

**COMMON COUNCIL AGENDA**  
**May 23, 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 meeting held on May 9, 2022
2. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Reedsburg Festival, Ltd., for the Reedsburg Butterfestival at Nishan Park, 1301 Viking Drive (Butterfest Office) from June 15, 2022 - June 19, 2022.
3. Approve/Deny: Amusement License for Reedsburg Festival, Ltd for Ed's Magical Midway - carnival rides at Nishan Park, 1700 8th Street, from June 15, 2022 - June 19, 2022.
4. Approve/Deny: Appointment of Susan Reine as a poll worker.

**II. GENERAL BUSINESS:**

1. Approve/Deny: Resolution 4476-22 authorizing bonding for the future Wastewater Treatment Plant project, per USDA requirements.

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

1. Plan Commission: Approve/Deny: Second Reading and Public Hearing for Ordinance 1939-22 - Rezoning parcels 276-2244-01000 & 276-2244-53000 from "B-2 Business" and "Agriculture" to I-1 Light Industrial. The parcels are located in the 100 block of S. Wengel Drive.
2. Plan Commission: Approve/Deny: Resolution 4475-22 for a Certified Survey Map to divide property at E5856 LaValle Street, in the extra-territorial zone, into two parcels.

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

1. 2nd Meeting Committees: Parks & Recreation, Utility Commission, Plan Commission, Library



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.

Board, Zoning Board, CDA (any other committees or commissions with report).

**V. OFFICE OF THE MAYOR:**

**VI. 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.

City of Reedsburg Meeting of the Common Council  
May 9, 2022

Present: Mayor Dave Estes, Alderpersons Darrin Frye, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.  
Absent: Alderperson Craig Braunschweig.  
Others Present: City Administrator Tim Becker, Deputy Clerk-Treasurer Julie Strutz, 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 April 25, 2022; April 2022 Paid Bills; April 2022 Monthly Building Permit Report; Application for Temporary Class B/Class B Retailer's License for Reedsburg Pirates Home Talent Baseball for Nishan Park, 1700 8th Street for May - July 2022; Proclamation recognizing Police Week, May 15 - 21, 2022; and Proclamation recognizing Emergency Medical Services Week, May 15 - 21, 2022.

**Motion: Kaney, Second: Frye to approve the consent agenda. Motion carried 8-0.**

GENERAL BUSINESS

- A. Approve/Deny: First Reading and set a Public Hearing for June 13, 2022 for Ordinance 1940-22 amending Chapter 21 - Board of Review to permit the appointment of the City Clerk as a voting member of the Board of Review.
  - a. **Motion: Knudsen, Second: Schulte to approve setting the Public Hearing on Ordinance 1940-22 as presented. Motion carried 8-0.**
- B. Approve/Deny: First Reading and set a Public Hearing for June 13, 2022 for Ordinance 1941-22 amending Chapter 104 - Council Meetings and Rules of Procedure to codify the current policy of time limits for public comments.
  - a. **Motion: Peterson, Second: Gargano to approve setting the Public Hearing on Ordinance 1941-22 as presented. Motion carried 8-0.**
- B. Approve/Deny: First Reading and set a Public Hearing for June 13, 2022 for Ordinance 1942-22 amending Chapter 199 - Amusement Game Devices as recommended by the Wisconsin Department of Revenue.
  - a. **Motion: Kaney, Second: Gargano to approve setting the Public Hearing on Ordinance 1942-22 as presented.**
- C. Approve/Deny: Second Reading and Public Hearing for Ordinance 1938-22 regarding the unanimous petition for annexation of parcels 030-0608-00000, 030-0608-10000 & 030-0580- 00000 from the Town of Reedsburg to the City of Reedsburg. Parcels are generally located between Railroad Street and Division Street on S. Dewey Avenue.
  - a. **Motion: Knudsen, Second: Kaney to approve Ordinance 1938-22 as presented. Motion carried 8-0.**

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

**Motion carried 8-0. Meeting adjourned at 6:24 p.m.**

Respectfully submitted,

Jacob Crosetto  
City Clerk-Treasurer/Finance Director

# 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: 5.3.22

☐ 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 6.15.22 and ending 6.19.22 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 Festival

