

2018 Huntington Park Dr

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

(a) Street number: 1403 Viking Dr Reedsburg

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? yes

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Reedsburg Jaycees building + grounds beer tent

## 3. Name of Event

(a) List name of the event Reedsburg Butterfest

(b) Dates of event June 15 - June 19, 2022

## DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer C. Krueger 3-21-2022 Reedsburg Jaycees  
(Signature / Date) (Name of Organization)

Date Filed with Clerk 3-31-2022

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. 2329

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

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

FEE \$ 10.00

Application Date: 3-31-2022

☐ Town ☐ Village ☒ City of Reedsburg

County of Sauk

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

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

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

at the premises described below during a special event beginning Nov 5, 2022 and ending Nov 6, 2022 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

## 1. Organization (check appropriate box) →

- ☒ Bona fide Club ☐ Church ☐ Lodge/Society  
☐ Veteran's Organization ☐ Fair Association or Agricultural Society  
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Reedsburg Jaycees

(b) Address PO Box 111 Reedsburg WI 53957  
(Street) ☐ Town ☐ Village ☒ City

(c) Date organized \_\_\_\_\_

(d) If corporation, give date of incorporation 1985

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

(f) Names and addresses of all officers:

President Kyle Peterson

Vice President Craig Krueger

Secretary Beth Krueger

Treasurer Kyle McDonough

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

Scott McDonough

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

(a) Street number: 1403 Viking Dr

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? yes

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

## 3. Name of Event

(a) List name of the event Hunters Night out

(b) Dates of event Nov 5, 2022

## DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer [Signature]  
(Signature / Date)

Reedsburg Jaycees  
(Name of Organization)

Date Filed with Clerk 3-31-2022

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. 2329

# *Proclamation*

## *Recognizing* **ARBOR DAY** 2022

- WHEREAS:** In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- WHEREAS:** Arbor Day is now observed throughout the nation and the world including the last Friday of April in Wisconsin; and
- WHEREAS:** trees provide many benefits to the community, including air purification, windbreaks, noise reduction, shade and energy savings; and
- WHEREAS:** planting trees and maintaining older trees provides an opportunity for community interaction, volunteerism, economic development, and environmental conservation; and
- WHEREAS:** trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

**NOW, THEREFORE, BE IT RESOLVED** that I, David Estes, Mayor of the City of Reedsburg, do hereby proclaim April 29<sup>th</sup>, 2022, as *Arbor Day* in the City of Reedsburg, and encourage citizens to participate in appropriate activities and to take advantage of the benefits of the parks and other natural areas in our community.

**IN WITNESS THEREOF**, I have hereunto set my hand and caused the seal of the City of Reedsburg to be affixed this 25th day of April in the year 2022.

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David Estes,  
Mayor, City of Reedsburg

# *Proclamation*

## *Recognizing*

### **May 1 – 7, 2022 as PROFESSIONAL MUNICIPAL CLERKS APPRECIATION WEEK**

**WHEREAS;** the office of the Professional Municipal Clerk, a time honored and vital part of local government, exists throughout the world as the oldest profession among public servants; and

**WHEREAS;** the municipal clerk provides the professional connections between the citizens, the governing bodies, and agencies at the local, county, and state levels; and

**WHEREAS;** municipal clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all residents through transparency and accountable government practices; and

**WHEREAS;** the municipal clerk processes and distributes all agendas and actions of their governing body, serves as the official record keeper for the municipality, issues licenses and permits, facilitates the annual board of review and municipal redistricting project, attends various meetings of the municipality, and serves as a resource center on functions of the local government and the community; and

**WHEREAS;** the 1,854 professional municipal clerks and 72 county clerks contribute to election administration by attending required training and dedicating themselves to providing fair, non-biased, non-partisan, accurate, and responsible elections in Wisconsin; and

**WHEREAS;** municipal clerks continually strive to improve the administration of the responsibilities of the office of the professional municipal clerk through participation in education programs, seminars, workshops, focus groups, and annual conferences across Wisconsin;

**IN WITNESS THEREOF,** I have hereunto set my hand and caused the official seal of the City of Reedsburg, State of Wisconsin to be affixed this 25<sup>th</sup> day of April in the year 2022.

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David Estes, Mayor  
City of Reedsburg  
Wisconsin

RESOLUTION  
(Recognizing International Migratory Bird Day)

FILE NO. 4473-22

**Whereas**, migratory birds are some of the most beautiful and easily observed wildlife that share our communities; *and*

**Whereas**, these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide; *and*

**Whereas**, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes; *and*

**Whereas**, public awareness and concern are crucial components of migratory bird conservation; *and*

**Whereas**, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining health bird populations; *and*

**Whereas**, since 1993 International Migratory Bird Day (IMBD) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S.; *and*

**Whereas**, while IMBD officially is held each year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants, *and*

**Whereas**, IMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action;

**Now, Therefore, Be It Resolved**

**THAT THE CITY OF REEDSBURG DOES HEREBY RECOGNIZE  
MAY 14, 2022, as International Migratory Bird Day**

in the City of Reedsburg, and urge all citizens to celebrate this observance and to support efforts to protect and conserve migratory birds and their habitats in our community and the world at large. Dated this 25<sup>th</sup> day of April in the year 2022.

