

City Plan Commission Agenda
February 14, 2023
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)

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON DECEMBER 12 & DECEMBER 13, 2022:

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

I. GENERAL BUSINESS:

- A. Consider annual Conditional Use Permit for farming on vacant residential-zoned lots – Hay Creek Estates Subdivision; along Hay Creek Trail and Russell Court, between Myrtle St. and N. Dewey Ave – Hay Creek Estates LLC
- B. Consider Certified Survey Map to divide property into two – 148 N Park St / 330 2nd St – Parcel 276-0928-00000 – First Presbyterian Church Of Reedsburg
- C. Consider rezoning property from B-1 Business to R-1 Residential or B-3 Business – 330 2nd St – Parcel 276-0928-00000 – First Presbyterian Church Of Reedsburg
- D. Consider Site Plan Review to amend previous site plan. The new plan would replace the currently approved 70 X 110 and 70 X 120 buildings as well as the silos with 110 X 120 and 225 X 120 buildings and no silos. – 410 South Ave; parcel #s 0480, 0481 & 0482– Riffey Transload LLC
- E. Consider Certified Survey Map to divide lots and outlots for new business park – 3100 E Main St – Parcel #s 2244-57010, 2244-58000, 2244-59000 – City of Reedsburg
- F. Consider Certified Survey Map to create right-of-way for future Viking Dr extension – 1690 E Main St – Parcel # 2218 – City of Reedsburg
- G. Consider Certified Survey Map to create right-of-way for future Viking Dr extension – 1650 Maple St – Parcel # 2227 – City of Reedsburg



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.

- H. Consider Certified Survey Map to create right-of-way for future Viking Dr extension – 401 King St – Parcel # 2084-03 – City of Reedsburg

II. ADJOURN:



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

Reedsburg Plan Commission

December 12, 2022



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 5:30 PM in Reedsburg City Hall.

Present: Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell, Sonny Hyde, Jay Brunken

Absent: Dan DeBaets

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Brunken, seconded by Gargano to approve the 11/28/22 meeting minutes.

Motion approved

Consider Certified Survey Map to divide property – S3376 S Dewey Ave; Part of Parcel 030-0558-00000 – City of Reedsburg

This property is intended for a future lift station for the new WWTP. The lot requires a CSM to divide, annexation to City, and rezoning to Government.

Motion by Knudsen, seconded by Gargano to recommend approval of the CSM to City Council.

Motion approved

Consider annexation of property – S3376 S Dewey Ave; Part of Parcel 030-0558-00000– City of Reedsburg

Motion by Gargano, seconded by Brunken to recommend approval of the annexation to City Council.

Motion approved

Consider rezoning of property from Agricultural to Government – S3376 S Dewey Ave; Part of Parcel 030-0558-00000 – City of Reedsburg

Motion by Hyde, seconded by Gargano to recommend approval of the rezoning to City Council.

Motion approved

Consider annexation of property at NW corner of W Main St & Alexander Ave & City View Dr – CSM #3744 LOT 1; Parcel 030-0286-00000– City of Reedsburg

Motion by Gargano, seconded by Knudsen to recommend approval of the annexation to City Council.

Motion approved

Motion by Gargano, seconded by Brunken to adjourn at 5:40 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Reedsburg Plan Commission

December 13, 2022



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Mayor Dave Estes, Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell, Jay Brunken

Absent: Dan DeBaets, Sonny Hyde

Staff: Tim Becker

Consider Conditional Use Permit for a new home business: Firearm sales – 432 Franklin Street, Parcel 276-0110-00000 – Thomas Herrewig.

This CUP is for the sale/repair of firearms. The Commission approved this with the following contingencies: Delivery, sale and repair of firearms, FFL Approved, Meet all State and Federal requirements, CUP expires upon sale of property, clients by appointment only.

Motion by Knudsen, seconded by Gargano to approve CUP as presented

Motion approved

Consider Conditional Use Permit to convert existing storage/office building into an industrial assembly business – 605 S Albert Avenue, Parcel 276-1894-00000 – Addison Machine Engineering.

CUP approved as presented.

Motion by Knudsen, seconded by Gargano to approve CUP as presented

Motion approved (Brunken
abstained)

Motion by Gargano, seconded by Brunken to adjourn at 6:11 PM.

Motion approved

Respectfully submitted,

Tim Becker
City Administrator

Staff Report

DATE: 2/14/2023

APPLICANT: Hay Creek Estates LLC

LOCATION: Hay Creek Estates Subdivision; along Hay Creek Trail and Russell Court,
between Myrtle St. and N. Dewey Ave

ZONING: R-2 Residential

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider annual CUP for farming
on vacant residential-zoned lots

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Single/two-family dwellings
- South – Single-family dwellings
- East – Single-family dwelling, Ag

ZONING:

- North- Agricultural
- West- R-2 Residential
- South- R-2 Residential
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS:

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Approval conditions:

1. Type of crop
2. No. of harvests
3. Neighbor notification
4. Curb maintenance
5. Hours of operation
6. Any exempt lots
7. Setbacks
8. Time limit to remove crop
9. Crop height

2022 Approval

1. Notify neighbors in person or phone call at least 24 hours in advance of harvesting.
2. Hay only
3. Minimum of 2 harvests, maximum of 4.
4. Harvest during daylight hours only
5. Maintain treebank
6. 5' sidewalk setback
7. Remove bales within 24 hours; Maximum 3' height of hay

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

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: Hay Creek Estates

ADDRESS: PO Box 350 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 524-6108 **FAX:** 524-8862

E-MAIL: pamela.roy@vikingvillageinc.com

PROPERTY OWNER: (if different from Applicant) Hay Creek Estates

LOCATION: Hay Creek Estates LLC **PARCEL #:** _____

LAND USE REQUEST

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

☐ **Certified Survey Map (CSM):** _____

☒ **Conditional Use Permit:** Farming

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.

Pamela L. Roy 11-4-2023
Applicant Signature / Date

Willie J. Roy 1-4-23
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.**

C:\Users\carol.meyer\Downloads\Land_Use_Appl_New_Prices_2021 (1).doc

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	<u>X</u>
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 +	_____

Date Paid _____
Receipt # _____

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

- (A) *Proposed operation* - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.
Agriculture use of unused lots - will hay them until sold
- (B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
- (C) *Character and use of adjoining buildings and those in the vicinity* - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- (D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- (E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.
- (F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

B. Site Plan Requirements.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

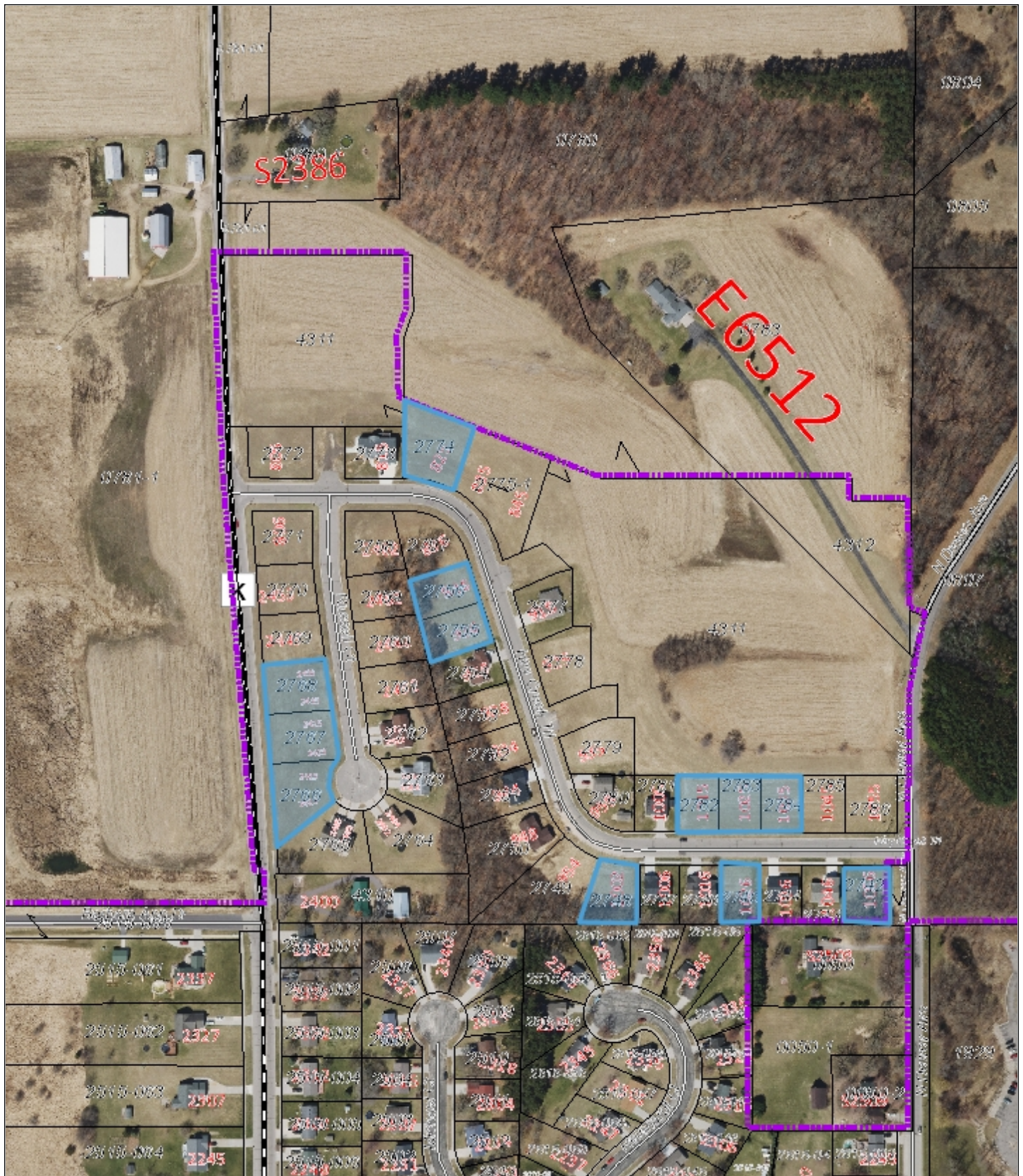
C. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

That there are special circumstances or conditions... (that) apply to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

That...the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose.

That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its finding, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

** Will notify neighbors 48 hrs in advance of haying operations*



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" = 277'

CITY OF REEDSBURG

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

Print Date: 2/1/2023

Staff Report

DATE: 2/14/2023

APPLICANT: First Presbyterian Church Of Reedsburg

LOCATION: 148 N Park St / 330 2nd St – Parcel 276-0928-00000

ZONING: B-1 Business

PROPOSED LAND USE CHANGE: CSM & Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to divide property into two and rezone property (Lot 2 of CSM) from B-1 Business to R-1 Residential or B-3 Business

General Findings

SURROUNDING LAND USES:

- North – Park
- West – Commercial
- South – Multi-family residential
- East – Single-family residential, commercial

ZONING:

- North- Government
- West- B-1, Government
- South- R-3 Residential
- East- B-1, B-3

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: 2nd St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Government & Institutional (Downtown Focus)

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Staff Comments

The church is selling the manse and that part of the parent parcel separately from the church property. They are requesting R-1 Residential, which is suitable, however past practice for similar area properties has been B-3 Business. From what I've heard, the prospective manse buyer would use the house as a tourist rooming house (e.g. Air BNB), which is a licensing matter and not a land use matter. But nonetheless a B-3 zone allows single-family residential by right and small commercial as a conditional use, as it is located in the Downtown Focus area (mixed use) on the future land use map.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

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: First Presbyterian Church of Reedsburg
ADDRESS: 148 N. Park St. **CITY:** Reedsburg **STATE:** Wisconsin
ZIP: 53959 **PHONE:** 524-2812 **PARCEL #:** Lot 2
E-MAIL: gebose@outlook.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) 330 2nd street

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 & C" on back page.
- ☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____
- ☒ **Rezoning - From:** B-1 **To:** R-1 **TID #** _____
- ☐ **Site Plan Review:** (See "B & C" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____
For *VARIANCE* requests, also answer "D" on back page.
- ☐ **Other or Annexation:** _____

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Gay J. McQuinn, 1/18/2023
Applicant Signature / Date

Gay J. McQuinn, 1/18/2023
Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

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Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	<u>X</u>
C.S.M.	\$175	<u>X</u>
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>2-1-2023</u>	_____
Receipt #	<u>1043064</u>	_____

