



CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

COMMON COUNCIL AGENDA
February 27, 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)

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 February 13, 2023
2. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Reedsburg Rescue Fund, Inc. for Reedsburg Fire Department's 150-year celebration on July 29, 2023 at 131 S. Park Street.
3. Approve/Deny: Original Alcohol Beverage Retail License Application for SSS Wisconsin BRW, LLC DBA SQRL Service Station Store #708, 306 E. Main Street.

II. GENERAL BUSINESS:

1. Approve/Deny: Resolution 4496-23 Authorizing the closure of Tax Incremental District #4.
2. Approve/Deny: First reading and set a Public Hearing for March 27, 2023 for Ordinance 1951-23 amending Chapter 21, Article V - Changing the name of the Reedsburg Industrial/ Commercial Development Commission to Reedsburg Economic Development Commission.
3. Approve/Deny: Authorize the City Engineer to sign apparent low bid for TID 9 Business Park Intersection Improvements Construction & Signal Installation, E. Main Street/Golf Course Road.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Plan Commission: Approve/Deny: Resolution 4498-23 to approve a certified survey map dividing property into two parcels and rezone created lot 2 from B1 Business to B3 Business, generally located at 330 2nd Street. Applicant: First Presbyterian Church of Reedsburg.
2. Plan Commission: Approve/Deny: First reading and set a Public Hearing for March 27, 2023 on Ordinance 1952-23 Rezoning a portion of parcel 276-0928-00000 from B1 Business to B3 Business, generally located at 330 2nd Street. Applicant: First Presbyterian Church 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.

3. Plan Commission: Approve/Deny: Resolution 4499-23 approving a certified survey map to create new lots in the Business Park expansion, generally located between S. Golf Course Road and HWY 136 south of E. Main Street. Applicant: City of Reedsburg
4. Plan Commission: Approve/Deny: Resolution 4500-23 approving a certified survey map to create right of way for the extension of South Viking Drive, generally located at 1690 E. Main Street. Applicant: City of Reedsburg
5. Plan Commission: Approve/Deny: Resolution 4501-23 approving a certified survey map to create a right of way for the extension of South Viking Drive, generally located at 1650 Maple Street. Applicant: City of Reedsburg
6. Plan Commission: Approve/Deny: Resolution 4502-23 approving a certified survey map to create a right of way for the extension of South Viking Drive, generally located at 401 King Street. Applicant: City of Reedsburg
7. Public Works: Approve/Deny: Resolution 4503-23 authorizing the repair and installation of sidewalks on various streets, specifically Area E - an area bounded by 19th Street to the north, N. Dewey Ave to the east, Eighth Street to the south and City Limits to the west.

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

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

V. OFFICE OF THE MAYOR:

VI. ADJOURN:



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City of Reedsburg Meeting of the Common Council
February 13, 2023

Present: Mayor Dave Estes, Alderpersons Sonny Hyde, Craig Braunschweig, Jason Schulte (via Zoom), Mike Gargano (via Zoom), Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.

Absent: None

Others Present: City Administrator Tim Becker, Finance Director/City Clerk-Treasurer Jacob Crosetto, Police Chief Pat Cummings, City Attorney Maximilian Buckner, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Council President Peterson 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 January 23, 2023; January 2023 paid bills; January 2023 Building Permit Report; approval of Application for Cigarette and Tobacco Products Retail License for Smoke World Vape, LLC, DBA Smoke World Reedsburg, 2255 E. Main Street; and approval of Application for Cigarette and Tobacco Products Retail License for SSS Wisconsin BRW, LLC DBA SQRL Service Station #708, 306 E. Main Street (formerly Cenex Service Station).

Motion: Kaney, Second: Seamonson to approve the consent agenda. Motion carried 9-0.

GENERAL BUSINESS:

- A. Approve/Deny: Resolution 4504-23 Authorizing the issuance of up to \$1,931,878.08 taxable communications utility system revenue bond to evidence reimbursement obligation with respect to letter of credit.
 - a. **Motion: Braunschweig, Second: Peterson to approve Resolution 4504-23 as presented. Motion carried 9-0.**
- B. Approve/Deny: First Reading and set a Public Hearing for March 13, 2023 for Ordinance 1953-23 - Amending sections of Chapter 349 - Intoxicating Liquor and Fermented Beverages in the City Code.
 - a. **Motion: Peterson, Second: Knudsen to approve setting the public hearing on Ordinance 1953-23 for March 13, 2023 as presented. Motion carried 9-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

- A. Public Works: Approve/Deny: Authorize the City Engineer to accept the Public Bid for Laurel Street Reconstruction and CTH H Water Tower Drainage Improvements.
 - a. **Motion: Knudsen, Second: Seamonson to approve the Public Bid as presented. Motion carried 9-0.**