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David G. Estes, Mayor

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Jacob Crosetto, Clerk/Treasurer

RESOLUTION NO. 4474-22

RESOLUTION DESIGNATING THE FINANCE DIRECTOR AS THE OFFICIAL  
AUTHORIZED TO DECLARE OFFICIAL INTENT UNDER  
REIMBURSEMENT BOND REGULATIONS

WHEREAS, the Department of the Treasury has issued final regulations (Treas. Reg. Section 1.150-2) (the "Reimbursement Bond Regulations") that, for the purpose of determining whether interest on certain obligations of a state or local government is excluded from gross income for federal income tax purposes, permit the use of the proceeds of tax-exempt obligations to reimburse capital expenditures made prior to the date such obligations are issued only if the state or local government, within 60 days of the date of expenditure, declares its official intent to reimburse the expenditure with proceeds of a borrowing;

WHEREAS, the Reimbursement Bond Regulations require that if a current expenditure is to be permanently financed by a later issue of tax-exempt obligations a state or local government must declare its intention to reimburse itself for the expenditure from proceeds of a borrowing within 60 days from when the expenditure is made (the "Declaration of Official Intent");

WHEREAS, the Reimbursement Bond Regulations permit a state or local government to designate an official or employee to make Declarations of Official Intent on its behalf;

WHEREAS, the Common Council (the "Governing Body") of the City of Reedsburg, Wisconsin (the "Issuer") deems it to be necessary, desirable and in the best interest of the Issuer to authorize an official or employee of the Issuer to make a Declaration of Official Intent on its behalf when the Issuer reasonably expects to reimburse itself from the proceeds of a borrowing for certain expenditures for a specific property, project or program which it pays from other funds prior to the receipt of the proceeds of the borrowing with respect to such expenditures;

WHEREAS, the Governing Body hereby finds and determines that designating an official or employee with the authority to make Declarations of Official Intent will facilitate compliance with the Reimbursement Bond Regulations.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Issuer, pursuant to Treas. Reg. Section 1.150-2(e)(1), that:

Section 1. Authorization to Declare Official Intent. The Finance Director of the Issuer is hereby authorized and designated to make Declarations of Official Intent pursuant to the Reimbursement Bond Regulations.

Section 2. Form of Declaration. Any such Declaration of Official Intent shall be made in substantially the form attached hereto.

Section 3. Public Availability. Any Declaration of Official Intent shall be maintained in the files of the Issuer and shall be made available for public inspection in compliance with applicable State law governing the availability of records of official acts of the Governing Body including Subchapter II of Chapter 19, Wisconsin Statutes (the "Public Records Law").

Section 4. Further Authorizations. The Finance Director is further authorized to take such other actions as may be necessary or desirable to comply or evidence compliance with the Reimbursement Bond Regulations.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption and approval.

Adopted, recorded and approved this 25th day of April, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

[After adoption, please return a copy of this Resolution to Quarles & Brady LLP, Bond Counsel, at 411 East Wisconsin Avenue, 24th Floor, Milwaukee, Wisconsin 53202-4497, Attention: Rebecca A. Speckhard.]

NO. \_\_\_\_\_

## DECLARATION OF OFFICIAL INTENT

This is a Declaration of Official Intent of the City of Reedsburg, Wisconsin (the "Issuer") to reimburse an expenditure with proceeds of a borrowing or borrowings authorized by the Issuer. This Declaration is made under and pursuant to Treas. Reg. Section 1.150-2. The undersigned has been designated as an official or employee authorized by the Issuer to make this Declaration of Official Intent pursuant to a Resolution adopted on April 25, 2022. This Declaration of Official Intent is a public record maintained in the files of the Issuer and is available for public inspection pursuant to Subchapter II of Chapter 19, Wisconsin Statutes.

The undersigned hereby declares that it is the reasonable expectation of the Issuer to use proceeds of a borrowing or borrowings to be incurred by the Issuer to reimburse expenditures for the property, project or program or from the fund(s)/account(s) described below:

1. Project\* description: \_\_\_\_\_

\_\_\_\_\_  
(Provide a general functional description of the property, project or program for which the expenditure to be reimbursed is paid, e.g. "\_\_\_ building program", "highway capital improvement program", "hospital equipment acquisition", "combined utility improvement program", etc.)

OR

2. Identify fund(s)/account(s): \_\_\_\_\_

\_\_\_\_\_  
(Provide a general functional description of the purpose of the fund or account from which the expenditure to be reimbursed is paid, e.g. "construction fund program" and "parks and recreation fund" and "highway fund".)

The maximum principal amount of the borrowing or borrowings to be incurred to reimburse expenditures for the above-described purposes is reasonably expected, on the date hereof, to be \$\_\_\_\_\_.

The Issuer intends to reimburse itself from borrowed funds within eighteen (18) months, (3 years if the Issuer is a "small issuer") after the later of (a) the date the expenditure is paid or (b) the date the facility is placed in service, but in no event more than 3 years after the expenditure is paid.

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\* Each of the expenditures described must be one of the following: a capital expenditure (i.e. any cost which is properly chargeable to a capital account or would be so chargeable with a proper election), a cost of issuance for a bond, an expenditure relating to certain extraordinary working capital items, a grant, a qualified student loan, a qualified mortgage loan, or a qualified veterans' mortgage loan.

No money from sources other than the anticipated borrowing or borrowings is, or is reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Issuer with respect to the expenditure, pursuant to the budgetary and financial circumstances of the Issuer as of the date of this Declaration.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Title: Finance Director

[After adoption, please return a copy of this Resolution to Quarles & Brady LLP, Bond Counsel, at 411 East Wisconsin Avenue, 24th Floor, Milwaukee, Wisconsin 53202-4497, Attention: Rebecca A. Speckhard.]