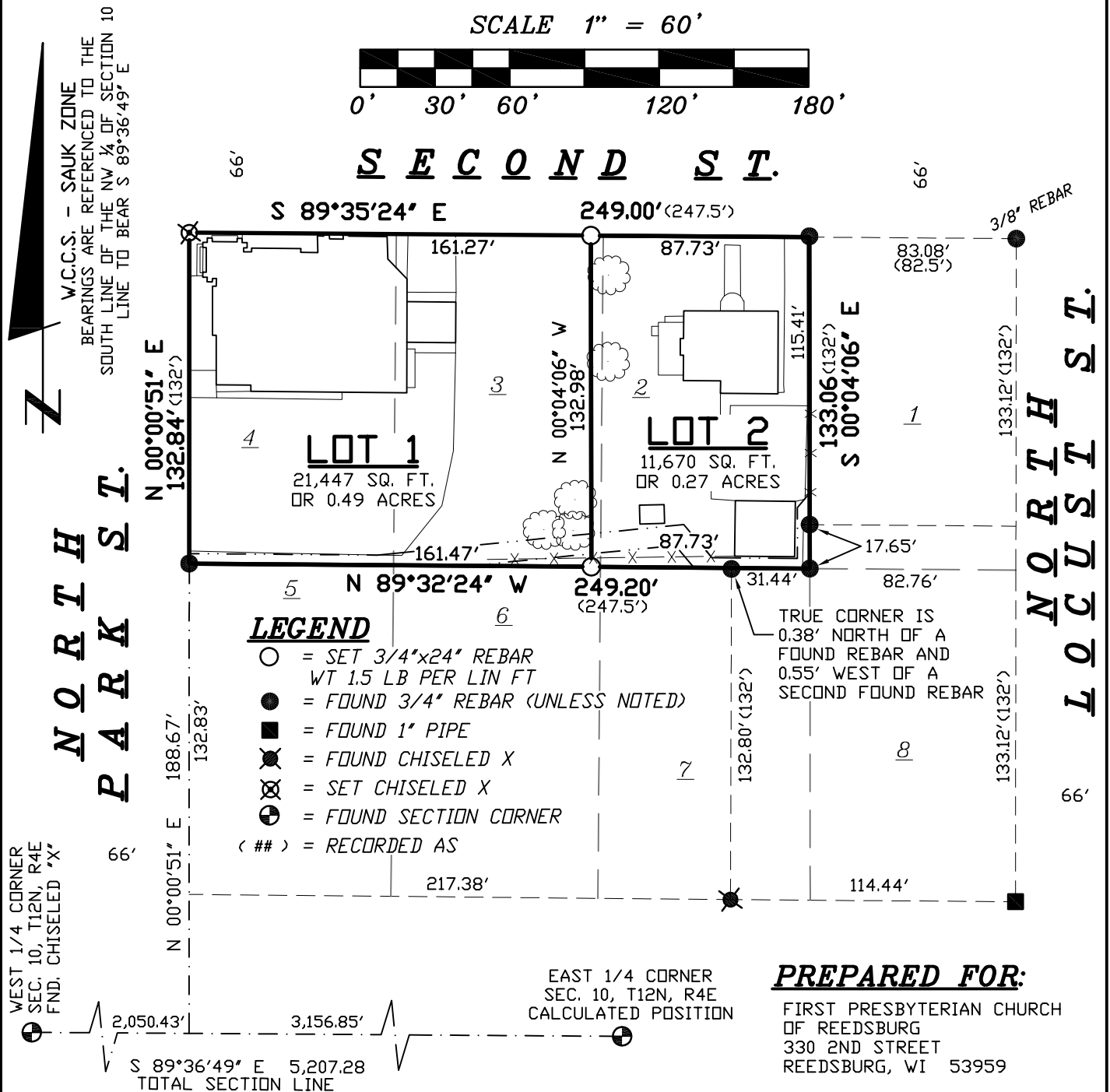


CERTIFIED SURVEY MAP NO.

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ of the NW ¼ of Section 10, T12N, R4E, City of Reedsburg,
Sauk County, Wisconsin. Including all of Lots 2, 3 and 4, Block 15,
Original Plat of Reedsburg



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN.
- 3.) THE SECTION CORNER TIES FOR THE EAST AND WEST 1/4 CORNERS WERE CHECKED AND VERIFIED TO THE MOST RECENT SECTION CORNER TIE SHEETS ON RECORD.

SURVEYORS SEAL

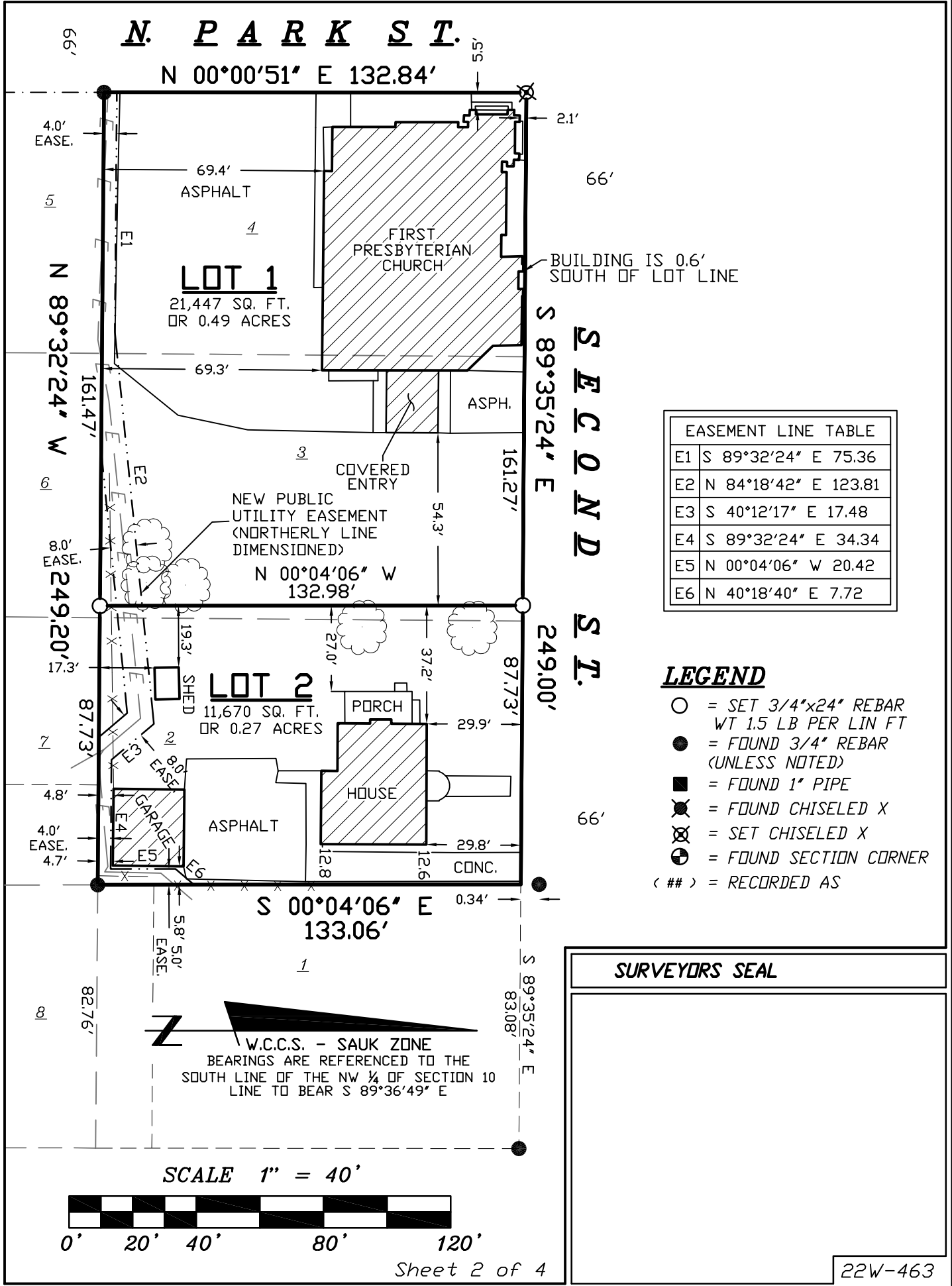


CERTIFIED SURVEY MAP NO.

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ of the NW ¼ of Section 10, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin. Including all of Lots 2, 3 and 4, Block 15, Original Plat of Reedsburg



EASEMENT LINE TABLE	
E1	S 89°32'24" E 75.36
E2	N 84°18'42" E 123.81
E3	S 40°12'17" E 17.48
E4	S 89°32'24" E 34.34
E5	N 00°04'06" W 20.42
E6	N 40°18'40" E 7.72

SURVEYORS SEAL



CERTIFIED SURVEY MAP NO. _____

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, T12N, R4E, City of Reedsburg,
Sauk County, Wisconsin. Including all of Lots 2, 3 and 4, Block 15,
Original Plat of Reedsburg

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Reedsburg, and by the direction of the owner listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lots 2, 3 and 4, Block 15, Original Plat of Reedsburg, located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map.

WITNESS the hand seal of said owners this _____ day
of _____, 20____.

FIRST PRESBYTERIAN CHURCH OF REEDSBURG

Gary McDermott-Authorized Representative

STATE OF WISCONSIN)
_____ COUNTY)

Personally came before me this _____ day of _____, 20____ the
above named Gary McDermott to me known to be the person who executed
the foregoing instrument and acknowledge
the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

22W-463



CERTIFIED SURVEY MAP NO. _____

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, T12N, R4E, City of Reedsburg,
Sauk County, Wisconsin. Including all of Lots 2, 3 and 4, Block 15,
Original Plat of Reedsburg

CITY OF REEDSBURG APPROVAL

Resolved that this certified survey map in the City of Reedsburg is
hereby acknowledged and approved by the City of Reedsburg on this
____ day of _____, 20____.

Brian Duvalle
City Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock
____.M. and recorded in Volume _____ of Sauk County Certified Surveys on
pages _____ through _____.

Register of Deeds

SURVEYORS SEAL

RESOLUTION
(CSM – 330 2nd St; Parcel #276-0928-00000)

File No. 4498-23

Resolved, that this Certified Survey Map 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 27th day of February, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of February, 2023.

Jacob Crosetto
City Clerk

ORDINANCE NO. 1952-23
(Zoning Change – 330 2nd St; Parcel #276-0928-00000 – Lot #2)

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

SECTION I: PURPOSE.

Consider rezoning property from B-1 Business to B-3 Business in the City of Reedsburg.

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

Part of Parcel 030-0286-00000 as based on attached Certified Survey Map, Lot #2
Reedsburg, Wisconsin, is hereby zoned Government

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

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

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

Dated this 27th day of March 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

February 27, 2023
March 9 & March 16, 2023
March 27, 2023
April 6, 2023



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: 2/1/2023



City of Reedsburg GIS

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SCALE: 1" = 69'

CITY OF REEDSBURG

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

Print Date: 2/1/2023

Staff Report

DATE: 2/14/2023

APPLICANT: Riffey Transload LLC

LOCATION: 410 South Ave; parcel #s 0480, 0481 & 0482

ZONING: I-1 Light Industrial

PROPOSED LAND USE CHANGE: Site Plan Review (SPR)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: SPR to amend previous site plan. The new plan would replace the currently approved 70 X 110 and 70 X 120 buildings as well as the silos with 110 X 120 and 225 X 120 buildings and no silos.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Railroad St, South Ave, S Pine St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

Site Plan Review Findings of Fact for Section 690-33(A-G)

Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

1. The Board finds that the property is zoned I-1 Light Industrial.
2. The Board finds that the property contained an office building and storage buildings that are intended to be razed.
3. The Board finds that the request is to amend with 110 X 120 and 225 X 120 buildings and remove previously approved silos.
4. The Board finds that the premises consists of three tax parcels and is approximately 4.8 acres in size.
5. The Board finds that § 690 Schedule 3 permits assembly and warehouse use.
6. The Board finds that the premises is located in a flood fringe area with food storage.
7. The Board finds that § 650-20 requires compensatory storage.

Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

1. The Board finds that the premises consists of three tax parcels and is approximately 4.8 acres in size.
2. The Board finds that an 8,440 cubic foot flood storage area is proposed.

Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that dryland access is provided to each structure.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that the proposed buildings would have exterior lights attached.

Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that a new driveway would be located on S Pine St.
2. The Board finds that additional access is from South Ave and Plymouth St.

Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

1.

Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

1. The Board finds that future use is Industrial.

STAFF COMMENTS:

- As of this writing, I do not yet have the elevations for the new buildings.
- The buildings have a larger footprint but would eliminate the silos onsite.
- The new buildings would have the same side yard setback distance that was originally approved by the ZBA. However since they are larger buildings it will need approval from the ZBA again too. The next ZBA is 2/21, and I've notified Wade as such.
- A new engineered plan will be needed for flood storage.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

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: Riffey Transload LLC
ADDRESS: 410 South Ave **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-768-5383 **PARCEL #:** 0481
E-MAIL: Work@RiffeyTransportLLC.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) _____

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 & C" on back page.
- ☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ? ☒ **Site Plan Review:** (See "B & C" on back page) Amend building sizes
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____
For *VARIANCE* requests, also answer "D" on back page.
- ☐ **Other or Annexation:** _____

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Wade Riffey 2.13.2023
Applicant Signature / Date