(b) Address P.O. Box 61 Reedsburg, WI 53959

(Street)

☐ Town

☐ Village

☒ City

(c) Date organized

(d) If corporation, give date of incorporation

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

(f) Names and addresses of all officers:

President Roger Mieden

P.O. Box 61

Reedsburg, WI

Vice President Brian Bender

"

"

Secretary Mary Vethe

"

"

Treasurer Linda Biskupski

"

"

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

Linda Biskupski

## 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 1920 High 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: Butterfest office

## 3. Name of Event

(a) List name of the event Reedsburg Butterfest

(b) Dates of event 6.15.22 - 6.19.22

## 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 Linda Biskupski 5.3.22

(Signature/Date)

Reedsburg Festival

(Name of Organization)

Date Filed with Clerk 5-3-2022

Date Reported to Council or Board 5-23-2022

Date Granted by Council

License No. 1958



**LOAN RESOLUTION**  
(Public Bodies)

A RESOLUTION OF THE \_\_\_\_\_

OF THE \_\_\_\_\_  
AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A  
PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS

\_\_\_\_\_  
FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the \_\_\_\_\_

(Public Body)

(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of

\_\_\_\_\_  
pursuant to the provisions of \_\_\_\_\_; and

**WHEREAS**, the Association intends to obtain assistance from the United States Department of Agriculture,  
(herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921  
et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event  
that no other acceptable purchaser for such bonds is found by the Association:

**NOW THEREFORE**, in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal ly permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.

*According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0572-0121. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.*

11. To acquire and maintain such insurance and fidelity bond coverage as may be required by the Government.
12. To establish and maintain such books and records relating to the operation of the facility and its financial affairs and to provide for required audit thereof as required by the Government, to provide the Government a copy of each such audit without its request, and to forward to the Government such additional information and reports as it may from time to time require.
13. To provide the Government at all reasonable times access to all books and records relating to the facility and access to the property of the system so that the Government may ascertain that the Association is complying with the provisions hereof and of the instruments incident to the making or insuring of the loan.
14. That if the Government requires that a reserve account be established, disbursements from that account(s) may be used when necessary for payments due on the bond if sufficient funds are not otherwise available and prior approval of the Government is obtained. Also, with the prior written approval of the Government, funds may be withdrawn and used for such things as emergency maintenance, extensions to facilities and replacement of short lived assets.
15. To provide adequate service to all persons within the service area who can feasibly and legally be served and to obtain USDA's concurrence prior to refusing new or adequate services to such persons. Upon failure to provide services which are feasible and legal, such person shall have a direct right of action against the Association or public body.
16. To comply with the measures identified in the Government's environmental impact analysis for this facility for the purpose of avoiding or reducing the adverse environmental impacts of the facility's construction or operation.
17. To accept a grant in an amount not to exceed \$ \_\_\_\_\_

under the terms offered by the Government; that the \_\_\_\_\_

and \_\_\_\_\_ of the Association are hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such grant; and to operate the facility under the terms offered in said grant agreement(s).

The provisions hereof and the provisions of all instruments incident to the making or the insuring of the loan, unless otherwise specifically provided by the terms of such instrument, shall be binding upon the Association as long as the bonds are held or insured by the Government or assignee. The provisions of sections 6 through 17 hereof may be provided for in more specific detail in the bond resolution or ordinance; to the extent that the provisions contained in such bond resolution or ordinance should be found to be inconsistent with the provisions hereof, these provisions shall be construed as controlling between the Association and the Government or assignee.

The vote was: Yeas \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

IN WITNESS WHEREOF, the \_\_\_\_\_ of the

\_\_\_\_\_ has duly adopted this resolution and caused it

to be executed by the officers below in duplicate on this \_\_\_\_\_, \_\_\_\_\_ day of \_\_\_\_\_

(SEAL)

By \_\_\_\_\_

Attest:

Title \_\_\_\_\_

\_\_\_\_\_  
Title \_\_\_\_\_

**CERTIFICATION TO BE EXECUTED AT LOAN CLOSING**

I, the undersigned, as \_\_\_\_\_ of the \_\_\_\_\_  
hereby certify that the \_\_\_\_\_ of such Association is composed of  
\_\_\_\_\_ members, of whom , \_\_\_\_\_ constituting a quorum, were present at a meeting thereof duly called and  
held on the \_\_\_\_\_ day of \_\_\_\_\_ ; and that the foregoing resolution was adopted at such meeting  
by the vote shown above, I further certify that as of \_\_\_\_\_ ,  
the date of closing of the loan from the United States Department of Agriculture, said resolution remains in effect and has not been  
rescinded or amended in any way.