411 East Wisconsin Avenue  
Suite 2350  
Milwaukee, Wisconsin 53202-4426  
414.277.5000  
Fax 414.271.3552  
www.quarles.com

Attorneys at Law in  
Chicago  
Indianapolis  
Madison  
Milwaukee  
Minneapolis  
Naples  
Phoenix  
Scottsdale  
Tampa  
Tucson  
Washington, D.C.

April 19, 2022

**VIA EMAIL**

Mr. Jacob Crosetto  
City Clerk/Treasurer/Finance Director  
City of Reedsburg  
City Hall  
134 South Locust Street  
Reedsburg, WI 53959

Re: Declaration of Intent for Projects to be financed with Tax-Exempt Obligations

Dear Mr. Crosetto:

The federal government has adopted certain Reimbursement Regulations which set forth requirements that an issuer such as the City must meet if it expects to reimburse itself for expenditures it makes with the proceeds of a later borrowing.

We are enclosing a Resolution which designates you to declare official intent under the Reimbursement Regulations. This Resolution will enable you to make Declarations of Official Intent for future projects as well as for any current project.

Please note that a blank form of Declaration of Official Intent is attached to the Resolution. This is the Declaration you would fill out and execute within 60 days of the date upon which you expend any funds for a proposed project. This should be completed by you, dated and kept in the official records of the City. Please provide us with an executed copy of the Resolution and any completed Declarations.

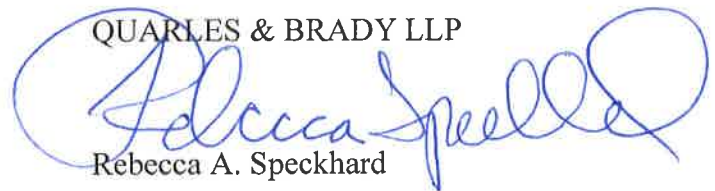
Please review the Resolution and include it on the agenda for the April 25 Common Council meeting. Please then post the agenda in at least three public places and provide it to the official newspaper of the City (or if the City has no official newspaper, to a news medium likely to give notice in the area) and to any other requesting media at least twenty-four hours prior to the meeting (see Section 19.84(1)(b), Wisconsin Statutes). **If the meeting will be a virtual meeting, please be sure to include on the agenda and the notices the dial-in number or other information necessary for the public and the media to access and monitor the meeting.**

QB\73552268.1

Mr. Jacob Crosetto  
April 19, 2022  
Page 2

If you have any questions or concerns regarding the attached, please do not hesitate to call me or any of the members of our Public Finance Group.

Very truly yours,

QUARLES & BRADY LLP  
  
Rebecca A. Speckhard

RAS:DLL:ama  
Enclosures

cc: Mr. Timothy M. Becker (w/enc. via email)  
Mr. Brett Schuppner (w/enc. via email)  
Ms. Carol A. Wirth (w/enc. via email)  
Ms. Dawn Leifer (w/enc. via email)

QB\73552268.1

RESOLUTION  
(CSM – 2120 / 2122 Woodland Drive; Parcel #276-2046-12150)

File No. 4470-22

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

STATE OF WISCONSIN)  
COUNTY OF SAUK     )

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 25<sup>th</sup> day of April, 2022, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 25<sup>th</sup> day of April, 2022.

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Jacob Crosetto  
City Clerk

## City of Reedsburg Land Use Application

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

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

**APPLICANT:** Fawn Valley Estates, LLC

**ADDRESS:** 625 Granite Avenue **CITY:** Reedsburg **STATE:** WI

**ZIP:** 53959 **PHONE:** (608) 963-5895 **FAX:** (608) 524-6351

**E-MAIL:** shea@rucls.net

**PROPERTY OWNER:** (if different from Applicant) Candace Conlin & Betty Meyer

**LOCATION:** Lot 15 | Plat of Fawn Valley Estates **PARCEL #:** 276-2046-12150

### LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Zero Lot Line (Duplex)

☐ **Conditional Use Permit:** \_\_\_\_\_

For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.

☐ **Preliminary Plat:** \_\_\_\_\_ **Final Plat:** \_\_\_\_\_ **Name of Plat:** \_\_\_\_\_

☐ **Rezoning - From:** \_\_\_\_\_ **To:** \_\_\_\_\_

☐ **Site Plan Review:** (See "B" on back page) \_\_\_\_\_

☐ **Zoning Appeal / Interpretation:** \_\_\_\_\_

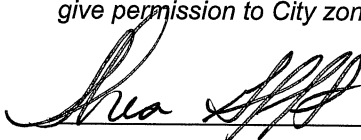
☐ **Zoning Variance:** \_\_\_\_\_

For *VARIANCE* requests, also answer "C" on back page.

☐ **Other:** \_\_\_\_\_

### AFFIDAVIT

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

 13-1-22

**Applicant Signature / Date**

\* **Agent for owners**

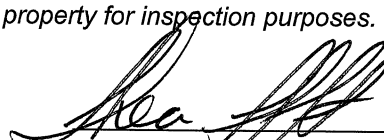
Extraterritorial Committee Date: \_\_\_\_\_

Plan Commission Date: \_\_\_\_\_

Board of Zoning Appeals Date: \_\_\_\_\_

City Council Action & Date: \_\_\_\_\_

Account #10-461500-00

 13-1-22

**Owner Signature / Date**

**Agent for owners**

**The applicant or representative MUST  
ATTEND the meeting.**

|                       |         |          |
|-----------------------|---------|----------|
| Conditional Use       | \$200   | _____    |
| Cond. Use-Agriculture | \$400   | _____    |
| Variance              | \$125   | _____    |
| Zone Change           | \$200   | _____    |
| C.S.M.                | \$175   | <u>X</u> |
| Subdivision Plat      | \$610   | _____    |
| - w/ Stormwater Plan  | \$100   | _____    |
| Site Plan Review      | \$175   | _____    |
| Comp Plan Amend       | \$200   | _____    |
| Solar/Wind            | \$400 + | _____    |