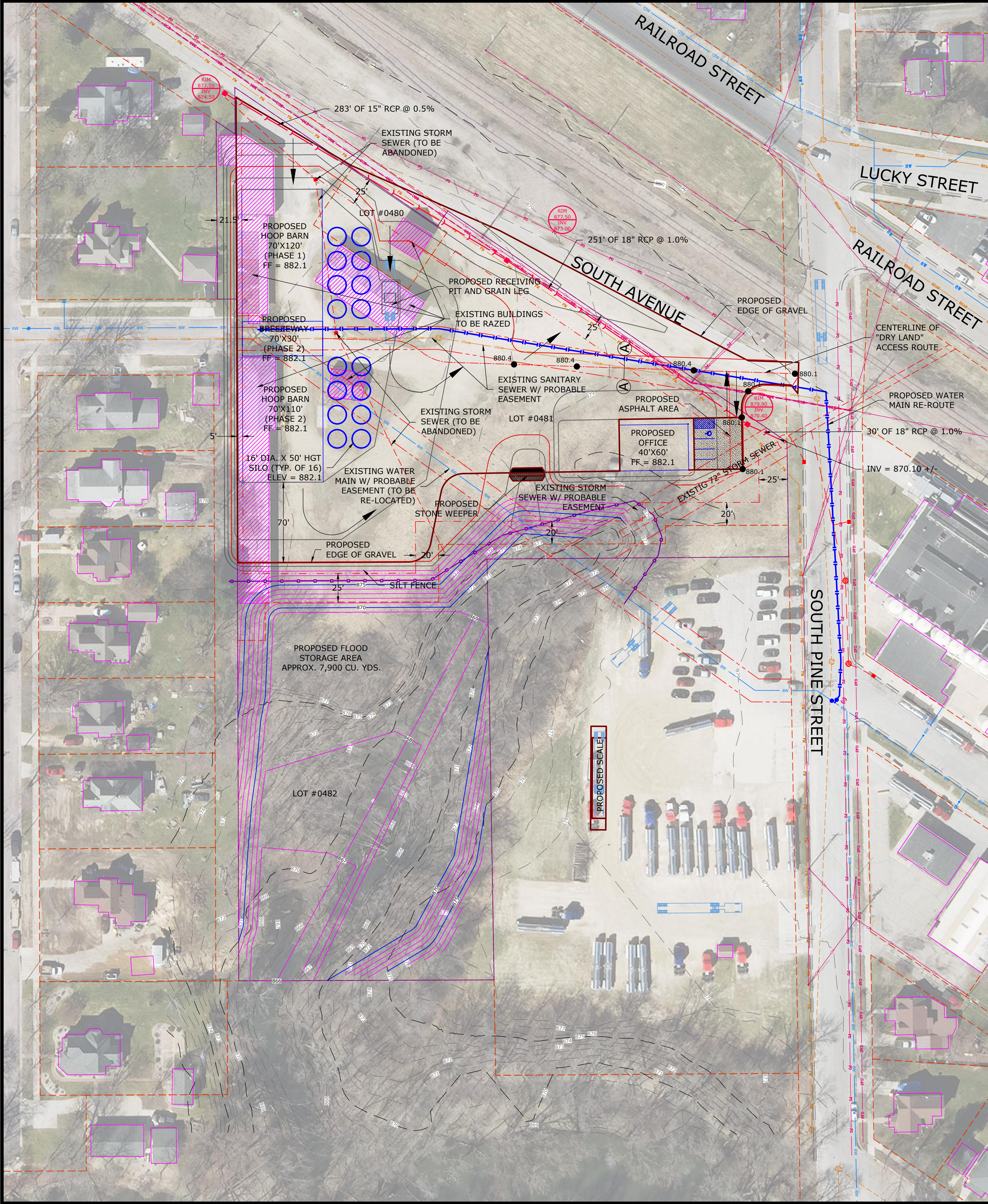
Wade Riffey 2.13.2023
Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

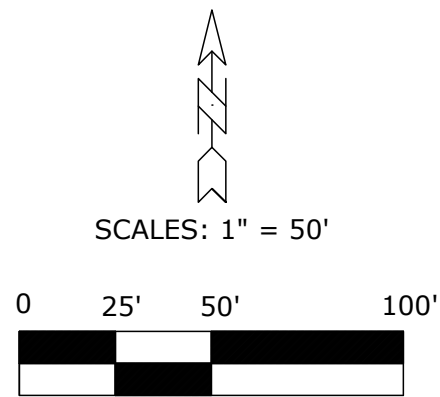
G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>2-3-23</u>	_____
Receipt #	<u>1,043,076</u>	_____



LEGEND

- PROPERTY LINES
- SETBACK LINES
- EASEMENT LINES
- EXISTING CONTOURS - MAJOR
- EXISTING CONTOURS - MINOR
- EXISTING BUILDINGS TO BE RAZED
- EXISTING TREES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING ASPHALT
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED GRAVEL
- PROPOSED CONTOURS - MAJOR
- PROPOSED CONTOURS - MINOR
- PROPOSED SILT FENCE
- PROPOSED ASPHALT
- ACCESS ROUTE/DIRECTION OF TRAVEL
- PROPOSED SPOT ELEVATIONS

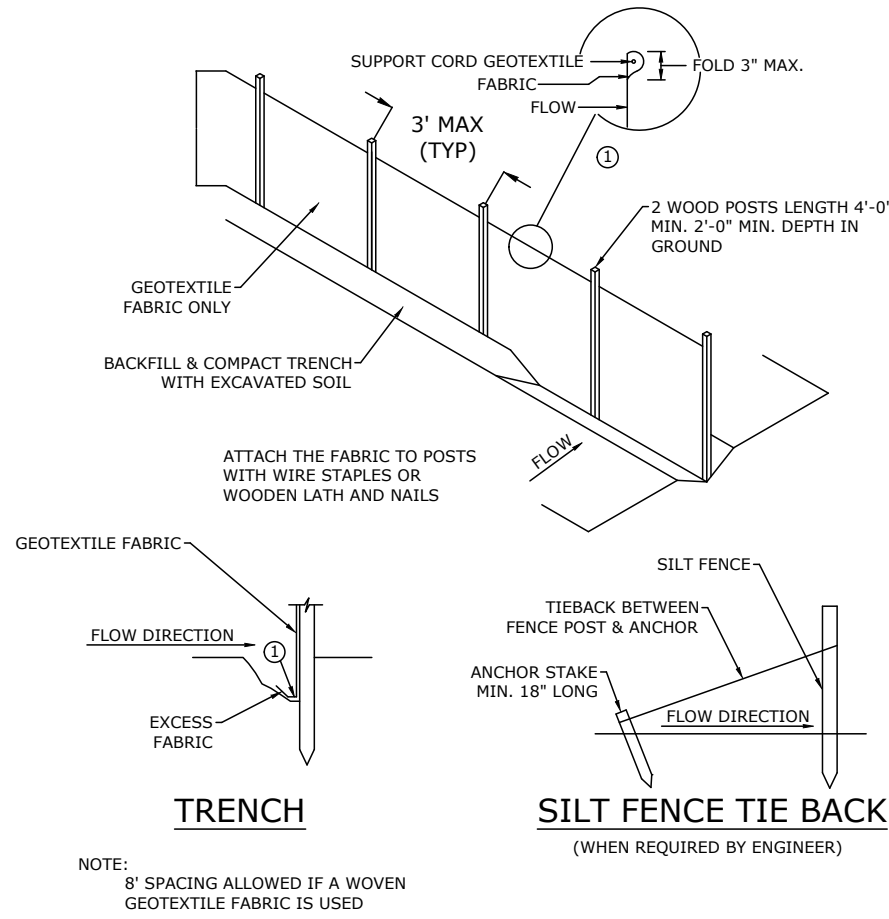
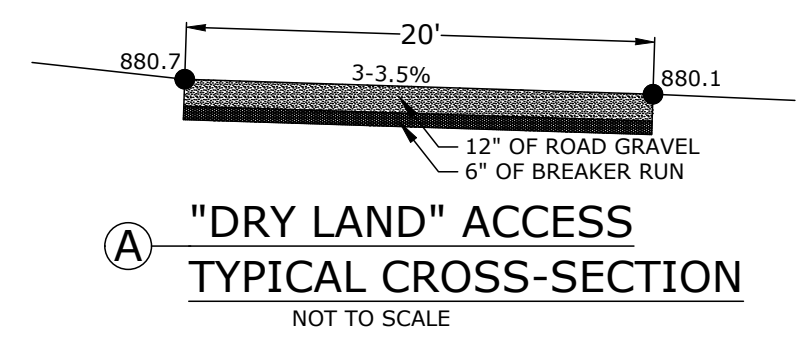


EROSION CONTROL NOTES:

1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION AND OR OTHER CONSTRUCTION ACTIVITIES.
2. EROSION CONTROL MEASURES SHALL COMPLY WITH WISCONSIN ADMINISTRATIVE CODE, COMM CHAPTER 21, AND CHAPTER 65 COMMERCIAL CONSTRUCTION.
3. ALL SILT FENCE SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS IN LOCATIONS DESIGNATED ON THE PLANS, OR AS MAY OTHERWISE BE DIRECTED BY THE ENGINEER.
5. SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL OF THE WORK SITE.
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7. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBANCE IS COMPLETED. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL AT LEAST 70% OF THE AREA SERVED HAS ESTABLISHED A UNIFORM, VIGOROUS VEGETATED COVER.
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SITE RESTORATION CONSTRUCTION NOTES:

1. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", OF STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, 2021 EDITION.
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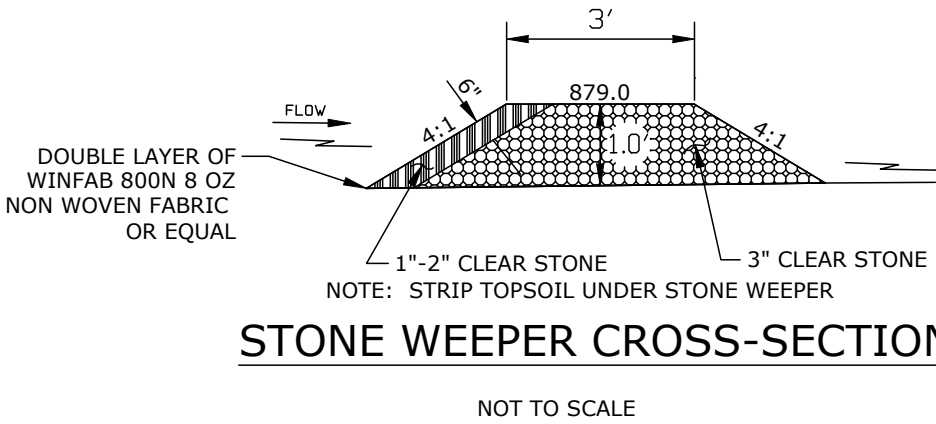


GENERAL NOTES

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SILT FENCE DETAIL

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NOT TO SCALE

REVISIONS

10/06/2021
10/07/2021
11/17/2021
11/29/2021
12/02/2021
12/08/2021
12/09/2021

RIFFEY TRANSPORT
SOUTH AVENUE
REEDSBURG, WI
SITE PLAN

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 835-3310

ENGINEERING
CONSULTANTS, INC.
2600 C.T.H. Y - DODGEVILLE, WI 53533

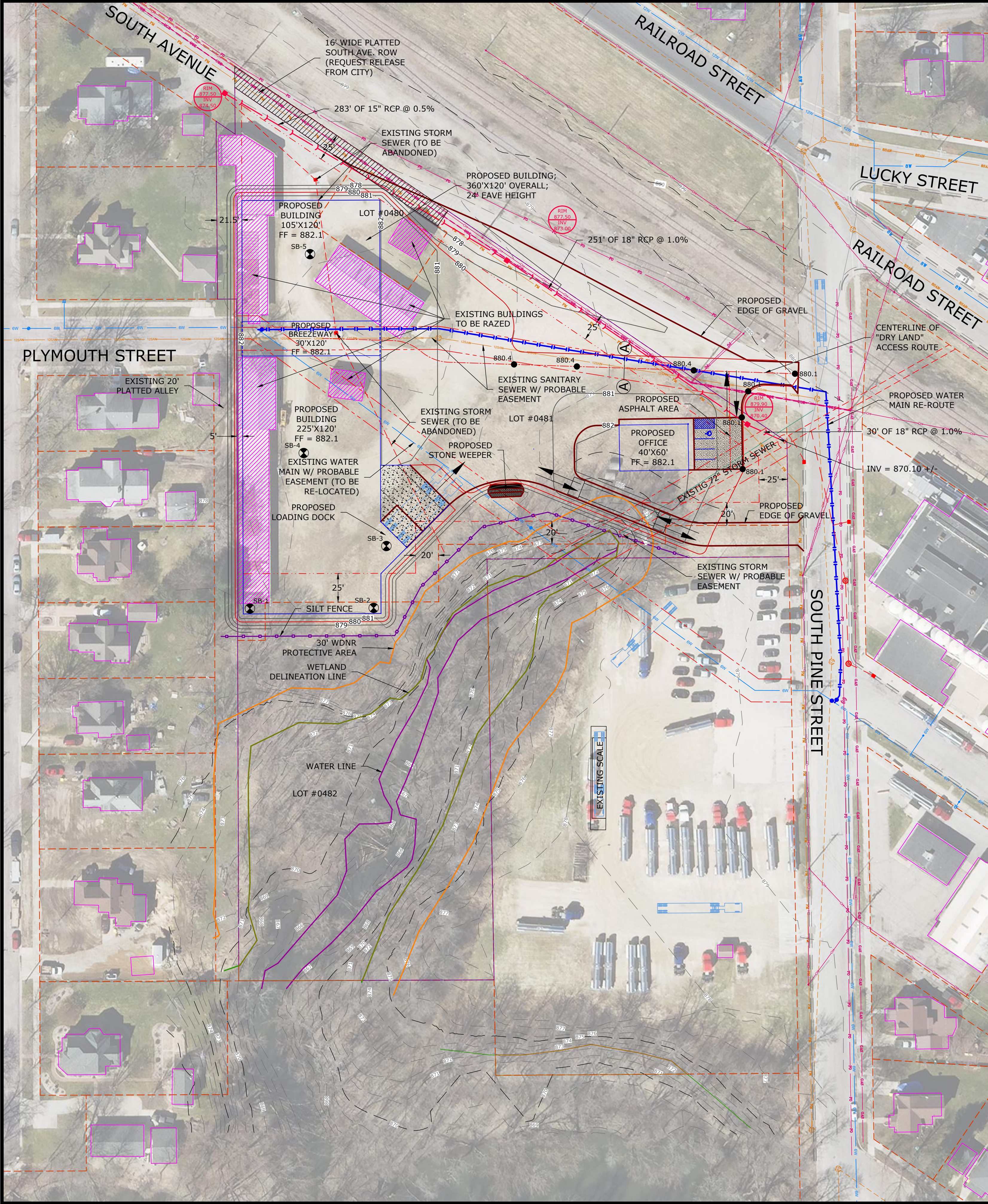
DATE: 09/24/2021

DESIGNED: MB

DRAFTED: JM

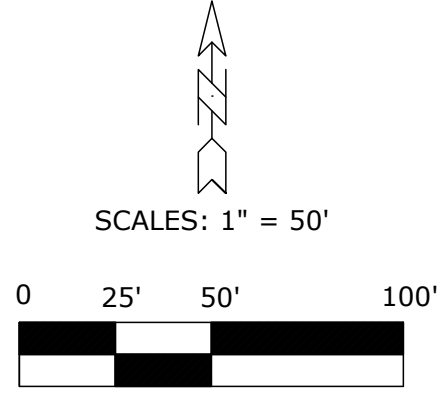
PROJECT #: 21-075

SHEET 1
OF 1



LEGEND

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- PROPOSED SOIL BRING LOCATION