Dated, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_

Title \_\_\_\_\_

## **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:** \_\_\_\_\_

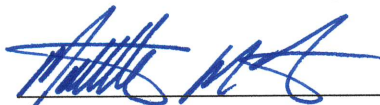
☐ **Zoning Variance:** \_\_\_\_\_

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: \_\_\_\_\_

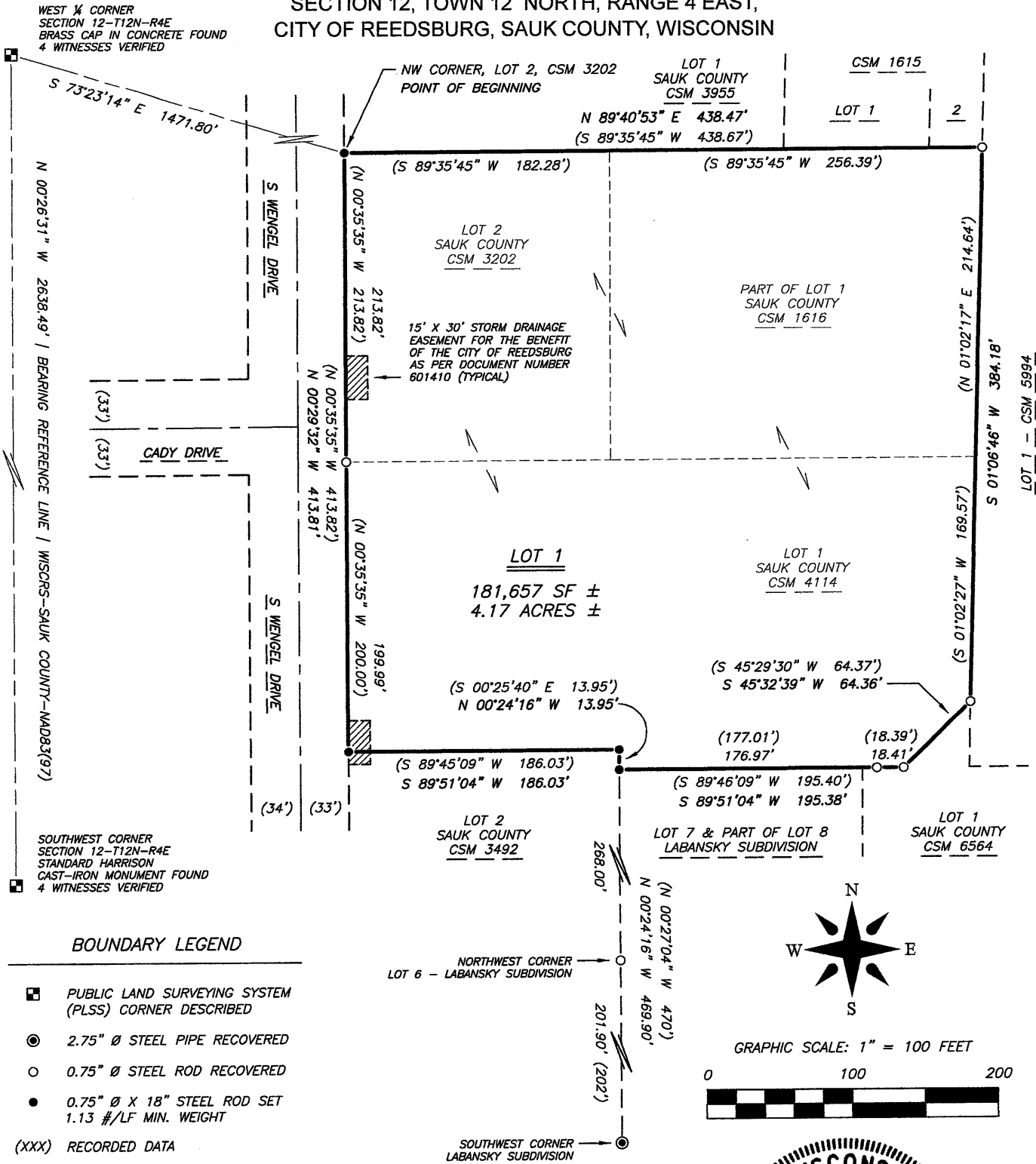
Account #10-461500-00

**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 +          | _____ |

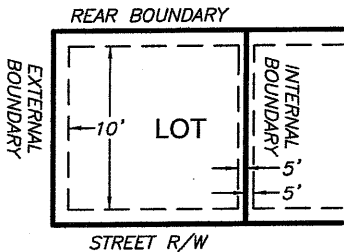
SAUK COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