Date Paid 3-1-22  
Receipt # 1040222

SAUK COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

A DIVISION OF LOT 15 OF THE PLAT OF  
"FAWN VALLEY ESTATES", LOCATED IN THE NE¼-SE¼,  
SECTION 2, 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 A DIVISION OF LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES", A SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NE¼-SE¼) OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES" AS RECORDED IN VOLUME D OF PLATS UPON PAGE 300A AS DOCUMENT NUMBER 1217414 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAUK COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 2, T12N, R4E; THENCE S 00°10'07" W, A DISTANCE OF 661.65 FEET ALONG THE EAST LINE OF THE SE¼ OF SECTION 2; THENCE S 89°17'36" W, A DISTANCE OF 726.42 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES" AND THE POINT OF BEGINNING;

THENCE CONTINUING S 89°17'36" W, A DISTANCE OF 143.00 FEET ALONG THE SOUTH LINE OF LOT 15 TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°42'24" W, A DISTANCE OF 113.01 FEET ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY OF "WOODLAND TRAIL"; THENCE WITH A CURVE TURNING TO THE LEFT, RADIUS 186.00 FEET (THE CHORD OF WHICH BEARS S 76°01'12" E, A DISTANCE OF 70.15 FEET), A DISTANCE OF 70.57 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 86°53'21" E, A DISTANCE OF 75.31 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 15; THENCE S 00°42'24" E, A DISTANCE OF 90.21 FEET ALONG THE EAST LINE OF LOT 15 TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 13,875 SQUARE FEET OR 0.32 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 FAWN VALLEY ESTATES, LLC.

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

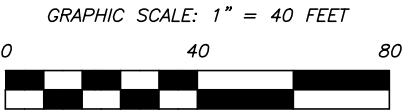
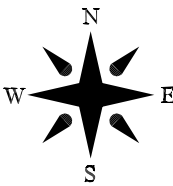
\_\_\_\_\_  
DATE

APPROVED \_\_\_\_\_  
ADMINISTRATOR, CITY OF REEDSBURG

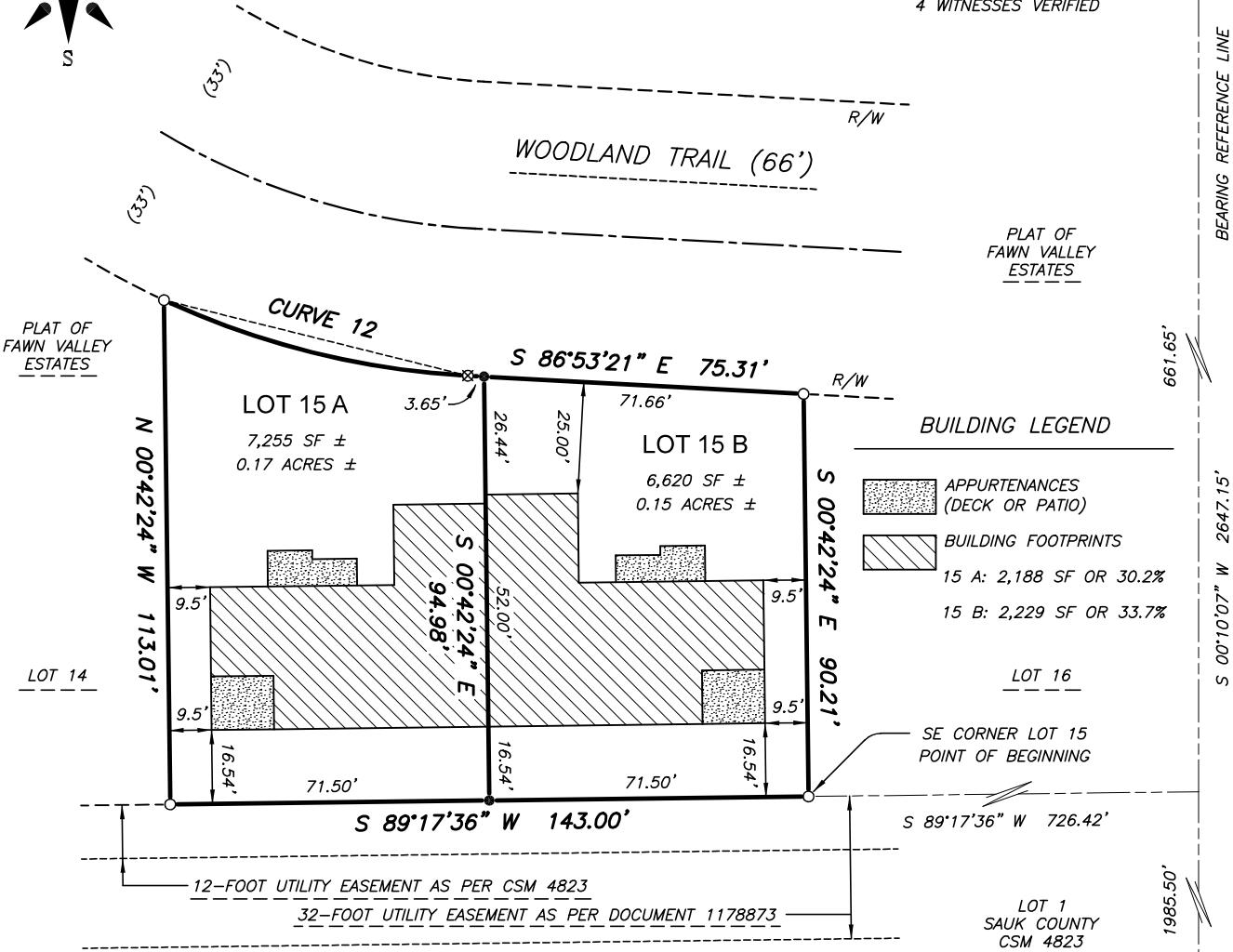
| SURVEYOR'S SEAL        | CLIENT(S):                                                                                                                                                                                                                                                                                                                                                                                                               | OWNER(S):                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|                        | FAWN VALLEY ESTATES, LLC<br>625 GRANITE AVENUE<br>REEDSBURG, WI 53959                                                                                                                                                                                                                                                                                                                                                    | CANDACE CONLIN<br>AND<br>BETTY MEYER |
|                        | PREPARED BY:                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |
|                        | <div></div> <div>MATTHEW M FILUS, PLS<br/>WISCONSIN PROFESSIONAL LAND SURVEYOR 2185<br/><br/>THE EXCELSIOR GROUP, LLC<br/>SURVEYING &amp; LAND PLANNING<br/><br/>625 GRANITE AVENUE, POST OFFICE BOX 486<br/>REEDSBURG, WISCONSIN 53959<br/><br/>PHONE: (608) 747-4363<br/>E-MAIL: SURVEY@EG-WI.COM<br/><br/>WEB: WWW.EG-WI.COM</div> |                                      |
| DATE: FEBRUARY 3, 2022 | PROJECT NUMBER: 2021-0053                                                                                                                                                                                                                                                                                                                                                                                                | SHEET 1 OF 2 SHEETS                  |