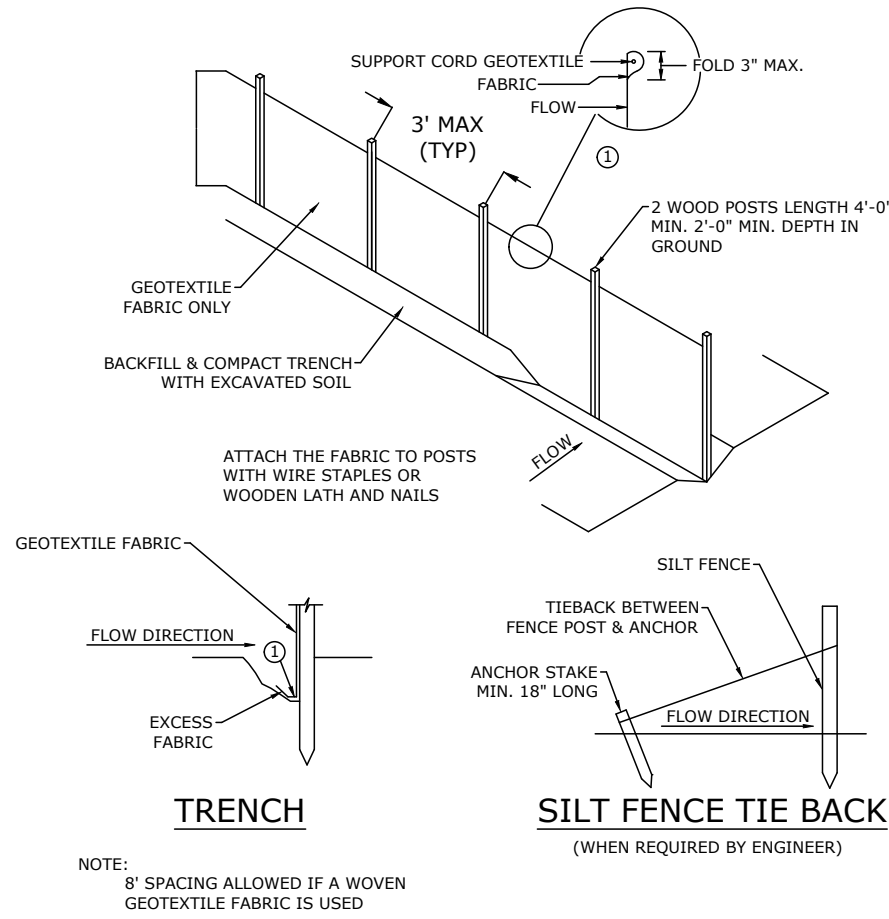
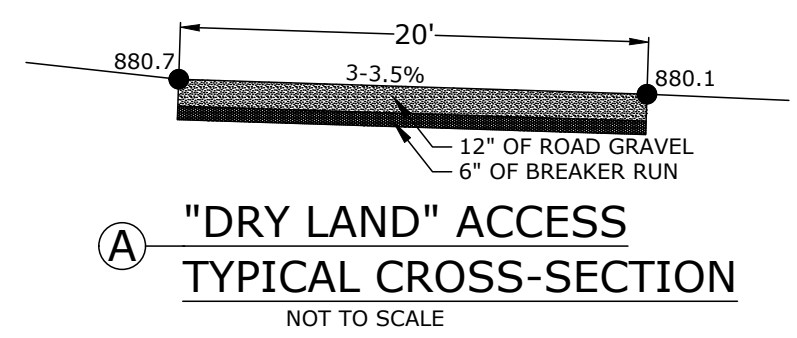


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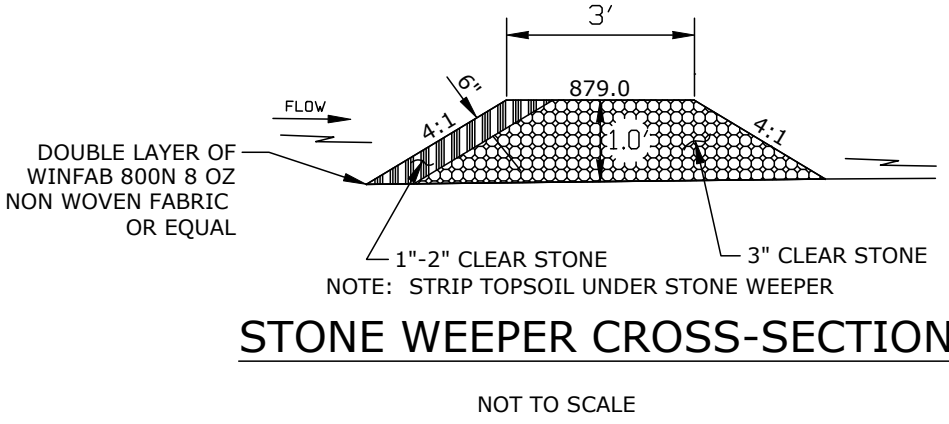


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SILT FENCE DETAIL

- NOTE:
1. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS AT LOCATIONS AS DIRECTED BY ENGINEER



REVISIONS	
10/06/2021	
10/07/2021	
11/17/2021	
11/29/2021	
12/02/2021	
12/08/2021	
12/09/2021	
01/11/2023	
01/31/2023	

RIFFEY TRANSPORT SOUTH AVENUE REEDSBURG, WI SITE PLAN	ENGINEERING SURVEYING ENVIRONMENTAL (608) 835-3310
	ENGINEERING CONSULTANTS, INC. 2600 C.T.H. Y - DODGEVILLE, WI 53533

DATE:	09/24/2021
DESIGNED:	MB
DRAFTED:	JM
PROJECT #:	21-075
SHEET 1 OF 1	

Staff Report

DATE: 2/14/2023

APPLICANT: City of Reedsburg

LOCATION: New Business Park / Skinner Dr – Parcel #s 2244-5701, 2244-58, 2244-59

ZONING: B-2 Business & Ag

PROPOSED LAND USE CHANGE: CSM

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to create new lots in new Business Park

General Findings

SURROUNDING LAND USES:

- North – Golf Course, Commercial
- West – Commercial, Residential
- South – Residential, Ag
- East – Residential

ZONING:

- North – B-2, Ag
- West – B-2, R-2
- South – Ag, R-2
- East – R-2, RC-5, Ag

TOPOGRAPHY: Slopes down to south and east

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23/33 & Skinner Dr; 90' & 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Business Center

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

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@reedsburgwi.gov

APPLICANT: City of Reedsburg

ADDRESS: 134 S Locust St **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-524-6404 **PARCEL #:** 2244-5701, 2244-58, 2244-59

E- MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) Future Business Park / Skinner Dr

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Lot divisions & outlots

☐ **Conditional Use Permit:** _____

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

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See "B & C" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

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

☐ **Other or Annexation:** _____

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.

 / 2-6-23

Applicant Signature / Date

_____ /

Owner Signature / Date

Account #10-461500-00

***The applicant or representative
MUST ATTEND the meeting(s).***

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

RESOLUTION
(CSM – Parcel #276-2244-57010, 276-2244-58000, 276-2244-59000
New Business Park)

File No. 4499-23

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

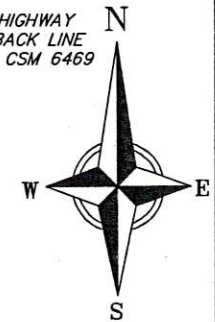
STATE OF WISCONSIN)
COUNTY OF SAUK)

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 27th day of February, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of February, 2023.

Jacob Crosetto
City Clerk

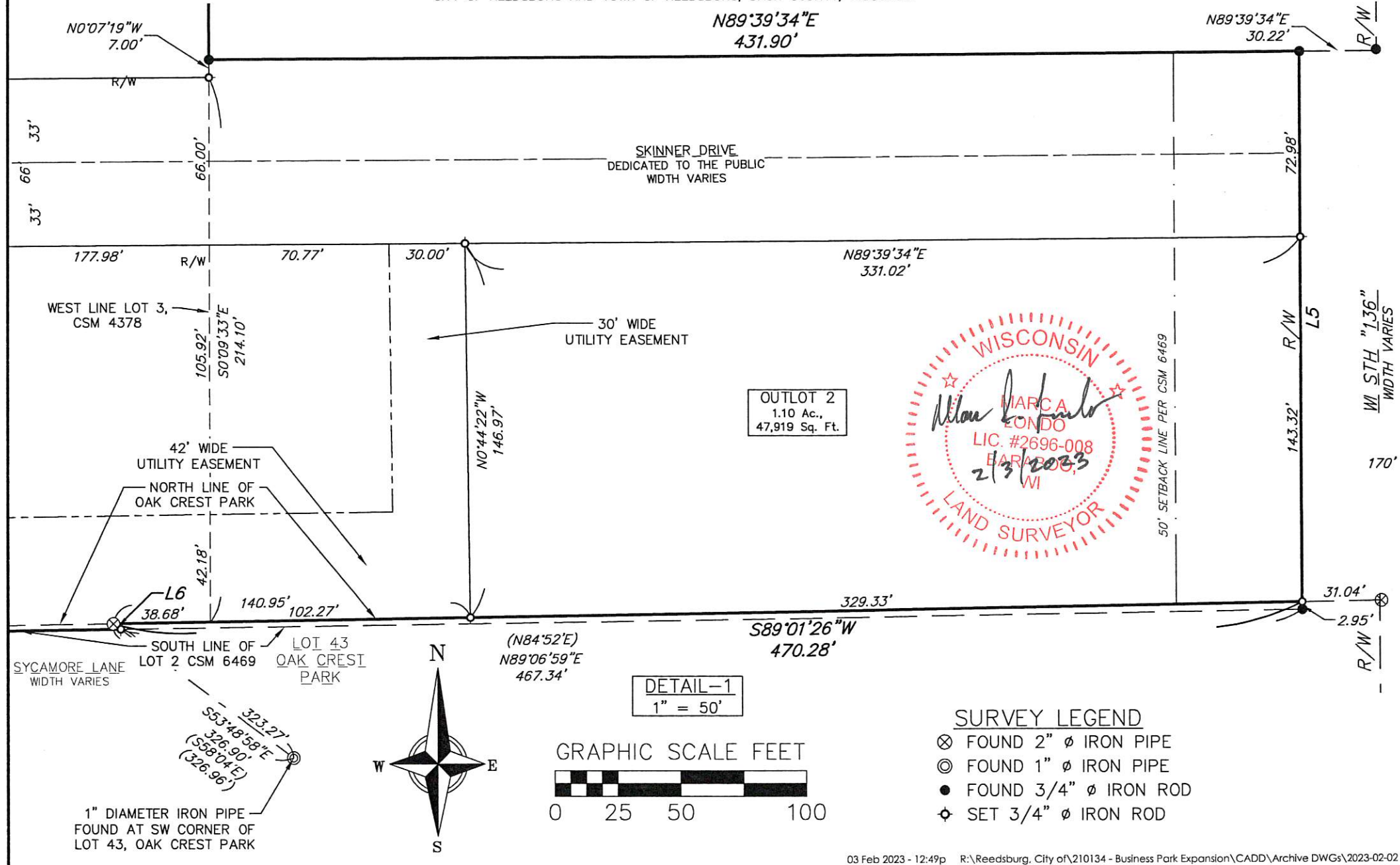
ALL OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6469 RECORDED AS DOCUMENT NO. 1141297 IN VOLUME 38 OF CERTIFIED SURVEY MAPS, PAGES 6469, 6469A AND 6469B, AND PART OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6543 RECORDED AS DOCUMENT NO. 1152220 IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 6543, 6543A AND 6543B AND PART OF OAK CREST PARK RECORDED AS DOCUMENT NO. 352237 IN VOLUME 10 PAGES 8 AND 8A OF PLATS, ALL IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T12N, R4E, E ¼ COR. 7
- FOUND MASONRY NAIL CITY OF REEDSBURG AND TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN



vierbicher
planners engineers advisors

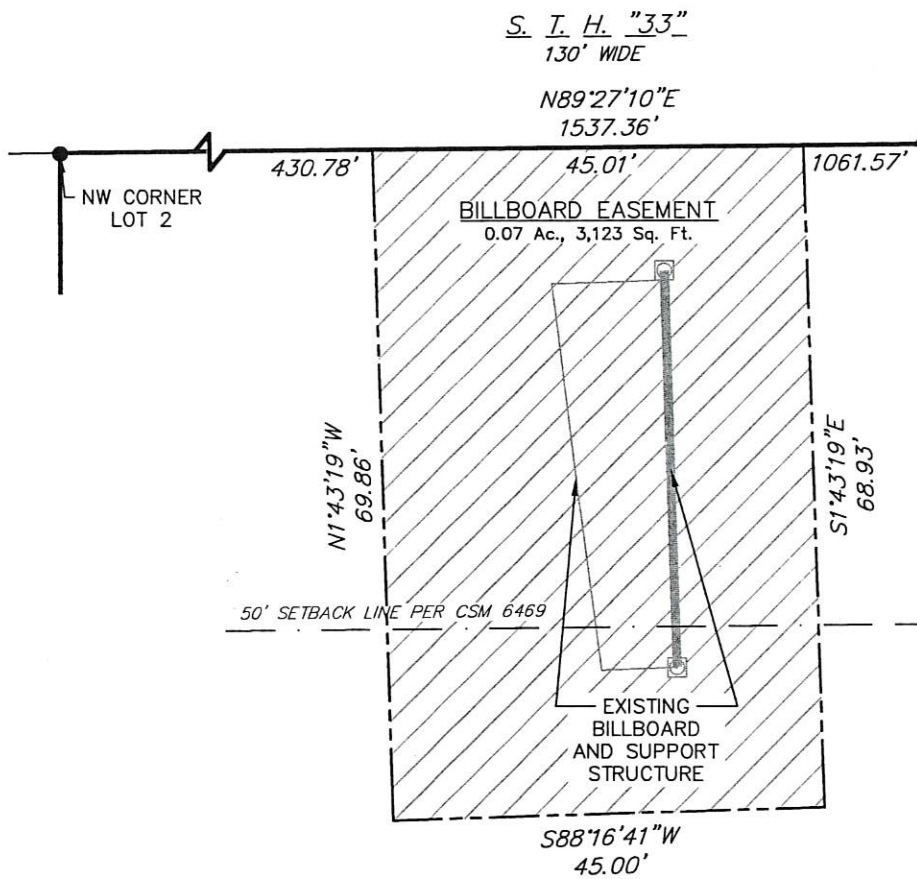
SAUK COUNTY CERTIFIED SURVEY MAP No. _____