Motion: Hyde, Second: Braunschweig to adjourn.
Motion carried 9-0. Meeting adjourned at 6:28 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: 1/11/23

☐ 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 7/29/23 and ending 7/29/23 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 Rescue Fund Inc

(b) Address 131 S. Park St REEDSBURG, WI 53959
(Street) ☐ Town ☐ Village ☒ City

(c) Date organized May 2019

(d) If corporation, give date of incorporation 7/8/2019

(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 Howie Althiser EG042 Cty Rd S Reedsburg, WI

Vice President Craig Meyer Jr 53584 Old Loganville Rd Reedsburg WI

Secretary Troy Thompson 336 N. Webb Ave Reedsburg, WI

Treasurer Troy Thompson 336 N. Webb Ave Reedsburg WI

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

EG039 Snike Dr. Reedsburg, WI 53959

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 131 S. Park Street

(b) Lot _____ Block _____

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

(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: All

3. Name of Event

(a) List name of the event Reedsburg Fire Department 150th Celebration

(b) Dates of event July 29, 2023

DECLARATION

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

Officer

[Signature] 1/11/23
(Signature / Date)

Reedsburg Rescue Fund Inc
(Name of Organization)

Date Filed with Clerk 2-9-2023

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: _____ ending: 6/30/2023
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the ☐ Town of ☐ Village of ☒ City of Reedsburg
County of Sauk Aldermanic Dist. No. _____
(If required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company
☐ Partnership ☐ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>4-516-1031167-283-04</u>	
FEIN Number <u>42-0705011</u>	
TYPE OF LICENSE REQUESTED	FEE
☒ Class A beer	\$ <u>100.00</u>
☐ Class B beer	\$ _____
☐ Class C wine	\$ _____
☒ Class A liquor	\$ <u>240.00</u>
☐ Class A liquor (elder only)	\$ <u>N/A</u>
☐ Class B liquor	\$ _____
☐ Reserve Class B liquor	\$ _____
☐ Class B (wine only) winery	\$ _____
Publication fee	\$ <u>25.00</u>
TOTAL FEE	\$ <u>325.00</u>

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
SSS WISCONSIN BEV LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name <u>Lusthaus</u>	(First) <u>Adam</u>	(Middle Name) <u>M</u>	Home Address (Street, City or Post Office, & Zip Code) <u>17645 Rainstream Rd. Boca Raton, FL</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name <u>Satchell</u>	(First) <u>Demetrius</u>	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name GOEL Service Stations Store #709 Business Phone Number _____
2. Address of Premises 2200 E Main Post Office & Zip Code 53904

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

Convenience store w/ gas

4. Legal description (omit if street address is given above): _____

(a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No

(b) If yes, under what name was license issued? United Cooperative

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain ☒ Yes ☐ No

7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☒ Yes ☐ No
If yes, explain.

8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain ☐ Yes ☒ No

9. (a) Corporate/limited liability company applicants only: Insert state WI and date 8/23/2022 of registration.

(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain ☐ Yes ☒ No

(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☒ Yes ☐ No
If yes, explain.

we have multiple properties

10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.6d) before beginning business? [phone 1-877-882-3277] ☒ Yes ☐ No

11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No

12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>Adam Lusthaus</u>	Title/Member <u>CFO</u>	Date <u>1-24-23</u>
Signature <u>[Signature]</u>	Phone Number <u>601 448 2090</u>	Email Address <u>adam@equlibrium.com</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>1-26-2023</u>	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

RESOLUTION
Tax Incremental District (TID) Termination Resolution

FILE NO. 4496-23

Termination of TID 4 and authorization to distribute excess increment to overlying tax districts.

WHEREAS, the City of Reedsburg created TID 4 on May 26, 1998 and adopted a project plan in the same year, and

WHEREAS, all TID 4 projects were completed in the prescribed allowed time, and

WHEREAS, sufficient increment was collected as of the 2022 tax roll, payable 2023, to cover project costs.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Reedsburg, Sauk County, Wisconsin that the City of Reedsburg terminates TID 4; and

BE IT FURTHER RESOLVED, that the City of Reedsburg shall notify the Wisconsin Department of Revenue (DOR), within 60 days of this resolution or prior to April 15, 2023, whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR Final Accounting Submission Date for (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and

BE IT FURTHER RESOLVED that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares as determined in the final audit by the City's auditor, Baker Tilly US, LLP.

ADOPTED on this 27th day of February, 2023.

Dave Estes, Mayor

Jacob Crosetto, City Clerk – Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4496-23, dated February 27, 2023.

Introduced and adoption moved by alderperson: _____

Motion for adoption seconded by alderperson: _____

Date Passed: February 27, 2023.