SAUK COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

A DIVISION OF LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES",  
LOCATED IN THE NE¼-SE¼, SECTION 2, TOWN 12 NORTH, RANGE 4 EAST,  
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



SAUK COUNTY TIE SHEET # 678  
DATED 01/22/2020 BY STEVEN A ALT  
EAST ¼ CORNER  
SECTION 2-T12N-R4E  
FOUND SLIMLINE HARRISON MONUMENT  
4 WITNESSES VERIFIED



BOUNDARY LEGEND

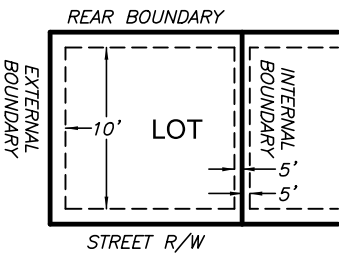
CURVE 12 DATA

- |                                                        |                           |
|--------------------------------------------------------|---------------------------|
| ■ PUBLIC LAND SURVEYING SYSTEM (PLSS) CORNER DESCRIBED | A=70.57'                  |
| ○ 0.75" Ø STEEL ROD RECOVERED                          | R=186.00'                 |
| ⊕ 1.25" Ø STEEL ROD RECOVERED                          | Δ=21°44'17"               |
| ● 0.75" Ø X 18" STEEL ROD SET 1.13 #/LF MIN. WEIGHT    | CB=S 76°01'12" E          |
|                                                        | CH=70.15'                 |
|                                                        | TANGENT-IN S 65°09'03" E  |
|                                                        | TANGENT-OUT S 86°53'21" E |
- (XXX) RECORDED DATA

SAUK COUNTY TIE SHEET # 720  
DATED 09/25/2008 BY MATTHEW M FILUS  
SOUTHEAST CORNER  
SECTION 2-T12N-R4E  
FOUND STANDARD HARRISON MONUMENT  
4 WITNESSES VERIFIED

UTILITY EASEMENT DETAIL ~ NOT TO SCALE

THIS CERTIFIED SURVEY MAP HEREBY DEDICATES UTILITY EASEMENTS 10 FEET IN WIDTH ALONG THE EXTERIOR BOUNDARIES & ROAD RIGHT-OF-WAYS, AS WELL AS 5 FEET IN WIDTH ADJACENT TO EACH SIDE OF COMMON LOT LINES AS INDICATED UPON THE SKETCH SHOWN BELOW.



MATTHEW M FILUS DATE  
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185  
FIELD WORK COMPLETED 04/02/21

ZERO LOT LINE COVENANT

Declarants, Candace Conlin and Betty Meyer, hereby establish the following minimum Zero Lot Line Covenants covering the following described real estate in the City of Reedsburg, Sauk County, Wisconsin:

Legal Description:

**Lot 15, Fawn Valley Estates, in the City of Reedsburg, Sauk County, Wisconsin.**

Parcel identification Number: 276-2046-12150

Name and Return Address:

Candace Conlin  
632 Laurel  
Reedsburg, WI 53959

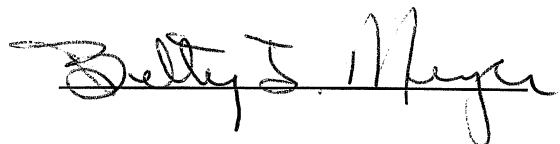
1. Maintenance Standards for the Common Wall. The cost of reasonable repair and maintenance for each party's wall shall be shared by the owners, in equal shares.
2. Maintenance standards for the common lateral, utility service and other common features. The owners shall share equally the reasonable cost of repair and maintenance of common laterals, common utility service and other common features.
3. Restriction against destruction. No detached single family residences may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
4. Termination. These covenants may not be terminated, amended, or otherwise altered without the approval of the Reedsburg Plan Commission.
5. These covenants meet the minimum standards for zero lot line construction covenants required by the City of Reedsburg code Sec. 17.13(11) and are subject to planning commission approval and shall be recorded by the developer upon such approval and prior to any issuance of a building permit and sit plan approval.
6. All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.