ALL OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6469 RECORDED AS DOCUMENT NO. 1141297 IN VOLUME 38 OF CERTIFIED SURVEY MAPS, PAGES 6469, 6469A AND 6469B, AND PART OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6543 RECORDED AS DOCUMENT NO. 1152220 IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 6543, 6543A AND 6543B AND PART OF OAK CREST PARK RECORDED AS DOCUMENT NO. 352237 IN VOLUME 10 PAGES 8 AND 8A OF PLATS, ALL IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG AND TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

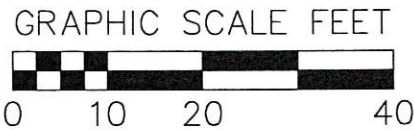


SAUK COUNTY CERTIFIED SURVEY MAP No. _____

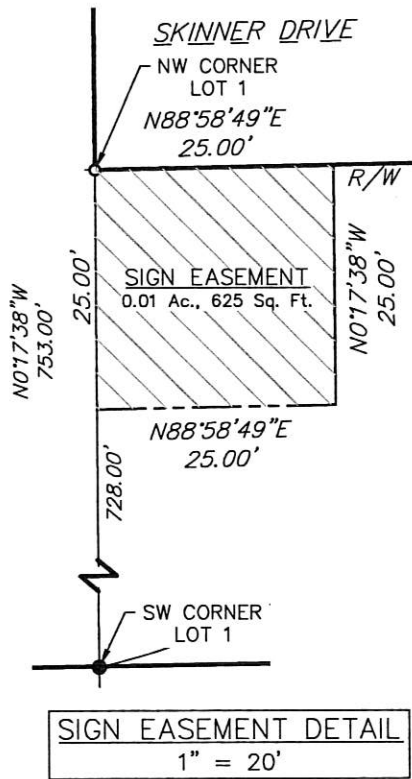
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BILLBOARD EASEMENT DETAIL
1" = 20'



- SURVEY LEGEND
- ⊗ FOUND 2" Ø IRON PIPE
 - ⊙ FOUND 1" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD
 - ⊕ SET 3/4" Ø IRON ROD



REVISIONS		SCALE	1" = 20'	SHEET
		CHECKED	sdls	3 OF 5
		DRAFTER	mlon	
		FILE	210134 - CSM	
		DATE	2/3/2023	
		JOB NO.	210134	

vierbicher
planners | engineers | advisors

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

ALL OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6469 RECORDED AS DOCUMENT NO. 1141297 IN VOLUME 38 OF CERTIFIED SURVEY MAPS, PAGES 6469, 6469A AND 6469B, AND PART OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6543 RECORDED AS DOCUMENT NO. 1152220 IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 6543, 6543A AND 6543B AND PART OF OAK CREST PARK RECORDED AS DOCUMENT NO. 352237 IN VOLUME 10 PAGES 8 AND 8A OF PLATS, ALL IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG AND TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc Londo, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, mapped and dedicated a parcel of land located in all of Sauk County Certified Survey Map No. 6469 and part of Sauk County Certified Survey Map No. 6543, located in the NE ¼ and the NW ¼ of the SE ¼ of Section 12, T12N, R4E, City of Reedsburg and the Town of Reedsburg, Sauk County, Wisconsin containing 56.06 acres and bounded by a line described as follows.

All of Sauk County Certified Survey Map No. 6469 recorded as Document No. 1141297 in Volume 38 of Certified Survey Maps, Pages 6469, 6469A and 6469B, and part of Sauk County Certified Survey Map No. 6543 recorded as Document No. 1152220 in Volume 39 of Certified Survey Maps, Pages 6543, 6543A and 6543B and part of Oak Crest Park recorded as Document No. 352237 in Volume 10 Pages 8 and 8A of Plats, all in the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of section 12, T12N, R4E, City of Reedsburg and Town of Reedsburg, Sauk County Wisconsin

Commencing at a found Harrison Standard Monument at the south one-quarter corner of said Section 12, T12N, R4E;
Thence, N00°23'13"W, along the west line of the Southeast Quarter of said Section 12, 1337.08 feet to a set masonry nail at the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12 and the southwest corner of Lot 2 of Sauk County Certified Survey Map No. 6543 and the Point of Beginning, (P.O.B.) of this description;

Thence, N00°23'13"W, continuing along the said the west line of the Southeast Quarter of said Section 12 and the west line of said Lot 2 of Sauk County Certified Survey Map No. 6543, 818.87 feet to a set masonry nail at the northwest corner of said Lot 2 of Sauk County Certified Survey Map No. 6543;
Thence, N88°58'49"E, along the westerly extension of the north right-of-way line of Skinner Drive as dedicated on Sauk County Certified Survey Map No. 7126 and the north line of said Lot 2 of Sauk County Certified Survey Map No. 6543, 33.54 feet, to a found ¾" diameter iron rod at east right-of-way line of South Golf Course Road;
Thence, S00°17'38"E, along the said east right-of-way line of South Golf Course Road, 65.99 feet, to a set ¾" diameter iron rod at the south right-of-way line of Skinner Drive as dedicated on Sauk County Certified Survey Map no. 7126;
Thence, N88°58'49"E, along the said south right-of-way line of Skinner Drive, 632.37 feet, to a found ¾" diameter iron rod at the southeast corner thereof;
Thence, N00°57'50"W, along the east lines of said Skinner Drive and the east line of Lot 1 of Sauk County Certified Survey Map No. 7126, 261.36 feet to a found ¾" diameter iron rod at the southwest corner of Lot 1 of Sauk County Certified Survey Map No. 6543;
Thence, N89°05'55"E, along the south line of said Lot 1 of Sauk County Certified Survey Map No. 6543, 217.28 feet (L1), to a found ¾" diameter iron rod at the southeast corner thereof;
Thence, N00°10'39"W, along the east line of said Lot 1 of Sauk County Certified Survey Map No. 6543, 222.75 feet (L2), to a found ¾" diameter iron rod at the northeast corner thereof and the south right-of-way line of Wisconsin State Trunk Highway "23/33";
Thence, N89°27'10"E, along the said south right-of-way line of Wisconsin State Trunk Highway "23/33" and the north line of Lot 2 of said Sauk County Certified Survey Map No. 6543 and the north lines of Lots 1 and 2 of Sauk County Certified Survey Map No. 6469, 1,537.36 feet, to a set ¾" diameter iron rod at the northeast corner thereof;
Thence, S00°07'00"E, along the east line of said Lot 2 of Sauk County Certified Survey Map No. 6469, 285.33 feet (L3), to a set ¾" diameter iron rod at the northeast corner of Lot 1 of K & J Estates;
Thence, S89°31'08"W, along the north line of said Lot 1 of K & J Estates, 287.05 feet (L4), to a found ¾" diameter iron rod at the northwest corner thereof;
Thence, S00°07'19"E, along the west lines of Lots 1 and 2 of said K & J Estates and Lot 2 of Sauk County Certified Map No. 3210, 724.96 feet, to a found ¾" diameter iron rod at the southwest corner thereof;
Thence, N89°39'34"E, along the south line of said and Lot 2 of Sauk County Certified Map No. 3210, 431.90 feet, to a found ¾" diameter iron rod at the northeast corner of said Lot 2 of Sauk County Certified Survey Map No. 6469 and the west right-of-way line of Wisconsin State Highway "136";
Thence, S00°03'59"E, along the east line of said Lot 2 of Sauk County Certified Survey Map No. 6469 and the said west right-of-way line of Wisconsin State Highway "136", 216.30 feet (L5), to a set ¾" diameter iron rod at its intersection with the north line of Lot 43 of Oak Crest Park;

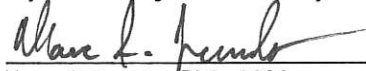
Thence, S89°01'26"W, along the said north line of Lot 43 of Oak Crest Park, 470.28 feet, to a found 2" diameter iron pipe at the northwest corner thereof and the northeast right-of-way line of Sycamore Lane;
Thence, S53°48'58"E, along the said northeast right-of-way line of Sycamore Lane and the southwest line of said Lot 43 of Oak Crest Park, 3.63 feet (L6), to a set ¾" diameter iron rod at the south line of the Northeast Quarter of the Southeast Quarter of said Section 12 and the south line of said Lot 2 of Sauk County Certified Survey Map No. 6469;
Thence, S89°10'13"W, along the said south line of the Northeast Quarter of the Southeast Quarter of Section 12, the south line of Lots 1 and 2 of Sauk County Certified Survey Map No. 6469 and the south line of said Lot 2 of Sauk County Certified Survey Map No. 6543, 2,090.25 feet, returning to the point of beginning.

Certified Survey Map contains 56.06 Ac., 2,442,105 Sq. Ft., (51.95 Ac., 2,262,875 Sq. Ft. excluding rights-of-way), and is subject to all other easements and rights of way of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey and land division by the direction of Steve Zibell, City Engineer for the City of Reedsburg.

That I have fully complied with the requirements of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, the subdivision regulations of the Town of Reedsburg and the City of Reedsburg and Sauk County's Land Division Ordinances.


Marc A. Londo, PLS-2696

2/3/2023

Date



REVISIONS	SCALE	na	SHEET	4 OF 5
	CHECKED	sdls		
	DRAFTER	mlon		
	FILE	210134 - CSM		
JOB NO. 210134			DATE	2/3/2023



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planners engineers advisors

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

ALL OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6469 RECORDED AS DOCUMENT NO. 1141297 IN VOLUME 38 OF CERTIFIED SURVEY MAPS, PAGES 6469, 6469A AND 6469B, AND PART OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6543 RECORDED AS DOCUMENT NO. 1152220 IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 6543, 6543A AND 6543B AND PART OF OAK CREST PARK RECORDED AS DOCUMENT NO. 352237 IN VOLUME 10 PAGES 8 AND 8A OF PLATS, ALL IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG AND TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

Boundary Line Table			Curve Table							
Line #	Direction	Length	Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
L1	N89°05'55"E	217.28'	C1	442.58'	283.00'	89°36'17"	398.84'	S44°52'08"E	S89°40'17"E	S00°03'59"E
L2	N0°10'39"W	222.75'	C2	341.90'	217.00'	90°16'27"	307.62'	S45°12'13"E	S00°03'59"E	N89°39'34"E
L3	S0°07'00"E	285.33'	C3	445.89'	283.00'	90°16'27"	401.18'	N45°12'13"W	S89°39'34"W	N00°03'59"W
L4	S89°31'08"W	287.05'	C4	339.37'	217.00'	89°36'18"	305.82'	N44°52'08"W	N00°03'59"W	N89°40'17"W
L5	S0°03'59"E	216.30'	SAUK COUNTY DEPARTMENT OF LAND RESOURCES AND ENVIRONMENT Resolved, that This Certified Survey Map in the Town of Reedsburg, the City of Reedsburg, owner, is hereby approved by the Sauk County Department of Land Resources and Environment. Planning Agent Date TOWN OF REEDSBURG APPROVAL CERTIFICATE Resolved, that this Certified Survey Map in the Town of Reedsburg, the City of Reedsburg, owner, is hereby approved by the Town of Reedsburg Board. Chad Allen, Board Chair DATE I, Rebecca Meyer, being the duly elected, qualified and acting clerk of the Town of Reedsburg, Sauk County do hereby certify that the Town Board of the Town of Reedsburg has approved this Certified Survey Map. Rebecca Meyer, Clerk DATE CITY OF REEDSBURG APPROVAL CERTIFICATE Resolved, that this Certified Survey Map in the City of Reedsburg, the City of Reedsburg, owner, is hereby approved by the City of Reedsburg Common Council. Dave G. Estes, Mayor DATE I, Jacob Crosetto, being the duly elected, qualified and acting clerk of the City of Reedsburg, Sauk County do hereby certify that the Common Council of the City of Reedsburg has approved this Certified Survey Map. Jacob Crosetto, Clerk DATE							
L6	S53°48'58"E	3.63'								
L7	N0°07'19"W	7.00'								
Record Line Table			OWNER'S CERTIFICATE OF DEDICATION As owners agent, I Steve Zibell hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The City of Reedsburg The Town of Reedsburg The Sauk County Department of Land Resources and Environment WITNESS the hand and seal of said owners agen this _____ day of _____, 2022. In presence of: Dave G. Estes, Mayor DATE STATE OF WISCONSIN) COUNTY) SS Personally came before me this _____ day of _____, 2022, the above named Steve Zibell to me known to be the same person who executed the foregoing instrument and acknowledged the same. Notary Public, _____ Wisconsin My commission expires _____							
Line #	Direction	Length								
L1	N89°05'59"E	217.42'								
L2	N0°11'08"W	222.73'								
L3	N0°08'48"W	286.07'								
L4	N89°34'32"E	287.00'								
L5	S0°07'17"E	219.41'								
L6	S58°04'E	-----								
L7	-----	-----								



REVISIONS	SCALE	na	5 OF 5	SHEET
	CHECKED	sdis		
	DRAFTER	mlon		
	FILE	210134 – CSM		
	DATE	2/3/2023		
JOB NO. 210134				



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planners
engineers
advisors

Staff Report

DATE: 2/14/2023

APPLICANT: City of Reedsburg

LOCATION: Future Viking Dr extension – Parcel #s 2218, 2227, 2084-03

ZONING: B-1 Business

PROPOSED LAND USE CHANGE: CSM

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to create right-of-way for future Viking Dr.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Airport
- East – Airport

ZONING:

- North – B-2
- West – B-2, I-1
- South – Government
- East – Government

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Viking Dr/Prothero Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial Transition

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

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: City of Reedsburg

ADDRESS: 134 S Locust St **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-524-6404 **PARCEL #:** 2218, 2227, 2084-03

E- MAIL: _____

PROPERTY OWNER: (if different from Applicant) BRENTE R STEINHORST, TRAYE D STEINHORST ET AL
REEDSBURG SALVAGE

LOCATION: (if different from address above) Future Viking Dr extension

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Lot divisions

☐ **Conditional Use Permit:** _____

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

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See “B & C” on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer “D” on back page.