Vote: _____

ORDINANCE NO. 1951-23

(Amend Chapter 21. Article V - Changing Name of Industrial & Commercial Commission to Economic Development Commission)

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

SECTION 1: PURPOSE.

The purpose of this ordinance is to amend Chapter 21 – Article V – “Industrial and Commercial Development Commission” to “Economic Development Commission”.

SECTION II: PROVISION AMENDED.

City of Reedsburg Code Section Chapter 21 – Article V is created as follows:

Article V

Economic Development Commission

[Adopted as Sec. 1.105 of the former Municipal Codebook; amended 12-8-2008]

§ 21-15 *Creation; membership.*

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

The Economic Development Commission is created. The Commission shall have seven members. Two Commissioners shall be members of the Common Council and shall serve during their terms as Council members. Five Commissioners shall serve staggered terms of three years. The Commissioners shall be appointed by the Mayor subject to confirmation by the Council and may include a maximum of two non-City residents based on their expertise. The members of the Commission shall elect the officers of the Commission.

§ 21-16 *General jurisdiction.*

The Commission shall carry on all projects of the City concerned with economic development and recruitment and may work with any private organization for such purpose. The Commission may also with the Community Development Authority and Community Development Block Grant Committee in such development efforts.

§ 21-17 *Financial records and reports.*

All revenues raised by taxes by development promoted by the Commission shall be handled by the Commission, which shall keep accurate records of its expenditures and make a financial report to the Council during December of each year.

§ 21-18 *Powers and duties.*

- A. *The Commission may acquire and develop sites for development purposes to the extent permitted by § 66.1101, Wis. Stats., and acquire sites for development that will expand the municipal tax base pursuant to §§ 67.04(2)(a) and 62.22(1), Wis. Stats., and can recommend to the City and its Community Development Authority and Community Development Block Grant Committee the acquisition of sites for development.*
- B. *The Commission may construct, own, lease and maintain buildings it acquires for public purposes and may convey property for a fair consideration.*

SECTION III: 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 IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 21 – Article V

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, 2023
March 27, 2023
April 6, 2023



February 23, 2023

Steve Zibell
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

RE: RDBG-TID 9 Business Park Intersection Improvements Construction & Signal Installation
Vierbicher Project No. 220187, CDBG PFED 22-01
Reedsburg, Wisconsin
Bid Results & Notice of Award

Dear Steve:

We have reviewed the bids received on February 23, 2023, for the above-referenced project. Two (2) bids were received. The bids ranged in price from \$288,879.95 to \$312,928.20. Parisi Construction LLC was the low bidder. A tabulation of all bids received is attached.

The bid submitted by Parisi Construction LLC meets the requirements of the bidding documents and is therefore considered responsive. We therefore recommend acceptance of the bid submitted by Parisi Construction LLC.

Attached, please find the Notice of Award for the above referenced project. Once the contract has been awarded by the City of Reedsburg, please have the Notice of Award signed, then scan and email to our attention. We will then forward the documents onto the Contractor for execution.

We have transitioned to a paperless work atmosphere, if requested, hard copies shall be sent to and from our office.

If you have any questions, please let us know.