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



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* 3/15/2022

MATTHEW M. FILUS DATE

WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

FIELD WORK COMPLETED 03/15/22

DATE: MARCH 15, 2022

PROJECT NUMBER: 2020-0005

SHEET 2 OF 2 SHEETS

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

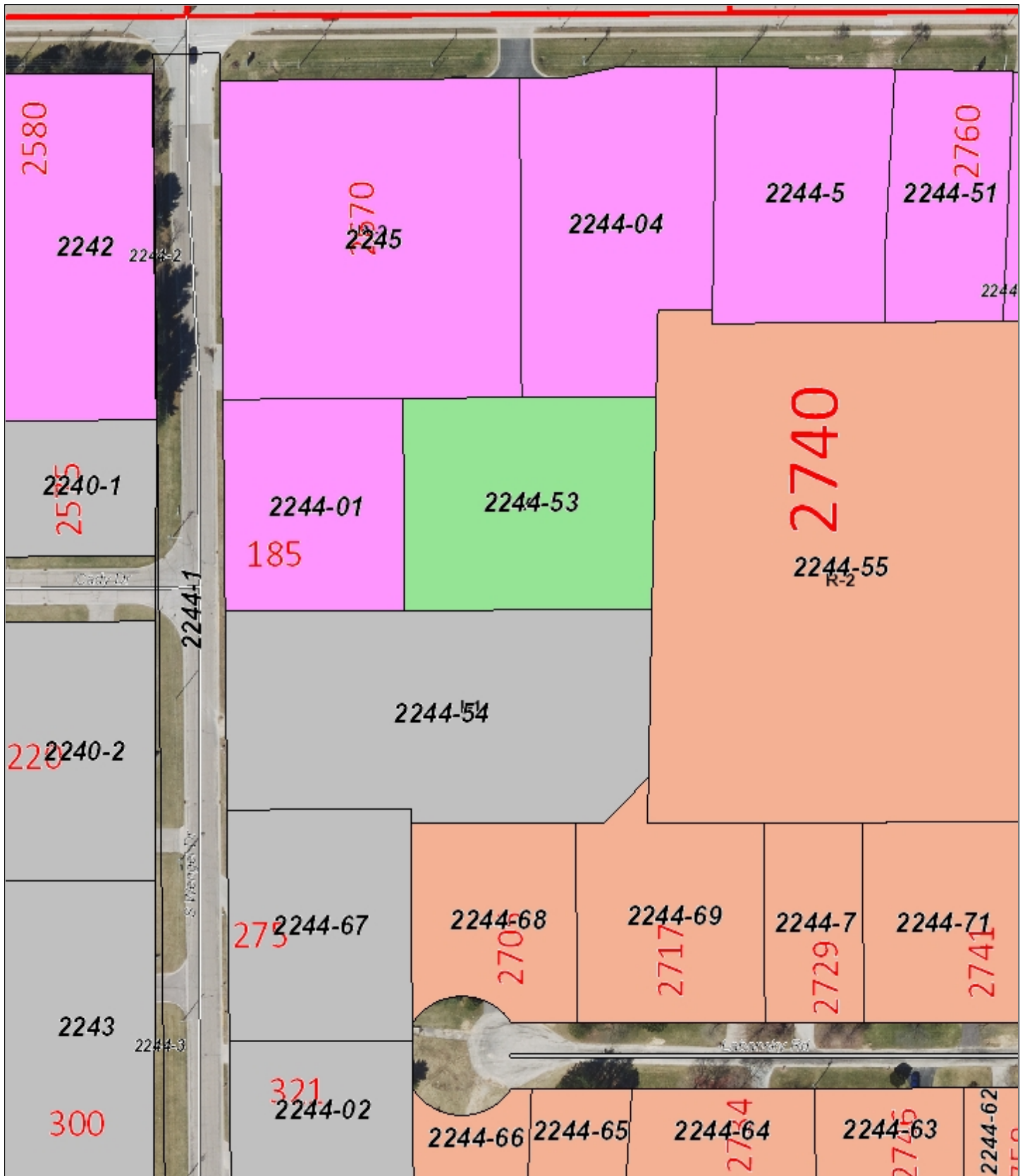
\_\_\_\_\_  
MAYOR, CITY OF REEDSBURG

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

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

## **Staff Report**

**DATE:** May 10, 2022

**APPLICANT:** Steve Dempsey

**LOCATION:** E5856 La Valle St; Parcel #s 030-0272-00000 & 030-0266-00000

**ZONING:** Ag

**DESCRIPTION OF PROPERTY/IMPROVEMENTS:** Consider Certified Survey Map to divide property into two parcels.

### **General Findings**

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

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

#### **ZONING:**

- North – Ag
- West – Ag
- South – Ag
- East – R-2 Residential

**TOPOGRAPHY:** Flat slopes

**STREET R.O.W./TRAFFIC/ACCESS:** La Valle St; 66' ROW

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** pending Low Density Residential

### **Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, May 10, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

RESOLUTION  
(CSM – E5856 La Valle St; Parcel #s 030-0272-00000 & 030-0266-00000)

File No. 4475-22