DATED: 3/29/22

DEVELOPER



DEVELOPER



ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 )  
COUNTY OF SAUK )

Personally came before me on march 29 2022, \_\_\_\_\_ the above  
named Candace Conlin and Betty Meyer to me known to be the persons who executed the foregoing  
instrument and acknowledged the same.

Subscribed and sworn before me

This 29 day of march, 2022



Notary Public, State of Wisconsin

My Commission is permanent/expires 4-7-2024

## **Staff Report**

**DATE:** 4/12/2022

**APPLICANT:** Reedsburg Storage LLC

**LOCATION:** 185 Wengel Dr; parcel #s 276-2244-01000 & 276-2244-53000

**DESCRIPTION OF PROPERTY/IMPROVEMENTS:** Consider rezoning of properties from B-2 Business and Agricultural to I-1 Light Industrial

### **General Findings**

#### **SURROUNDING LAND USES:**

- North – Commercial
- West – Industrial
- South – Industrial, Residential
- East – Residential

#### **ZONING:**

- North- B-2 Business
- West- I-1 Light Industrial
- South- I-1 Light Industrial, R-2 Residential
- East- R-2 Residential

**TOPOGRAPHY:** Flat slopes

**STREET R.O.W./TRAFFIC/ACCESS:** Wengel Dr, 66' ROW

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Industrial

### **Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 12, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

**ORDINANCE NO. 1939-22**  
**(Zoning Change – 276-2244-01000 & 276-2244-53000)**

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

SECTION I: PURPOSE.

Consider rezoning properties from B-2 Business and Agricultural to I-1 Light Industrial for possible future storage use.

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

Parcel #276-2244-01000 and Parcel #276-2244-53000  
Reedsburg, Wisconsin, are hereby zoned I-1 Light Industrial

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](http://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 2<sup>nd</sup> day of June 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:

April 25, 2022  
May 5 & May 12, 2022  
May 23, 2022  
June 2, 2022

## City of Reedsburg Land Use Application

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

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

**APPLICANT:** Reedsburg, Storage, LLC

**ADDRESS:** 275 South Wengel Drive **CITY:** Reedsburg **STATE:** WI

**ZIP:** 53959 **PHONE:** (608) 963-4668 **FAX:** (608) 524-0011

**E-MAIL:** sclassicconcrete1@gmail.com

**PROPERTY OWNER:** (if different from Applicant) Same As Above

**LOCATION:** NE-SW, Section 12, T12N, R4E **PARCEL #:** 2244-01, 2244-53, 2244-54

### LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Consolidation of TPNs 2244-01, 2244-53 & 2244-54

☐ **Conditional Use Permit:** \_\_\_\_\_

For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.

☐ **Preliminary Plat:** \_\_\_\_\_ **Final Plat:** \_\_\_\_\_ **Name of Plat:** \_\_\_\_\_

☒ **Rezoning - From:** 2244-01 (B2) 2244-53 (AG) **To:** I1 - Light Industry

☐ **Site Plan Review:** (See "B" on back page) \_\_\_\_\_

☐ **Zoning Appeal / Interpretation:** \_\_\_\_\_

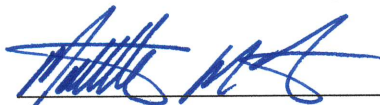
☐ **Zoning Variance:** \_\_\_\_\_

For *VARIANCE* requests, also answer "C" on back page.