Sincerely,

Neil J Pfaff, PE, PH, CST

Enclosures

BID TABULATION

TID 9 Business Pk Intersection Impvmts Const & Signal Install

ENGINEER'S PROJECT # : 220187, CDBG PFED 22-01

Bid Open **February 23, 2023** at 1:00 PM

vierbicher
planners | engineers | advisors



Apparent Low Bid

TID 9 Business Pk Intersection Impvmts Construction & Signal Install				Parisi Construction , LLC.		Meise Construction Inc	
Bid Item Number	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount	Unit Cost	Total Amount
General Street and Sitework							
1	Mobilization, Performance & Payment Bonds	LS	1	\$55,000.00	\$ 55,000.00	\$45,552.00	\$ 45,552.00
2	Project Erosion Control, Grading, Landscaping, And Site Restoration	LS	1	\$14,000.00	\$ 14,000.00	\$60,625.00	\$ 60,625.00
3	Project Traffic Control	LS	1	\$5,000.00	\$ 5,000.00	\$20,000.00	\$ 20,000.00
4	Borrow	CY	14	\$20.00	\$ 280.00	\$100.00	\$ 1,400.00
5	Posts Wood 4x6 Inch X 16-Ft	EACH	3	\$280.00	\$ 840.00	\$154.00	\$ 462.00
6	Signs Type II Reflective H	SF	63	\$35.50	\$ 2,236.50	\$33.00	\$ 2,079.00
7	Signs Type II Reflective H Folding	SF	30	\$56.00	\$ 1,680.00	\$20.00	\$ 600.00
8	Signs Type II Reflective F	SF	18	\$41.75	\$ 751.50	\$36.00	\$ 648.00
9	Moving Signs Type II	EACH	5	\$170.00	\$ 850.00	\$72.00	\$ 360.00
10	Removing Signs Type II	EACH	8	\$83.00	\$ 664.00	\$33.00	\$ 264.00
11	Marking Word Epoxy	EACH	4	\$390.00	\$ 1,560.00	\$403.00	\$ 1,612.00
12	Marking Line Epoxy 4-Inch	LF	80	\$1.60	\$ 128.00	\$35.00	\$ 2,800.00
13	Marking Stop Line Epoxy 18-Inch	LF	70	\$33.50	\$ 2,345.00	\$35.00	\$ 2,450.00
14	Marking Removal Line 8-Inch	LF	80	\$4.70	\$ 376.00	\$10.00	\$ 800.00
15	Construction Staking Electrical Installations	EACH	1	\$1,000.00	\$ 1,000.00	\$3,000.00	\$ 3,000.00
16	Conduit Rigid Nonmetallic Schedule 40 2-Inch	LF	252	\$8.90	\$ 2,242.80	\$8.00	\$ 2,016.00
17	Conduit Rigid Nonmetallic Schedule 40 3-Inch	LF	177	\$12.25	\$ 2,168.25	\$13.00	\$ 2,301.00
18	Conduit Special 3-Inch	LF	700	\$39.00	\$ 27,300.00	\$35.00	\$ 24,500.00
19	Pull Boxes Non-Conductive 24x42-Inch	EACH	8	\$1,800.00	\$ 14,400.00	\$1,600.00	\$ 12,800.00
20	Concrete Bases Type 1	EACH	6	\$890.00	\$ 5,340.00	\$700.00	\$ 4,200.00
21	Concrete Bases Type 2	EACH	2	\$1,000.00	\$ 2,000.00	\$1,200.00	\$ 2,400.00
22	Concrete Control Cabinet Bases Type 9 Special	EACH	1	\$1,700.00	\$ 1,700.00	\$1,500.00	\$ 1,500.00
23	Cable Traffic Signal 7-14 Awg	LF	2016	\$2.00	\$ 4,032.00	\$1.35	\$ 2,721.60
24	Cable Traffic Signal 15-14 Awg	LF	1118	\$3.90	\$ 4,360.20	\$2.35	\$ 2,627.30
25	Electrical Wire Traffic Signals 10 Awg	LF	1230	\$1.30	\$ 1,599.00	\$0.85	\$ 1,045.50
26	Electrical Wire Lighting 12 Awg	LF	516	\$1.10	\$ 567.60	\$0.75	\$ 387.00
27	Loop Detector Lead In Cable	LF	48	\$1.70	\$ 81.60	\$1.35	\$ 64.80
28	Electrical Service Meter Breaker Pedestal	EACH	1	\$1,700.00	\$ 1,700.00	\$1,500.00	\$ 1,500.00
29	Pedestal Bases	EACH	8	\$270.00	\$ 2,160.00	\$200.00	\$ 1,600.00
30	Transformer Bases Breakaway 11 1/2-Inch Bolt Circle	EACH	2	\$520.00	\$ 1,040.00	\$490.00	\$ 980.00
31	Traffic Signal Standards Aluminum 15-Ft	EACH	4	\$790.00	\$ 3,160.00	\$706.00	\$ 2,824.00
32	Traffic Signal Standards Aluminum 10-Ft	EACH	4	\$680.00	\$ 2,720.00	\$665.00	\$ 2,660.00
33	Traffic Signal Face 3s 12-Inch	EACH	14	\$780.00	\$ 10,920.00	\$665.00	\$ 9,310.00
34	Traffic Signal Face 4s 12-Inch	EACH	2	\$1,000.00	\$ 2,000.00	\$860.00	\$ 1,720.00
35	Pedestrian Signal Face 16-Inch	EACH	8	\$560.00	\$ 4,480.00	\$488.00	\$ 3,904.00
36	Pedestrian Push Button	EACH	8	\$390.00	\$ 3,120.00	\$355.00	\$ 2,840.00
37	Signal Mounting Hardware (5th 33)	EACH	1	\$6,800.00	\$ 6,800.00	\$5,500.00	\$ 5,500.00
38	Luminaires Utility Led B	EACH	4	\$380.00	\$ 1,520.00	\$225.00	\$ 900.00
39	Concrete Bases Type 13 (per the contract, anchor rods and templates will be provided for this item)	EACH	2	\$10,000.00	\$ 20,000.00	\$8,000.00	\$ 16,000.00
40	Transport & Install Furnished Traffic Signal Equipment	LS	1	\$13,900.00	\$ 13,900.00	\$2,000.00	\$ 2,000.00
41	Concrete Base Type 1 Spread Footing	EACH	2	\$2,800.00	\$ 5,600.00	\$3,000.00	\$ 6,000.00
42	Cat5-E Cable	LF	975	\$1.70	\$ 1,657.50	\$1.00	\$ 975.00
43	Video Detection System	LS	1	\$29,600.00	\$ 29,600.00	\$31,000.00	\$ 31,000.00
44	Furnish & Install Signal Cabinet And Controller	LS	1	\$26,000.00	\$ 26,000.00	\$24,000.00	\$ 24,000.00
Total - TID 9 Business Pk Intersection Impvmts Construction & Signal Install				\$	288,879.95	\$	312,928.20