Resolved, that this Certified Survey located in the Town 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 23<sup>rd</sup> day of May, 2022.

---

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: Steve Dempsey  
ADDRESS: 1213 Wellington Dr CITY: Reedsburg STATE: WI  
ZIP: 53959 PHONE: 608-415-2298 FAX: \_\_\_\_\_  
E-MAIL: dempsey@rucls.net  
PROPERTY OWNER: (if different from Applicant) \_\_\_\_\_  
LOCATION: Lot 2 CSM\* 4472 PARCEL #: 0272

## LAND USE REQUEST

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

- ☒ **Certified Survey Map (CSM):** \_\_\_\_\_
- ☐ **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.

Steven J. Dempsey 5-4-22

Applicant Signature / Date

\_\_\_\_\_  
Owner Signature / Date

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.**

G:\wpnet\FORMS\Land Use Appl New Prices 2021.doc

|                             |                |
|-----------------------------|----------------|
| Conditional Use \$200       | _____          |
| Cond. Use-Agriculture \$400 | _____          |
| Variance \$125              | _____          |
| Zone Change \$200           | _____          |
| C.S.M. \$175                | _____          |
| Subdivision Plat \$610      | _____          |
| - w/ Stormwater Plan \$100  | _____          |
| Flood Plain Zone \$189      | _____          |
| Site Plan Review 175        | _____          |
| Comp Plan Amend \$200       | _____          |
| Date Paid                   | <u>5-5-22</u>  |
| Receipt #                   | <u>1040839</u> |