☐ **Other:** \_\_\_\_\_

### AFFIDAVIT

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

 3/15/22

**Applicant Signature / Date**

 3/15/22

**Owner Signature / Date**

The Excelsior Group, LLC,  
Matthew M Filus, Agent for Owner

Extraterritorial Committee Date: \_\_\_\_\_

Plan Commission Date: \_\_\_\_\_

Board of Zoning Appeals Date: \_\_\_\_\_

City Council Action & Date: \_\_\_\_\_

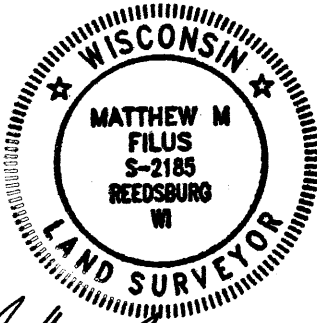
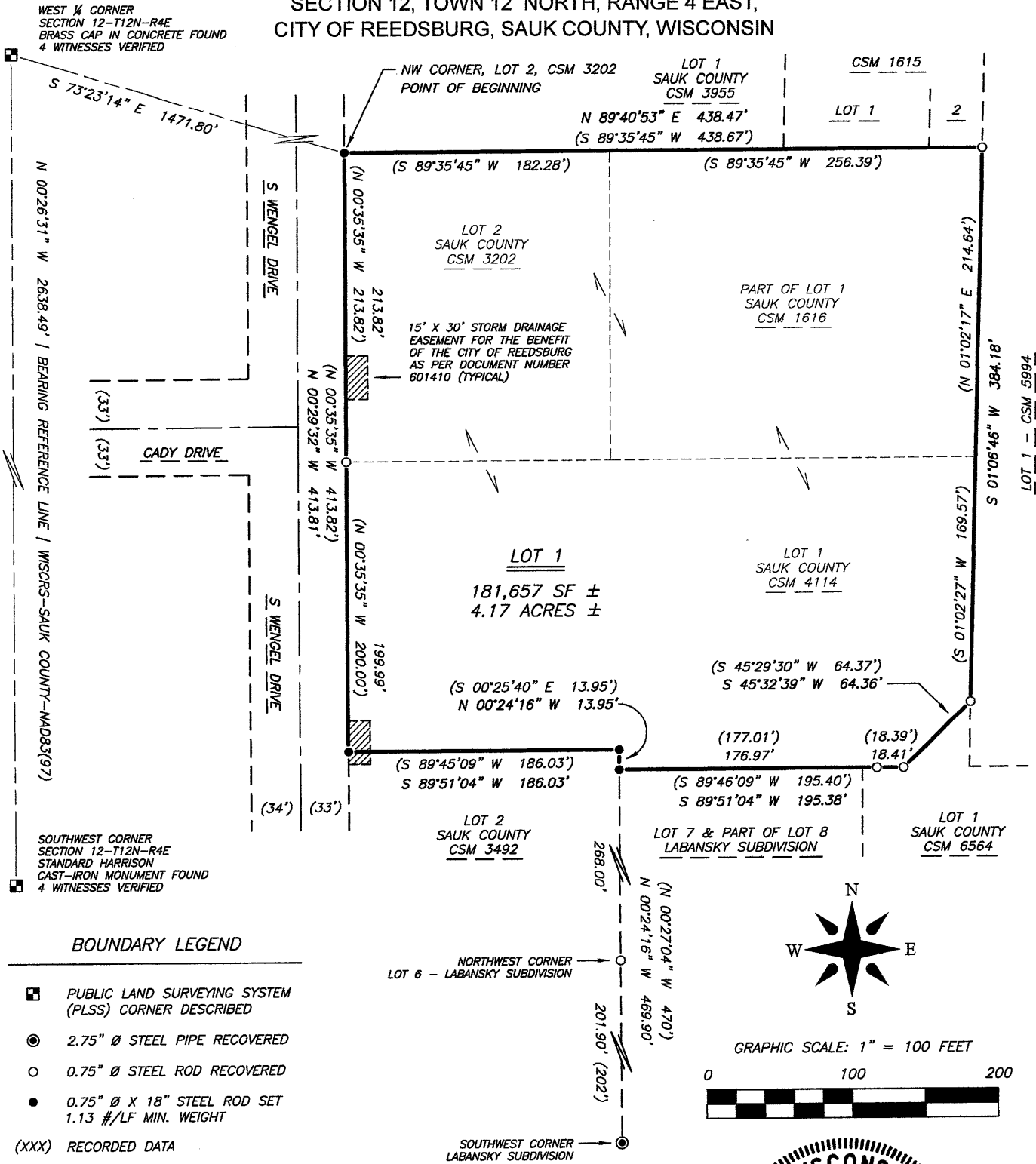
Account #10-461500-00

**The applicant or representative MUST  
ATTEND the meeting.**

|                             |       |
|-----------------------------|-------|
| Conditional Use \$200       | _____ |
| Cond. Use-Agriculture \$400 | _____ |
| Variance \$125              | _____ |
| Zone Change \$200           | _____ |
| C.S.M. \$175                | _____ |
| Subdivision Plat \$610      | _____ |
| - w/ Stormwater Plan \$100  | _____ |
| Site Plan Review \$175      | _____ |
| Comp Plan Amend \$200       | _____ |
| Solar/Wind \$400 +          | _____ |

SAUK COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

A CONSOLIDATION OF PART OF LOT 1 OF CSM 1616,  
LOT 2 OF CSM 3202 AND LOT 1 OF CSM 4114,  
LOCATED IN THE NE¼-SW¼,  
SECTION 12, TOWN 12 NORTH, RANGE 4 EAST,  
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



*Matthew M. Filus* 3/15/2022  
MATTHEW M FILUS DATE  
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185  
FIELD WORK COMPLETED 03/15/22

SAUK COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

A CONSOLIDATION OF PART OF LOT 1 OF CSM 1616,  
LOT 2 OF CSM 3202 AND LOT 1 OF CSM 4114,  
LOCATED IN THE NE¼-SW¼,  
SECTION 12, 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 A CONSOLIDATION OF PART OF LOT 1 OF CSM 1616, LOT 2 OF CSM 3202 AND LOT 1 OF CSM 4114, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE¼-SW¼) OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 12, T12N, R4E; THENCE S 73°23'14" E, A DISTANCE OF 1,471.80 FEET TO THE NORTHWEST CORNER OF LOT 2 OF CSM 3202 AND THE POINT OF BEGINNING;

THENCE N 89°40'53" E, A DISTANCE OF 438.47 FEET ALONG THE NORTH LINE OF LOT 2 OF CSM 3202 AND THE EXTENSION THEREOF TO THE EAST LINE OF LOT 1 OF CSM 1616; THENCE S 01°06'46" W, A DISTANCE OF 384.18 FEET ALONG THE EAST LINE OF LOT 1 OF CSM 1616 AND THE EAST LINE OF LOT 1 OF CSM 4114; THENCE S 45°32'39" W, A DISTANCE OF 64.36 FEET ALONG THE SOUTH LINE OF LOT 1 OF CSM 4114; THENCE S 89°51'04" W, A DISTANCE OF 195.38 FEET ALONG SAID SOUTH LINE; THENCE N 00°24'16" W, A DISTANCE OF 13.95 FEET ALONG SAID SOUTH LINE; THENCE S 89°51'04" W, A DISTANCE OF 186.03 FEET ALONG SAID SOUTH LINE TO THE EASTERN RIGHT-OF-WAY OF "SOUTH WENGEL DRIVE"; THENCE N 00°29'32" W, A DISTANCE OF 413.81 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 181,657 SQUARE FEET OR 4.17 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 REEDSBURG STORAGE, LLC.