☐ **Other or Annexation:** _____

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.



/ 2-6-23

Applicant Signature / Date

/

Owner Signature / Date

Account #10-461500-00

***The applicant or representative
MUST ATTEND the meeting(s).***

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

RESOLUTION
(CSM – 1650 Maple Street; Parcel 276-2227-00000)

File No. 4501-23

Resolved, that this Certified Survey Map 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 27th day of February, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of February, 2023.

Jacob Crosetto
City Clerk

RESOLUTION
(CSM – 1650 Maple Street; Parcel 276-2227-00000)

File No. 4501-23

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

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Jacob Crosetto
City Clerk



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO.	02068036	OWNERS:
DRAWN BY:	SRS	BRENTE R STEINHORST
SURVEYOR:	KRZ	CORY STEINHORST
FILE NO.	02068036	TRAYE D STEINHORST
SHEET NO.	1 OF 3	S2501A GOLF COURSE RD
		REEDSBURG, WI 53959

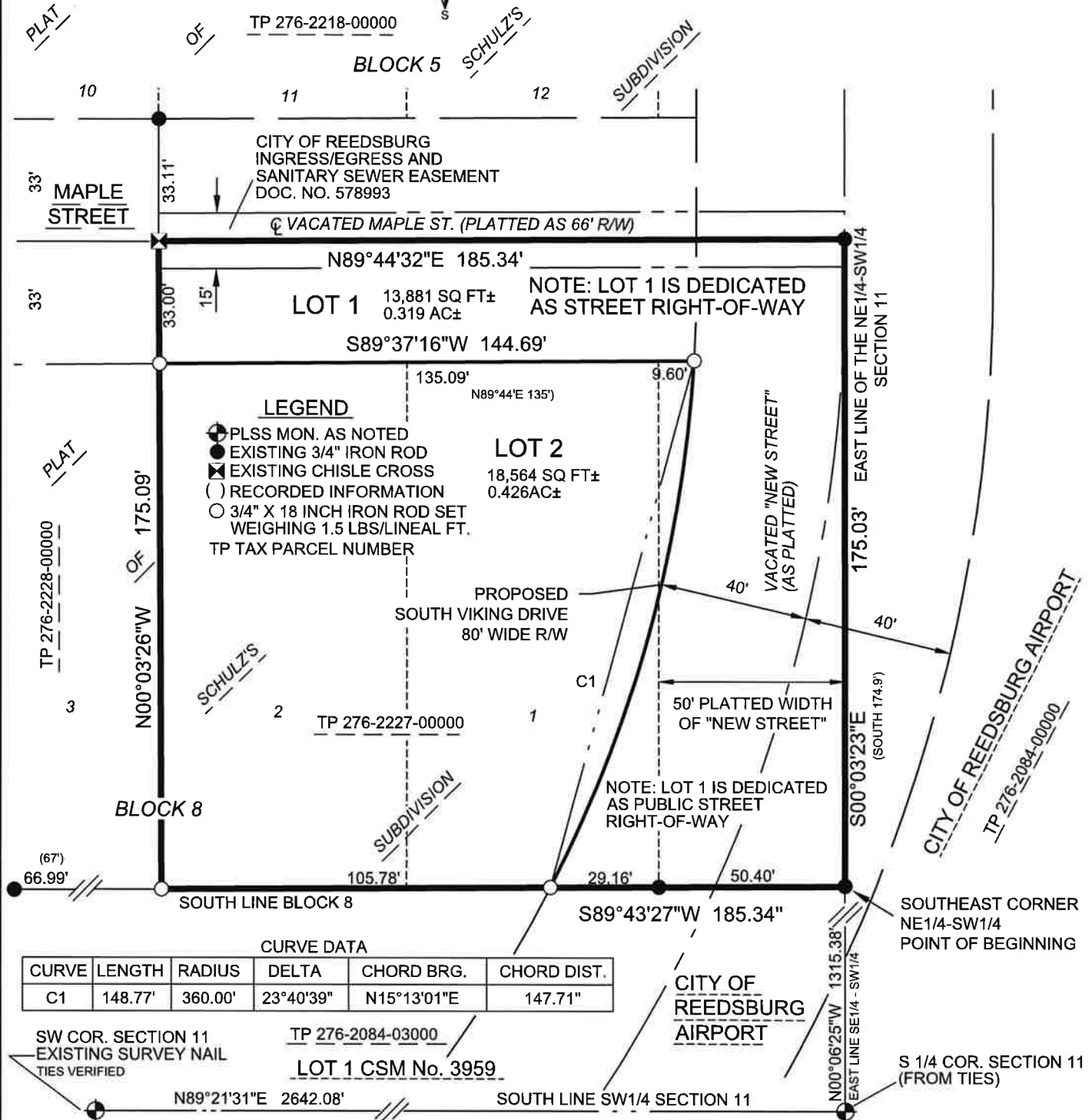
PRELIMINARY

SAUK COUNTY CERTIFIED SURVEY MAP No.

A PARCEL OF LAND LOCATED IN PART OF LOT 1, BLOCK 8
OF SCHULZ'S SUBDIVISION, PART OF VACATED NEW
STREET AND PART OF VACATED MAPLE STREET, ALL IN
THE NE1/4 OF THE SW1/4 OF SECTION 11, T12N, R4E, CITY
OF REEDSBURG, SAUK COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE
WCCS SAUK COUNTY (NAD83/11)
THE EAST LINE OF THE NE1/4 OF THE
SW1/4 OF SECTION 11 BEARS
S00°03'23"E

GRAPHIC SCALE
0 20 40
1 INCH = 40 FEET





PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN PART OF LOT 1, BLOCK 8 OF SCHULZ'S SUBDIVISION,
PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE
NE1/4 OF THE SW1/4 OF SECTION 11, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Professional Land Surveyor, hereby certify that by the order of the **City of Reedsburg**, I have surveyed, divided and mapped a parcel of land located in part of Lot 1, Block 8 of Schulz's Subdivision, part of vacated New Street and part of vacated Maple Street, all in the NE1/4 of the SW1/4 of Section 11, Town 12 North, Range 4 East City of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the southwest corner of Section 11, Town 12 North, Range 4 East; thence N89°21'31"E along the south line of the SW1/4 of Section 11, 2642.08 feet to the south 1/4 corner of Section 11; thence N00°06'25"W along the east line of the SE1/4 of the SW1/4 of Section 11, 1325.38 feet to the southeast corner of the NE1/4 of the SW1/4 of Section 11 and the point of beginning;

Thence S89°43'27"W along the south line of Block 8 of Schulz's Subdivision, 185.34 feet to the southwest corner of Lot 2 of Block 8; thence N00°03'26"W along the west line of Lot 2 extended, 175.09 feet to a point on the centerline of Vacated Maple Street; thence N89°44'32"E along the centerline of vacated Maple Street, 185.34 feet to a point on the east line of the NE1/4 of the SW1/4 of Section 11; thence S00°03'23"E along said east line, 175.03 feet to the point of beginning.

Said parcel contains 32,445 square feet or 0.745 acres, more or less and is subject to all easements and rights-of-way of use or record, if any.

I DO FURTHER CERTIFY that this is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE 7 of the Administrative Code of the State of Wisconsin and the City of Reedsburg Subdivision Ordinance to the best of my knowledge and belief in Surveying, dividing and mapping the same.

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404



PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036
SHEET NO.	2 OF 3

A PARCEL OF LAND LOCATED IN PART OF LOT 1, BLOCK 8 OF SCHULZ'S SUBDIVISION,
PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE
NE1/4 OF THE SW1/4 OF SECTION 11, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

Resolved that this Certified Survey Map in the **City of Reedsburg**, Sauk County, Wisconsin, is hereby approved by the **Common Council of the City of Reedsburg**.

MAYOR _____ Dated this ____ day of _____, 2023.

I hereby certify that the foregoing is a copy of a resolution adopted by the **Common Council of the City of Reedsburg.**

CLERK

As Owner(s) we hereby certify that we have caused the land shown upon this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown upon this Certified Survey Map. We hereby further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval: **City of Reedsburg.**

Witness the hand of said Owner(s) on this _____ day of _____, 2023.

Cory Steinhorst

Brente R. Steinhorst

Traye D. Steinhorst

STATE OF WISCONSIN
COUNTY OF SAUK

Personally came before me this _____ day of _____, 2023 the above named person(s) to me known to be the persons executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, Wisconsin

My Commission Expires

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404

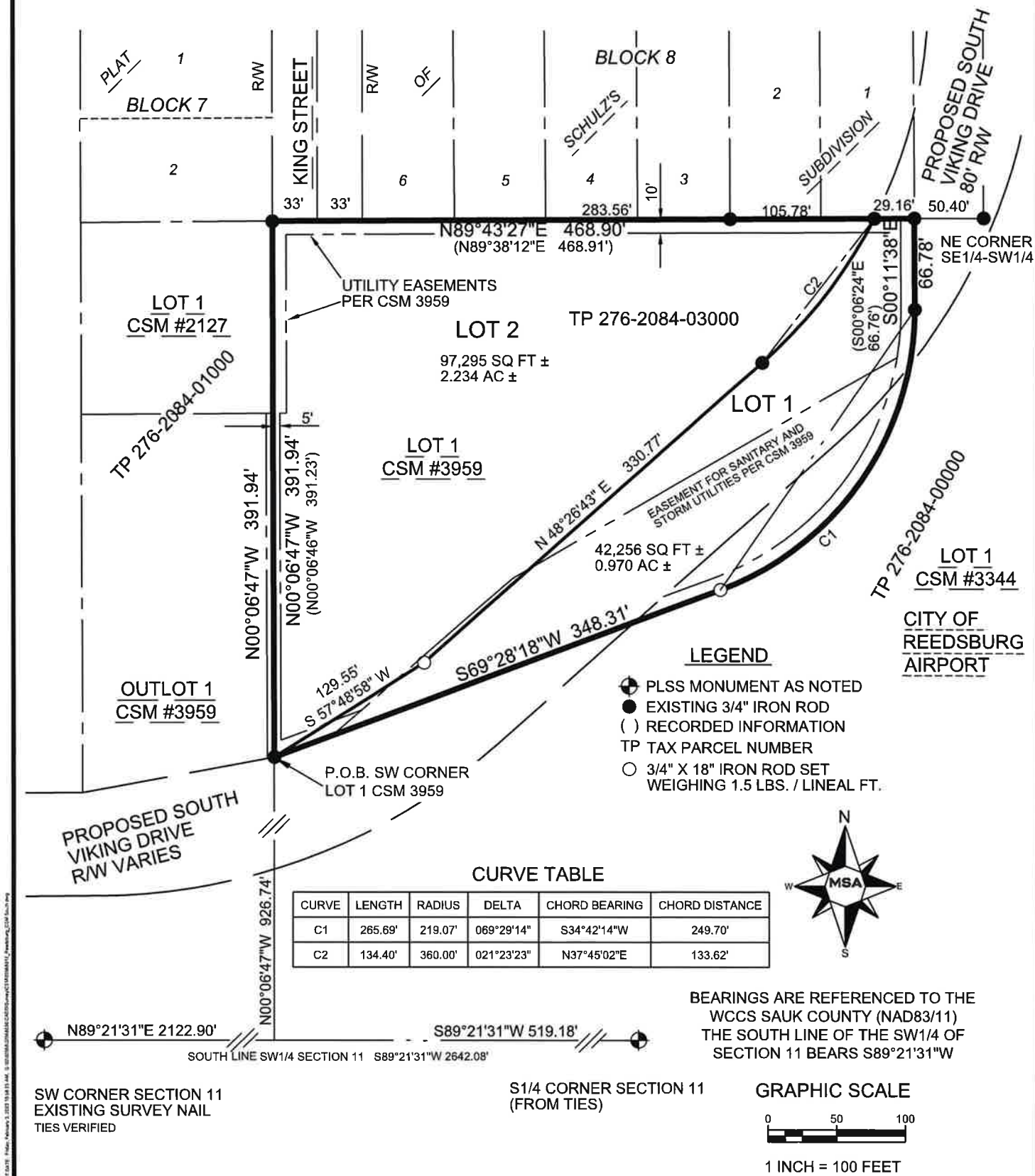


PROJECT NO.	02068036	OWNER: REEDSBURG SALVAGE, LLC 1690 E MAIN ST REEDSBURG, WI 53959
DRAWN BY:	SRS	
SURVEYOR:	KRZ	
FILE NO.	02068036	
SHEET NO.	1 OF 3	

SAUK COUNTY CERTIFIED SURVEY MAP No.