SECTION 00 51 00

NOTICE OF AWARD

Date: February 23, 2023

Project: TID 9 Business Park Intersection Improvements Construction & Signal Installation

Owner: City of Reedburg

Engineer's Project No.: 220187, CDBG PFED 22-01

Bidder: Parisi Construction LLC

Bidder's Address: 508 S. Nine Mound Road, Verona, WI 53593

You are notified that your Bid dated February 23, 2023 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for

installation of traffic signals, including steel poles and arms equipment, Grading activities in the southwest quadrant, restoration of the work area, and other miscellaneous items in conformance with the Contract Documents.

The Contract Price of your Contract is Two Hundred Eighty Eight Thousand, Eight Hundred Seventy Nine Dollars and 95/100 (\$288,879.95).

1 copy of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 1 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
Insurance Certificates as indicated by the General Conditions (Paragraph 5.03)

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Reedburg

Owner

By: _____
Authorized Signature

Title

Date



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.

Gary J. McQuinn, 1/18/2023

Applicant Signature / Date

Gary J. McQuinn, 1/18/2023

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	<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>	_____

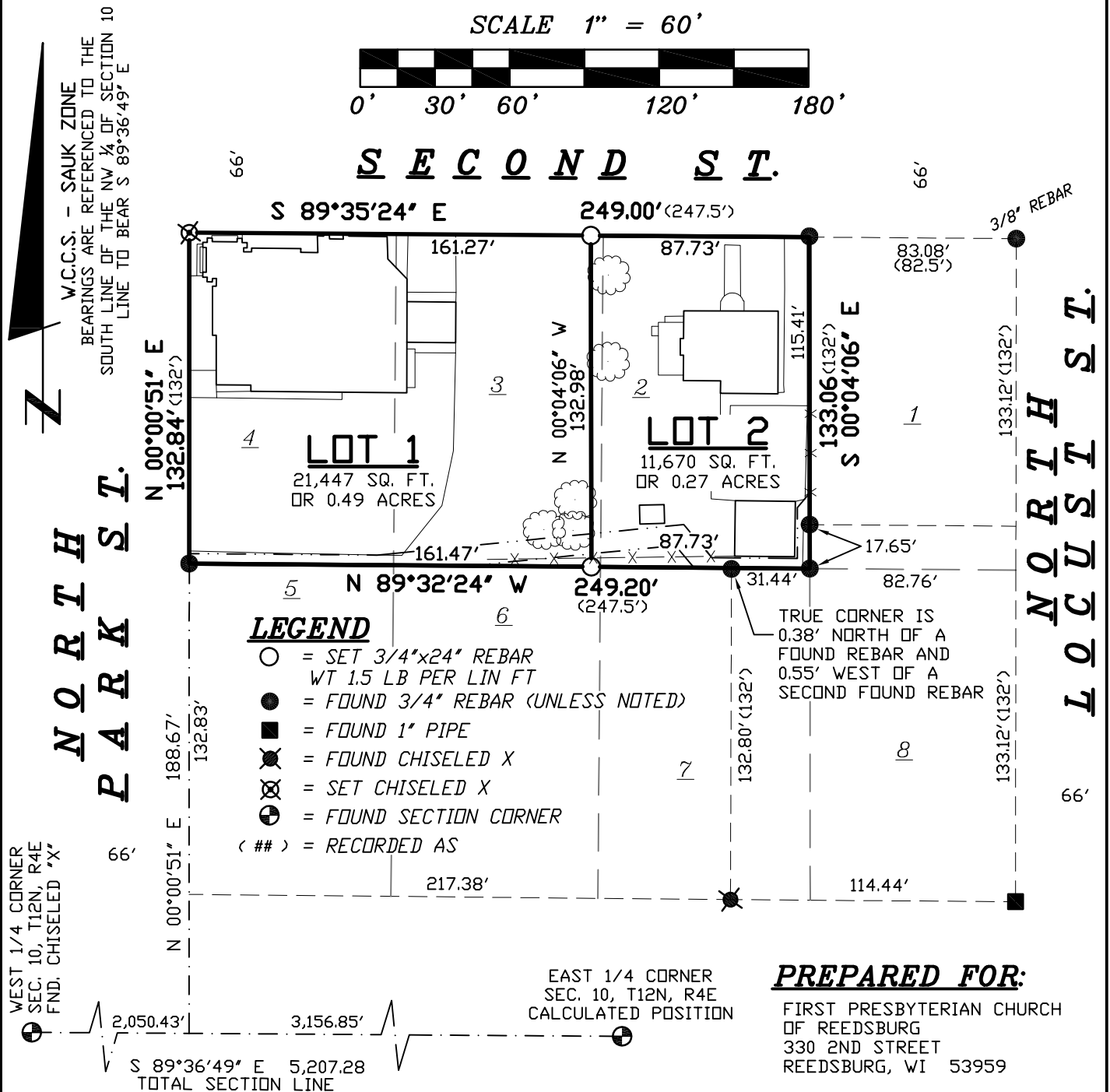


CERTIFIED SURVEY MAP NO.

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

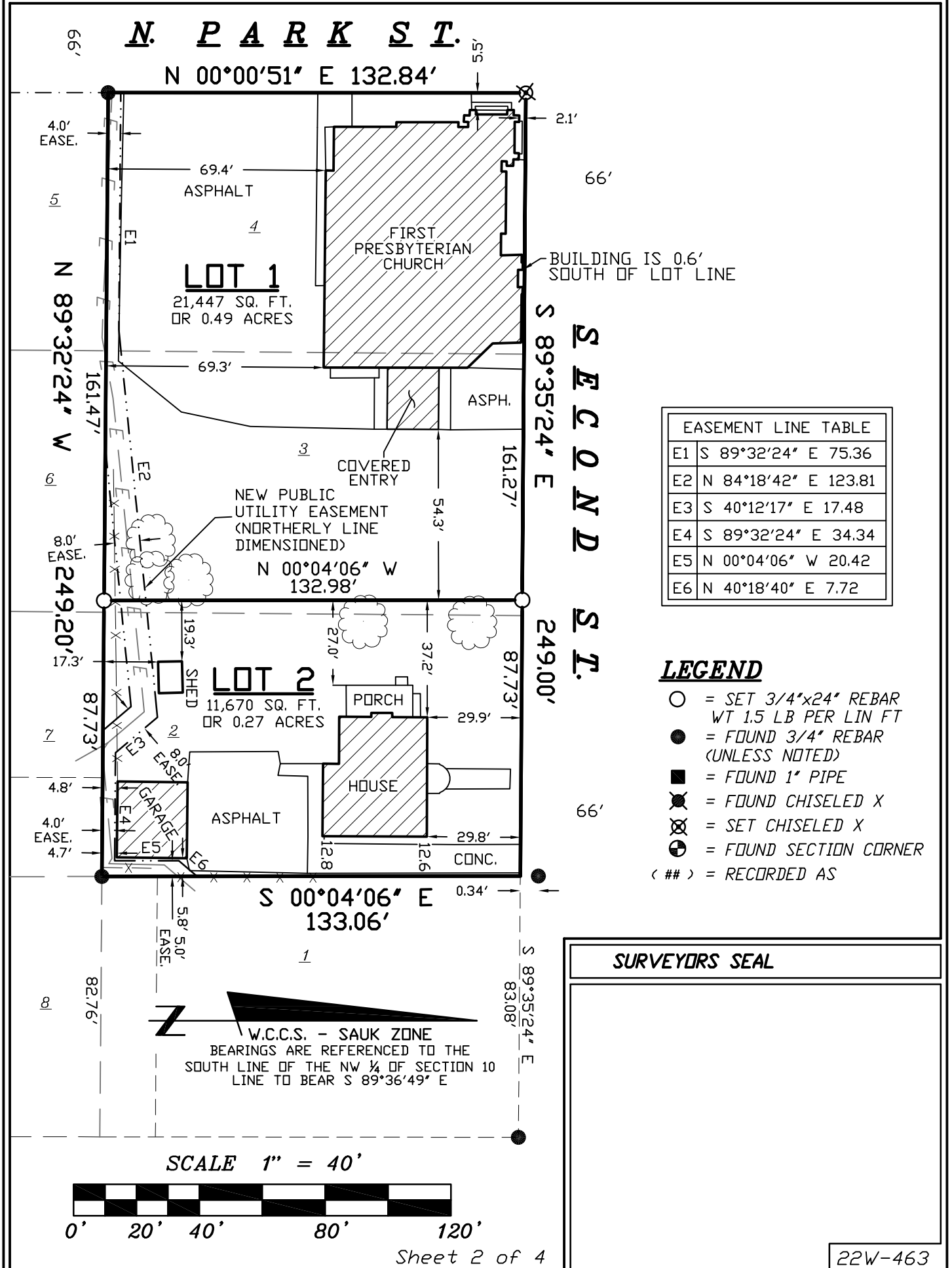


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Located in the SE ¼ of the NW ¼ of Section 10, T12N, R4E, City of Reedsburg,
Sauk County, Wisconsin. Including all of Lots 2, 3 and 4, Block 15,
Original Plat of Reedsburg





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



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" = 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: 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

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- 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: gabosc@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.