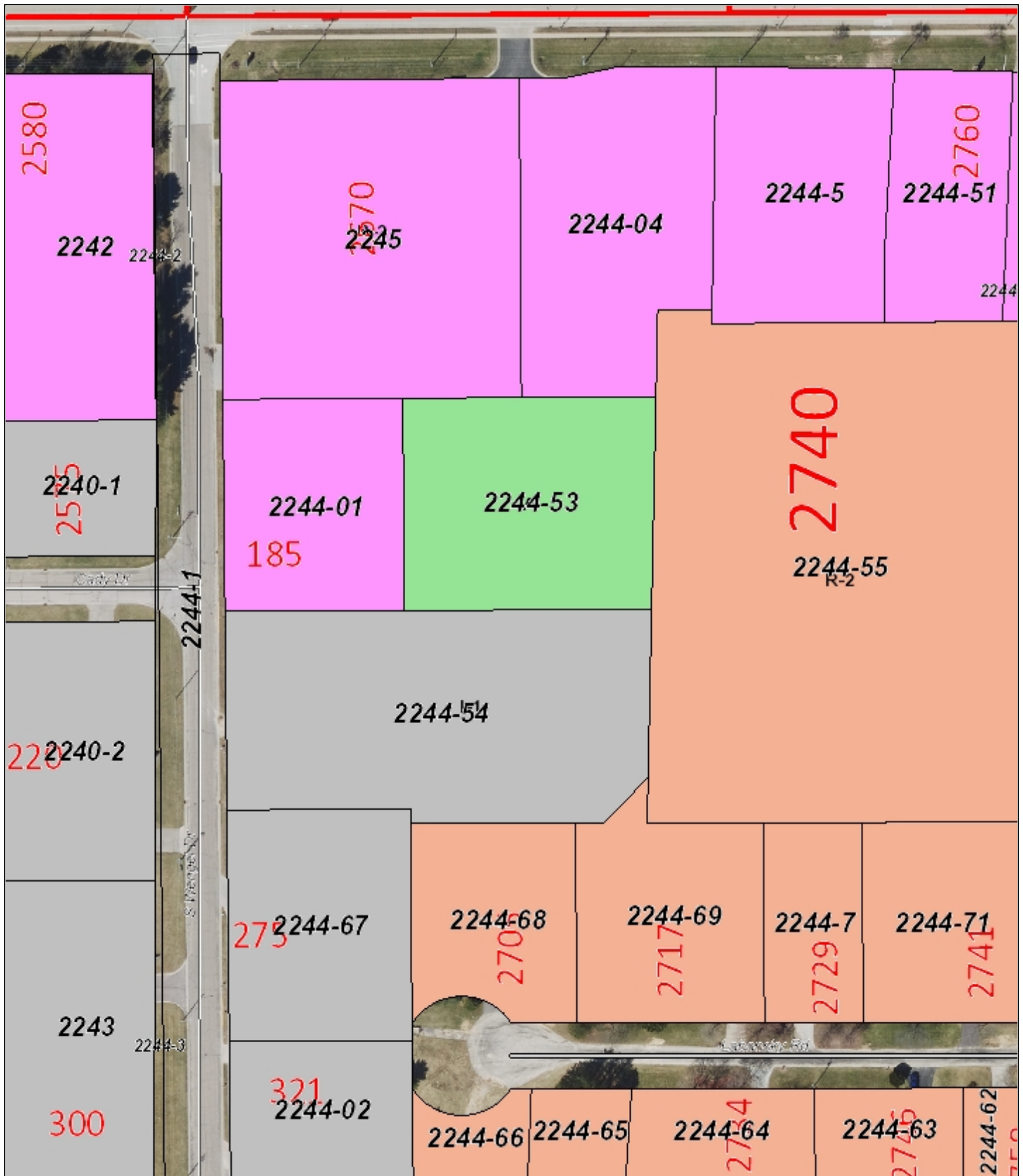
CITY OF REEDSBURG APPROVAL:

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(S):                                                                                                                                                                                                                                                                                                                                                                                                    | OWNER(S):                                                                |
|  | REEDSBURG STORAGE, LLC<br>275 SOUTH WENGEL AVENUE<br>REEDSBURG, WI 53959                                                                                                                                                                                                                                                                                                                                      | REEDSBURG STORAGE, LLC<br>275 SOUTH WENGEL AVENUE<br>REEDSBURG, WI 53959 |
|                                                                                     | PREPARED BY:                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                          |
|                                                                                     |  <div>MATTHEW M FILUS, PLS<br/>WISCONSIN PROFESSIONAL LAND SURVEYOR 2185<br/><br/>THE EXCELSIOR GROUP, LLC<br/>SURVEYING &amp; LAND PLANNING<br/><br/>625 GRANITE AVENUE, POST OFFICE BOX 486<br/>REEDSBURG, WISCONSIN 53959<br/><br/>PHONE: (608) 747-4363<br/>E-MAIL: SURVEY@EG-WI.COM<br/><br/>WEB: WWW.EG-WI.COM</div> |                                                                          |
| DATE: MARCH 15, 2022                                                                | PROJECT NUMBER: 2020-0005                                                                                                                                                                                                                                                                                                                                                                                     | SHEET 1 OF 2 SHEETS                                                      |



# City of Reedsburg GIS

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



SCALE: 1" = 139'

## CITY OF REEDSBURG

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

Print Date: 3/16/2022



# City of Reedsburg GIS

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SCALE: 1" = 139'

## CITY OF REEDSBURG

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

Print Date: 3/16/2022