LOT 1, CSM #3959, LOCATED IN THE SE1/4 OF THE SW1/4 OF
SECTION 11, T12N, R4E, CITY OF REEDSBURG,
SAUK COUNTY, WISCONSIN

PRELIMINARY





PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036 CSM SOUTH
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP

LOT 1, CSM #3959, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 11,
TOWN 11 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, **Kerry R. Zimmerman, Professional Land Surveyor**, hereby certify that by the order of the **City of Reedsburg**, I have surveyed, divided and mapped a parcel of land being Lot 1 of Sauk County Certified Survey Map No. 3959, located in the SE1/4 of the SW1/4 of Section 11, Town 12 North, Range 4 East City of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the southwest corner of Section 11, Town 12 North, Range 4 East; thence N89°21'31"E along the south line of the SW1/4 of Section 11, 2122.90 feet; thence N00°06'47"W, 926.74 feet to the southwest corner of Lot 1 of Sauk County Certified Survey Map No. 3959 and the point of beginning;

Thence continuing N00°06'47"W along the west line of Lot 1, 391.94 feet to the northwest corner of Lot 1; thence N89°43'27"E along the north line of Lot 1, 468.90 feet to the northeast corner of Lot 1; thence S0011'38"E along the east line of Lot 1, 66.78 feet to a point of curve; thence along the easterly line of Lot 1 along the arc of a curve concave to the northwest, radius 219.07 feet (the chord of which bears S34°42'14"W, 249.70 feet) a distance of 265.69 feet; thence S69°28'17"W along the southerly line of Lot 1, 348.31 feet to the point of beginning.

Said parcel contains 139,551 square feet or 3.203 acres, more or less and is subject to all easements and rights-of-way of use or record, if any.

I DO FURTHER CERTIFY that this is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE 7 of the Administrative Code of the State of Wisconsin and the City of Reedsburg Subdivision Ordinance to the best of my knowledge and belief in Surveying, dividing and mapping the same.

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404



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(608) 356-2771 www.msa-ps.com
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PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036 CSM SOUTH
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOT 1, CSM #3959, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 11,
TOWN 11 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map in the **City of Reedsburg**, Sauk County, Wisconsin, is hereby approved by the **Common Council of the City of Reedsburg**.

MAYOR _____ Dated this ____ day of _____, 2023.

I hereby certify that the foregoing is a copy of a resolution adopted by the **Common Council of the City of Reedsburg**.

CLERK _____

OWNER(S) CERTIFICATE

As Owner(s) we hereby certify that we have caused the land shown upon this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown upon this Certified Survey Map. We hereby further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval: **City of Reedsburg**.

Witness the hand of said Owner(s) on this ____ day of _____, 2023.

Reedsburg Salvage LLC Authorized Representative

Reedsburg Salvage LLC Authorized Representative

STATE OF WISCONSIN
SS
COUNTY OF SAUK

Personally came before me this ____ day of _____, 2023 the above named person(s) to me known to be the persons executed the foregoing instrument and acknowledged the same.

Notary Public _____ **County, Wisconsin**

My Commission Expires _____

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404

SAUK COUNTY CERTIFIED SURVEY MAP #

VIKING DRIVE





PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068012_Reedsburg_CSM_North
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN PART OF LOTS 1-3 AND 8-11 , BLOCK 1 AND BLOCKS 2-3 OF SCHULZ'S SUBDIVISION TOGETHER WITH THE ADJOINING VACATED ALLEYS, PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE NE1/4 OF THE SW1/4 OF SECTION 11, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Professional Land Surveyor, hereby certify that by the order of the **City of Reedsburg**, I have surveyed, divided and mapped a parcel of land located in part of Lots 1-3 and 8-11, Block 1 and Blocks 4-5 of Schulz's Subdivision, together with the adjoining vacated alleys, and part of vacated New Street, and part of vacated Maple Street, all in the NE1/4 of the SW1/4 of Section 11, Town 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the east quarter corner of Section 11, Town 12 North, Range 4 East; thence S89°28'13"W along the north line of the SW1/4 of Section 11, 2630.34 feet to the east line of the NE1/4 of the SW1/4 of said Section 11; thence S00°31'47"E along the east line of said NE1/4 of the SW1/4 of Section 11, 63.12 feet to the northeast corner of Lot 1 of said Block 1 and the point of beginning;

Thence S00°03'23"E along the east line of said NE1/4 of the SW1/4, 1,088.62 feet to the southeast corner of said NE1/4 of the SW1/4; thence S89°44'32"W along the south line of said NE1/4 of the SW1/4, 185.34 feet; thence N00°03'34"W, 33.11 feet to a point on the south line of said Block 5; thence S89°46'07"W along the south line of said Blocks 5, 267.90 feet to the southwest corner of said Block 5, thence N00°03'33"W along the west line of said Blocks 5 and 4 and the extension thereof, 712.20 feet to a 3/4" iron rod; thence N89°43'31"E, 124.93 feet to a 3/4" iron rod; thence N00°00'57"E along the west line of Lot 8 of said Block 1 and the extension thereof, 187.92 feet to a magnetic nail in pavement; thence N89°42'32"E, 59.94 feet to a 3/4" iron rod; thence N00°03'15"W along the west line of Lot 3 of said Block 1 and the extension thereof, 154.96 feet to the north line of said Block 1; thence N89°41'27"E along said north line, 268.16 feet to the point of beginning.

Said parcel contains 432,272 square feet or 9.924 acres, more or less and is subject to all easements and rights-of-way of use or record, if any.

I DO FURTHER CERTIFY that this is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE 7 of the Administrative Code of the State of Wisconsin and the City of Reedsburg Subdivision Ordinance to the best of my knowledge and belief in Surveying, dividing and mapping the same.

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-525-6404



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PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068012_Reedsburg_CSM_North
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

A PARCEL OF LAND LOCATED IN PART OF LOTS 1-3 AND 8-11 , BLOCK 1 AND BLOCKS 2-3 OF SCHULZ'S SUBDIVISION TOGETHER WITH THE ADJOINING VACATED ALLEYS, PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE NE1/4 OF THE SW1/4 OF SECTION 11, T12N, R4E,CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map in the **City of Reedsburg**, Sauk County, Wisconsin, is hereby approved by the **Common Council of the City of Reedsburg**.

MAYOR _____ Dated this ____ day of _____, 2023.

I hereby certify that the foregoing is a copy of a resolution adopted by the **Common Council of the City of Reedsburg**.

CLERK _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Kwik Trip Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that it has caused the land shown upon this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown upon this Certified Survey Map. We hereby further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval: **City of Reedsburg**.

Witness the hand of said Owner(s) on this ____ day of _____, 2023.

Kwik Trip Inc. Authorized Representative _____

STATE OF WISCONSIN
SS
COUNTY OF SAUK

Personally came before me this ____ day of _____, 2023 the above named person(s) to me known to be the persons executed the foregoing instrument and acknowledged the same.

Notary Public _____ **County, Wisconsin**
My Commission Expires _____

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404

Staff Report

DATE: 2/14/2023

APPLICANT: City of Reedsburg

LOCATION: Future Viking Dr extension – Parcel #s 2218, 2227, 2084-03

ZONING: B-1 Business

PROPOSED LAND USE CHANGE: CSM

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to create right-of-way for future Viking Dr.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Airport
- East – Airport

ZONING:

- North – B-2
- West – B-2, I-1
- South – Government
- East – Government

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Viking Dr/Prothero Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial Transition

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

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: City of Reedsburg

ADDRESS: 134 S Locust St **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-524-6404 **PARCEL #:** 2218, 2227, 2084-03

E- MAIL: _____

PROPERTY OWNER: (if different from Applicant) BRENTE R STEINHORST, TRAYE D STEINHORST ET AL
REEDSBURG SALVAGE

LOCATION: (if different from address above) Future Viking Dr extension

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Lot divisions

☐ **Conditional Use Permit:** _____

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

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See "B & C" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

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

☐ **Other or Annexation:** _____

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.



/ 2-6-23

Applicant Signature / Date

/

Owner Signature / Date

Account #10-461500-00

***The applicant or representative
MUST ATTEND the meeting(s).***

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

RESOLUTION
(CSM – 401 King Street; Parcel 276-2084-03000)

File No. 4502-23

Resolved, that this Certified Survey Map 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 27th day of February, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of February, 2023.

Jacob Crosetto
City Clerk



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PROJECT NO.	02068036	OWNERS:
DRAWN BY:	SRS	BRENTE R STEINHORST
SURVEYOR:	KRZ	CORY STEINHORST
FILE NO.	02068036	TRAYE D STEINHORST
SHEET NO.	1 OF 3	S2501A GOLF COURSE RD
		REEDSBURG, WI 53959

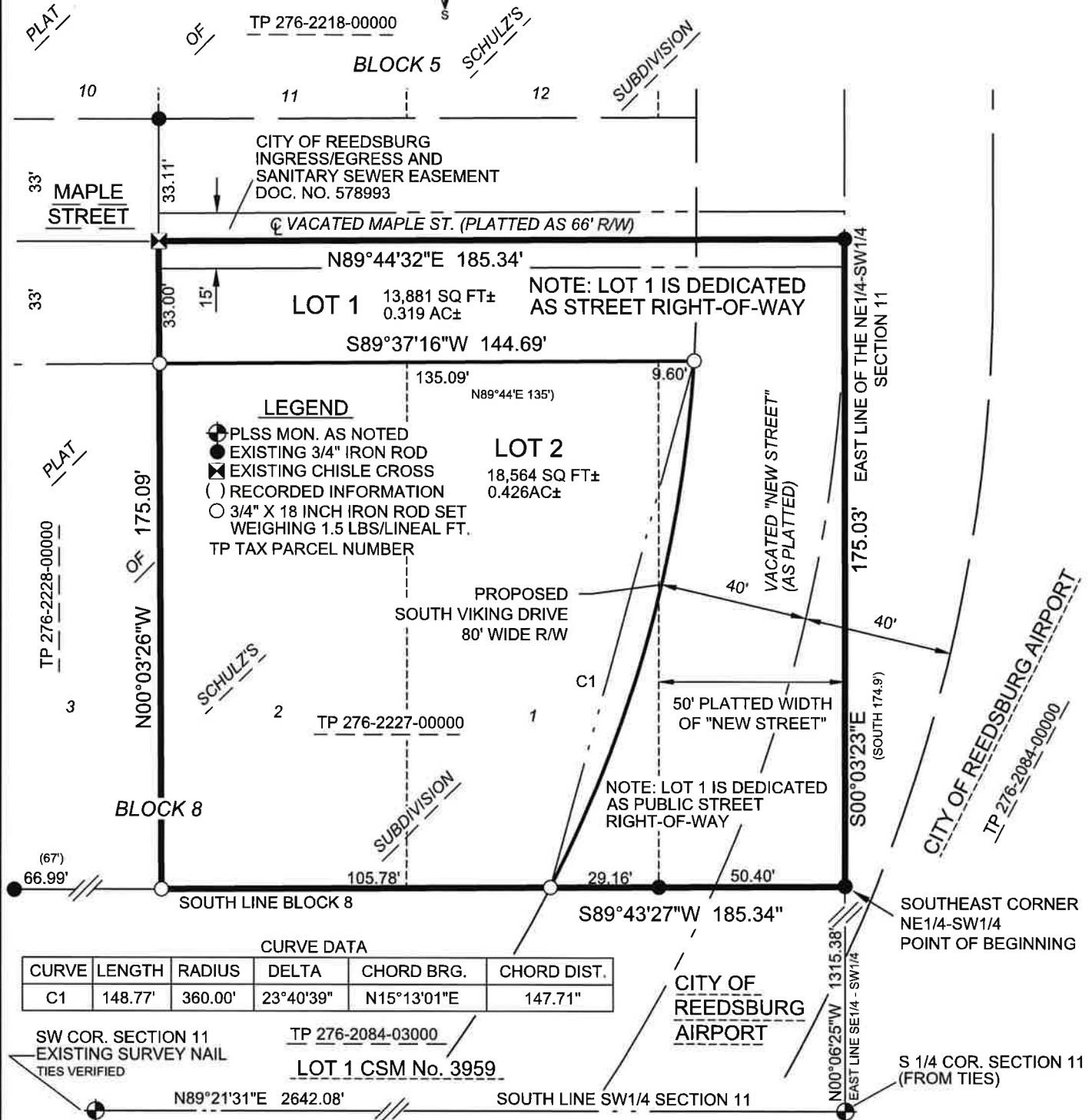
PRELIMINARY

SAUK COUNTY CERTIFIED SURVEY MAP No.

A PARCEL OF LAND LOCATED IN PART OF LOT 1, BLOCK 8
OF SCHULZ'S SUBDIVISION, PART OF VACATED NEW
STREET AND PART OF VACATED MAPLE STREET, ALL IN
THE NE1/4 OF THE SW1/4 OF SECTION 11, T12N, R4E, CITY
OF REEDSBURG, SAUK COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE
WCCS SAUK COUNTY (NAD83/11)
THE EAST LINE OF THE NE1/4 OF THE
SW1/4 OF SECTION 11 BEARS
S00°03'23"E

GRAPHIC SCALE
0 20 40
1 INCH = 40 FEET



FIELDWORK COMPLETED 2/2/23



PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036
SHEET NO.	2 OF 3

A PARCEL OF LAND LOCATED IN PART OF LOT 1, BLOCK 8 OF SCHULZ'S SUBDIVISION,
PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE
NE1/4 OF THE SW1/4 OF SECTION 11, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

I, Kerry R. Zimmerman, Professional Land Surveyor, hereby certify that by the order of the **City of Reedsburg**, I have surveyed, divided and mapped a parcel of land located in part of Lot 1, Block 8 of Schulz's Subdivision, part of vacated New Street and part of vacated Maple Street, all in the NE1/4 of the SW1/4 of Section 11, Town 12 North, Range 4 East City of Reedsburg, Sauk County, Wisconsin, as follows:

Commencing at the southwest corner of Section 11, Town 12 North, Range 4 East; thence N89°21'31"E along the south line of the SW1/4 of Section 11, 2642.08 feet to the south 1/4 corner of Section 11; thence N00°06'25"W along the east line of the SE1/4 of the SW1/4 of Section 11, 1325.38 feet to the southeast corner of the NE1/4 of the SW1/4 of Section 11 and the point of beginning;

Thence S89°43'27"W along the south line of Block 8 of Schulz's Subdivision, 185.34 feet to the southwest corner of Lot 2 of Block 8; thence N00°03'26"W along the west line of Lot 2 extended, 175.09 feet to a point on the centerline of Vacated Maple Street; thence N89°44'32"E along the centerline of vacated Maple Street, 185.34 feet to a point on the east line of the NE1/4 of the SW1/4 of Section 11; thence S00°03'23"E along said east line, 175.03 feet to the point of beginning.