Gary J. McQuinn, 1/18/2023

Applicant Signature / Date

Gary J. McQuinn, 1/18/2023

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	<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>	_____

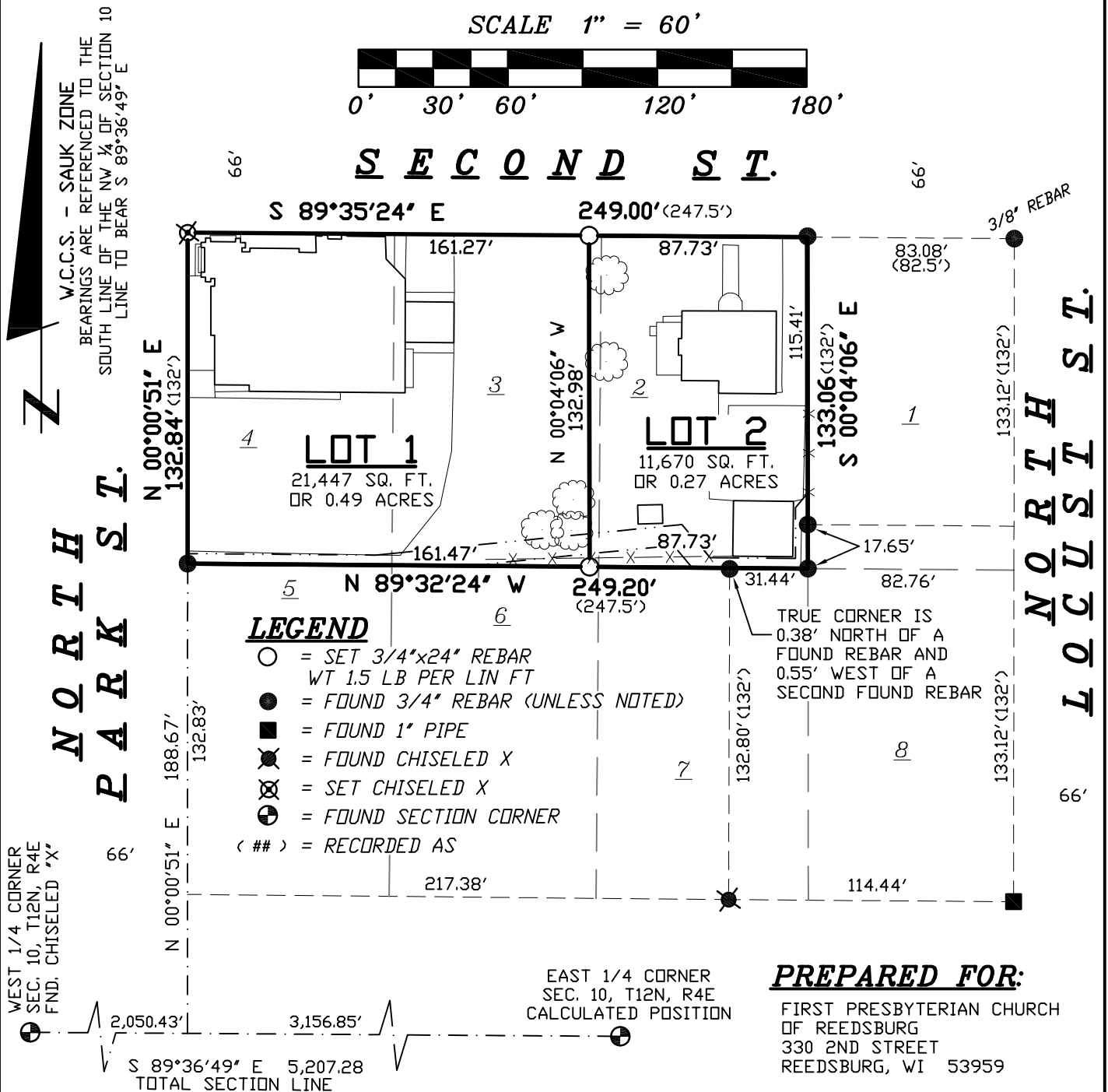


CERTIFIED SURVEY MAP NO.