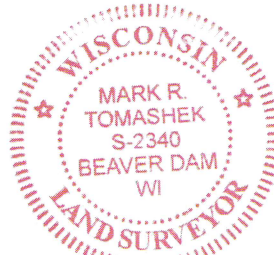
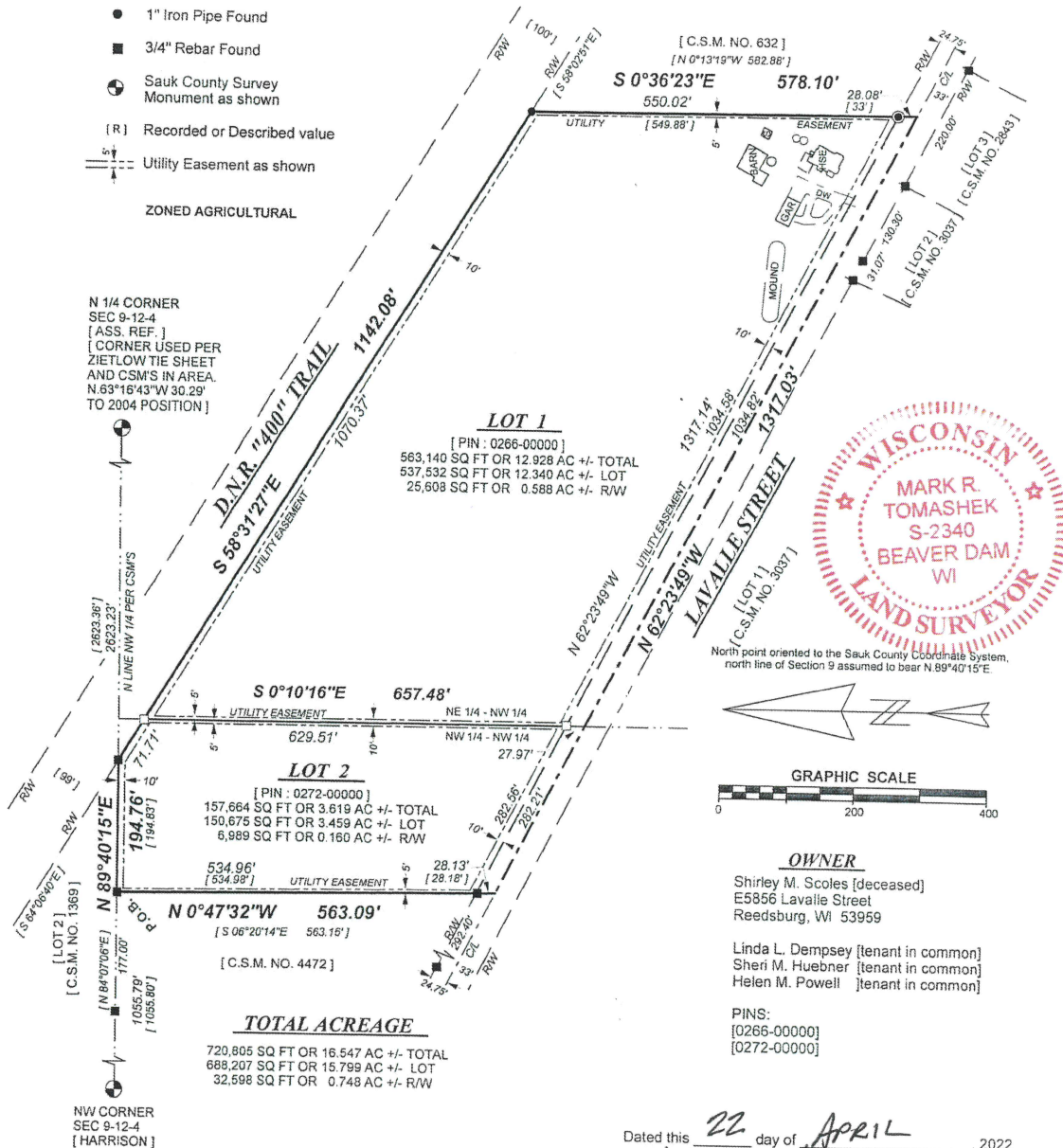
## SAUK COUNTY CERTIFIED SURVEY MAP NUMBER

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND  
A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL  
IN SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, TOWN OF  
REEDSBURG, SAUK COUNTY, WISCONSIN.