Said parcel contains 32,445 square feet or 0.745 acres, more or less and is subject to all easements and rights-of-way of use or record, if any.

I DO FURTHER CERTIFY that this is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE 7 of the Administrative Code of the State of Wisconsin and the City of Reedsburg Subdivision Ordinance to the best of my knowledge and belief in surveying, dividing and mapping the same.

PRELIMINARY

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404



PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN PART OF LOT 1, BLOCK 8 OF SCHULZ'S SUBDIVISION,
PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE
NE1/4 OF THE SW1/4 OF SECTION 11, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map in the **City of Reedsburg**, Sauk County, Wisconsin, is hereby approved by the **Common Council of the City of Reedsburg**.

MAYOR _____ Dated this ____ day of _____, 2023.

I hereby certify that the foregoing is a copy of a resolution adopted by the **Common Council of the City of Reedsburg.**

CLERK

OWNER(S) CERTIFICATE

As Owner(s) we hereby certify that we have caused the land shown upon this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown upon this Certified Survey Map. We hereby further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval: **City of Reedsburg.**

Witness the hand of said Owner(s) on this _____ day of _____, 2023.

Cory Steinhorst

Brente R. Steinhorst

Traye D. Steinhorst

STATE OF WISCONSIN
SS
COUNTY OF SAUK

Personally came before me this _____ day of _____, 2023 the above named person(s) to me known to be the persons executed the foregoing instrument and acknowledged the same.

Notary Public County, Wisconsin

My Commission Expires

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404



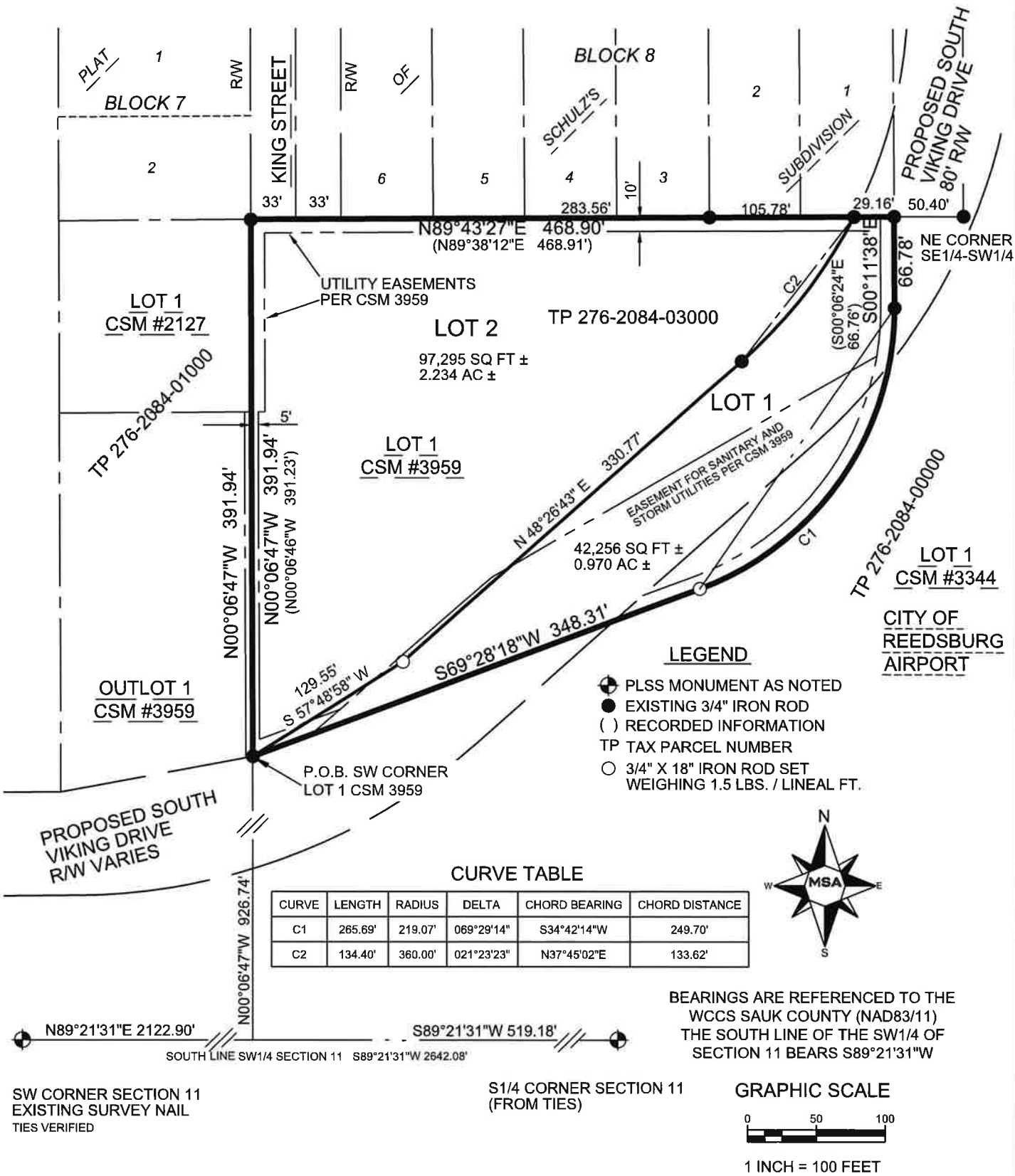
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1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO.	02068036	OWNER: REEDSBURG SALVAGE, LLC 1690 E MAIN ST REEDSBURG, WI 53959
DRAWN BY:	SRS	
SURVEYOR:	KRZ	
FILE NO.	02068036	
SHEET NO.	1 OF 3	

PRELIMINARY

SAUK COUNTY CERTIFIED SURVEY MAP No.

LOT 1, CSM #3959, LOCATED IN THE SE1/4 OF THE SW1/4 OF
SECTION 11, T12N, R4E, CITY OF REEDSBURG,
SAUK COUNTY, WISCONSIN





PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036 CSM SOUTH
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP

LOT 1, CSM #3959, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 11,
TOWN 11 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, **Kerry R. Zimmerman, Professional Land Surveyor**, hereby certify that by the order of the **City of Reedsburg**, I have surveyed, divided and mapped a parcel of land being Lot 1 of Sauk County Certified Survey Map No. 3959, located in the SE1/4 of the SW1/4 of Section 11, Town 12 North, Range 4 East City of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the southwest corner of Section 11, Town 12 North, Range 4 East; thence N89°21'31"E along the south line of the SW1/4 of Section 11, 2122.90 feet; thence N00°06'47"W, 926.74 feet to the southwest corner of Lot 1 of Sauk County Certified Survey Map No. 3959 and the point of beginning;

Thence continuing N00°06'47"W along the west line of Lot 1, 391.94 feet to the northwest corner of Lot 1; thence N89°43'27"E along the north line of Lot 1, 468.90 feet to the northeast corner of Lot 1; thence S0011'38"E along the east line of Lot 1, 66.78 feet to a point of curve; thence along the easterly line of Lot 1 along the arc of a curve concave to the northwest, radius 219.07 feet (the chord of which bears S34°42'14"W, 249.70 feet) a distance of 265.69 feet; thence S69°28'17"W along the southerly line of Lot 1, 348.31 feet to the point of beginning.

Said parcel contains 139,551 square feet or 3.203 acres, more or less and is subject to all easements and rights-of-way of use or record, if any.

I DO FURTHER CERTIFY that this is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE 7 of the Administrative Code of the State of Wisconsin and the City of Reedsburg Subdivision Ordinance to the best of my knowledge and belief in Surveying, dividing and mapping the same.

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404



ENGINEERING | ARCHITECTURE | SURVEYING
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PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068036 CSM SOUTH
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOT 1, CSM #3959, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 11,
TOWN 11 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map in the **City of Reedsburg**, Sauk County, Wisconsin, is hereby approved by the **Common Council of the City of Reedsburg**.

MAYOR _____ Dated this ____ day of _____, 2023.

I hereby certify that the foregoing is a copy of a resolution adopted by the **Common Council of the City of Reedsburg**.

CLERK _____

OWNER(S) CERTIFICATE

As Owner(s) we hereby certify that we have caused the land shown upon this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown upon this Certified Survey Map. We hereby further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval: **City of Reedsburg**.

Witness the hand of said Owner(s) on this ____ day of _____, 2023.

Reedsburg Salvage LLC Authorized Representative

Reedsburg Salvage LLC Authorized Representative

STATE OF WISCONSIN
SS
COUNTY OF SAUK

Personally came before me this ____ day of _____, 2023 the above named person(s) to me known to be the persons executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, Wisconsin

My Commission Expires _____

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404



PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068012_Reedsburg_CSM_North
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN PART OF LOTS 1-3 AND 8-11 , BLOCK 1 AND BLOCKS 2-3 OF SCHULZ'S SUBDIVISION TOGETHER WITH THE ADJOINING VACATED ALLEYS, PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE NE1/4 OF THE SW1/4 OF SECTION 11, T12N, R4E,CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Professional Land Surveyor, hereby certify that by the order of the **City of Reedsburg**, I have surveyed, divided and mapped a parcel of land located in part of Lots 1-3 and 8-11, Block 1 and Blocks 4-5 of Schulz's Subdivision, together with the adjoining vacated alleys, and part of vacated New Street, and part of vacated Maple Street, all in the NE1/4 of the SW1/4 of Section 11, Town 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the east quarter corner of Section 11, Town 12 North, Range 4 East; thence S89°28'13"W along the north line of the SW1/4 of Section 11, 2630.34 feet to the east line of the NE1/4 of the SW1/4 of said Section 11; thence S00°31'47"E along the east line of said NE1/4 of the SW1/4 of Section 11, 63.12 feet to the northeast corner of Lot 1 of said Block 1 and the point of beginning;

Thence S00°03'23"E along the east line of said NE1/4 of the SW1/4, 1,088.62 feet to the southeast corner of said NE1/4 of the SW1/4; thence S89°44'32"W along the south line of said NE1/4 of the SW1/4, 185.34 feet; thence N00°03'34"W, 33.11 feet to a point on the south line of said Block 5; thence S89°46'07"W along the south line of said Blocks 5, 267.90 feet to the southwest corner of said Block 5, thence N00°03'33"W along the west line of said Blocks 5 and 4 and the extension thereof, 712.20 feet to a 3/4" iron rod; thence N89°43'31"E, 124.93 feet to a 3/4" iron rod; thence N00°00'57"E along the west line of Lot 8 of said Block 1 and the extension thereof, 187.92 feet to a magnetic nail in pavement; thence N89°42'32"E, 59.94 feet to a 3/4" iron rod; thence N00°03'15"W along the west line of Lot 3 of said Block 1 and the extension thereof, 154.96 feet to the north line of said Block 1; thence N89°41'27"E along said north line, 268.16 feet to the point of beginning.

Said parcel contains 432,272 square feet or 9.924 acres, more or less and is subject to all easements and rights-of-way of use or record, if any.

I DO FURTHER CERTIFY that this is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE 7 of the Administrative Code of the State of Wisconsin and the City of Reedsburg Subdivision Ordinance to the best of my knowledge and belief in Surveying, dividing and mapping the same.

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-525-6404



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PROJECT NO.	02068036
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	02068012_Reedsburg_CSM_North
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

A PARCEL OF LAND LOCATED IN PART OF LOTS 1-3 AND 8-11 , BLOCK 1 AND BLOCKS 2-3 OF SCHULZ'S SUBDIVISION TOGETHER WITH THE ADJOINING VACATED ALLEYS, PART OF VACATED NEW STREET AND PART OF VACATED MAPLE STREET, ALL IN THE NE1/4 OF THE SW1/4 OF SECTION 11, T12N, R4E,CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map in the **City of Reedsburg**, Sauk County, Wisconsin, is hereby approved by the **Common Council of the City of Reedsburg**.

MAYOR _____ Dated this ____ day of _____, 2023.

I hereby certify that the foregoing is a copy of a resolution adopted by the **Common Council of the City of Reedsburg**.

CLERK _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Kwik Trip Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that it has caused the land shown upon this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown upon this Certified Survey Map. We hereby further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval: **City of Reedsburg**.

Witness the hand of said Owner(s) on this ____ day of _____, 2023.

Kwik Trip Inc. Authorized Representative _____

STATE OF WISCONSIN
SS
COUNTY OF SAUK

Personally came before me this ____ day of _____, 2023 the above named person(s) to me known to be the persons executed the foregoing instrument and acknowledged the same.

Notary Public _____ **County, Wisconsin**
My Commission Expires _____

SURVEYOR'S SEAL

PRELIMINARY

CLIENT:

CITY OF REEDSBURG
134 SOUTH LOCUST ST.
REEDSBURG, WI 53959
608-524-6404