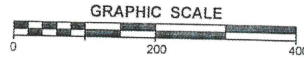
### LEGEND

- 3/4" x 18" Iron Rod Set weighing 1.50 lbs/ft
- △ Mag Nail Set
- 1-1/2" Iron Pipe Found
- 1" Iron Pipe Found
- 3/4" Rebar Found
- ⊙ Sauk County Survey Monument as shown
- (R) Recorded or Described value
- Utility Easement as shown

ZONED AGRICULTURAL



North point oriented to the Sauk County Coordinate System, north line of Section 9 assumed to bear N 89°40'15"E



Dated this 22 day of APRIL, 2022

*Mark R. Tomashek*  
Mark R. Tomashek WI RLS - 2340  
at Beaver Dam Wisconsin

Job No. 22-REEDCSM  
Sheet 1 of 2

⊕ NEW FRONTIER LAND SURVEYING LLC. ⊕

P.O. Box 576 - Beaver Dam, Wisconsin 53916  
PH (920-296-3904) FAX (920-885-3905)

**SAUK COUNTY CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_**

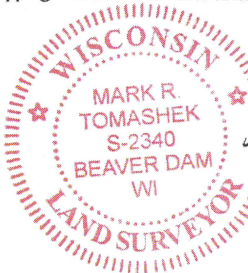
**SURVEYOR'S CERTIFICATE:**

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Sheri Huebner, beneficiary of the owner, of a part of the Northeast 1/4 of the Northwest 1/4 and a part of the Northwest 1/4 of the Northwest 1/4 of Section 9, Town 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin, being more particularly described as follows:

Commencing at the Northwest corner of said Section 9; thence N.89°40'15"E. along the north line of the Northwest 1/4 of said Section 9, 1055.79 feet to a found 3/4" rebar at the northeast corner of Certified Survey Map Number 4472 and the Point of Beginning; thence continuing N.89°40'15"E. along the north line of the Northwest 1/4 of said Section 9 and the south line of Lot 2 of Certified Survey Map Number 1369, 194.76 feet to a found 3/4" rebar at the southeast corner of Certified Survey Map Number 1369 and the southerly right-of-way line of the D.N.R. "400" Trail; thence S.58°31'27"E. along said southerly right-of-way line, 1142.08 feet to a found 7/8" iron pipe at the northwest corner of Certified Survey Map Number 632; thence S.0°36'23"E. along the west line of said Certified Survey Map 632, 578.10 feet to the centerline of Lavalle Street and the north line of the Certified Survey Map Number 2843; thence N.62°23'49"W. along said centerline and north line of said Certified Survey Map Number 2843 and north line of Certified Survey Map Number 3037, 1034.82 feet to the southeast corner of Certified Survey Map Number 4472; thence N.0°10'16"E. along said east line of the said Certified Survey Map Number 4472, 563.09 feet to the Point of Beginning.

Said parcels contain 720,805 square feet or 16.547 acres more or less.  
Parcel is subject to easements and restrictions of record.

I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations for Sauk County, Subdivision Ordinance for the Town of Reedsburg and City of Reedsburg extraterritorial review in surveying and mapping the same to the best of my knowledge and belief.



Dated this 22 day of APRIL, 2022

Mark R. Tomashek  
Mark R. Tomashek WI PLS S-2340  
New Frontier Land Surveying, LLC  
at Beaver Dam, Wisconsin

**SAUK COUNTY PLANNING AGENCY APPROVAL:**

Resolved that this Certified Survey in the Town of Reedsburg be and hereby is approved in compliance with Chapter 236 of the Wisconsin State Statutes and the Sauk County Subdivision Regulations. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Land Resources and Environmental Department.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Administrator

**CITY OF REEDSBURG COMMON COUNCIL APPROVAL:**

Resolved that this Certified Survey in the NE1/4 of the NW1/4 and the NW1/4 of the NE 1/4 Section 9, T.12N., R.4E., Town of Reedsburg is hereby approved by the Common Council of the City of Reedsburg..

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2022

\_\_\_\_\_  
Mayor

Attest by \_\_\_\_\_

\_\_\_\_\_  
Clerk

**TOWN OF REEDSBURG APPROVAL:**

Resolved that this Certified Survey in the NE1/4 of the NW1/4 and the NW1/4 of the NE 1/4 Section 9, T.12N., R.4E., Town of Reedsburg is hereby approved by the Town Board of the Town of Reedsburg..

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Chairman

Attest by \_\_\_\_\_

\_\_\_\_\_  
Clerk

Job No. 22-REEDCSM  
Sheet 2 of 2 Sheets