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

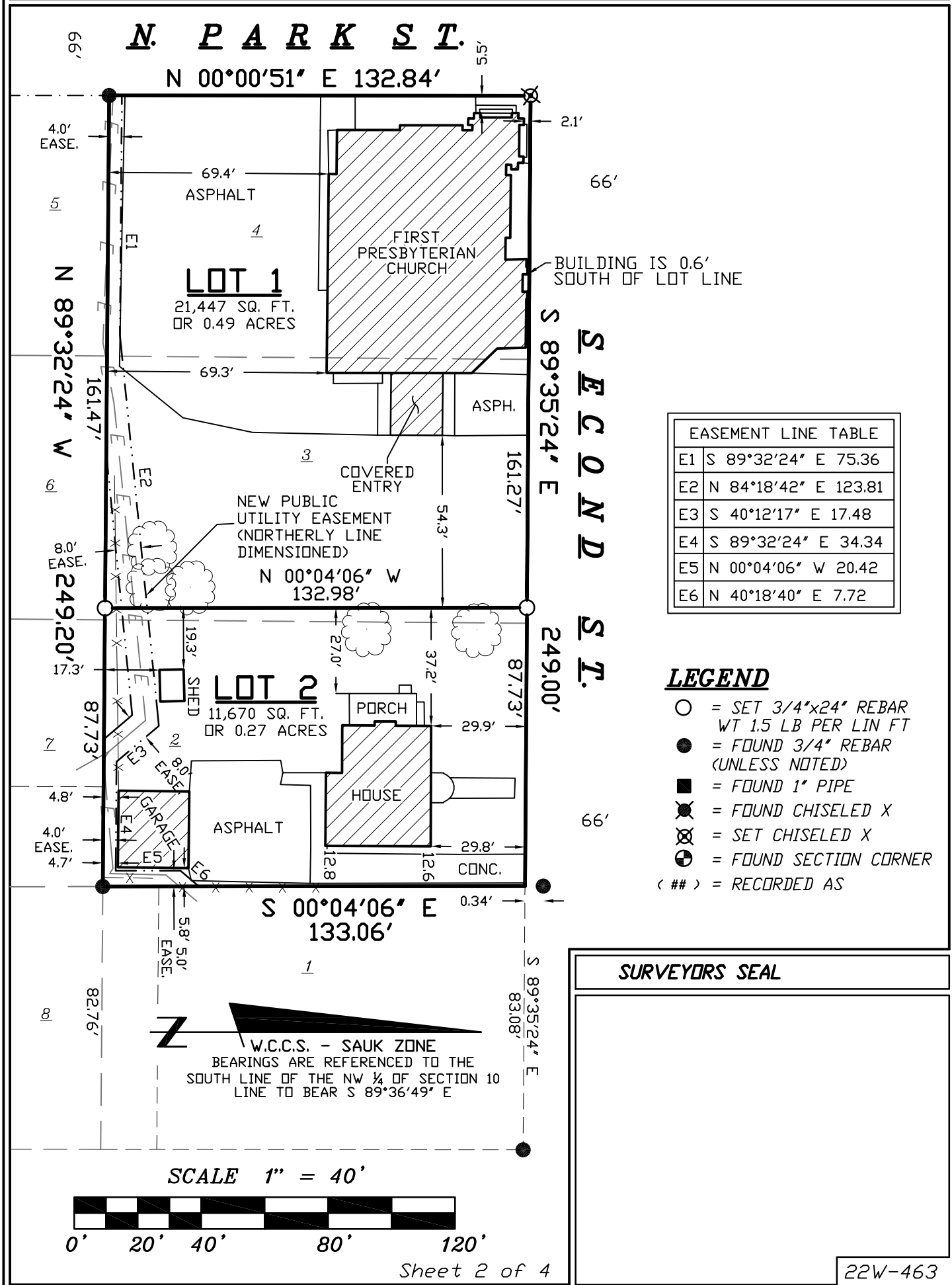


CERTIFIED SURVEY MAP NO.

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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





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 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

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

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" = 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: 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.

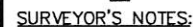
STATE OF WISCONSIN)
COUNTY OF SAUK)

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



1. Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County, (NAD83/2011), the north line of the southeast quarter of Section 12, T12N, R4E bears S89°34'50"W.
2. Field work was performed on 11/17/2022.
3. See sheet 2 of 5 for Detail 1, sheet 3 of 5 for billboard and sign easement details, sheet 4 of 5 for Surveyor's Certificate and sheet 5 of 5 for line and curve tables and approval certificates.
4. Lands within Lot 2 of Sauk County Certified Survey Map No. 6469 located within Lot 43 of Oak Crest Park, in the Northeast Quarter of the Southeast Quarter of Section 12, T12N, R4E, to be deeded to Lot 43 of Oak Crest Park, by other instrument

SURVEYED FOR
CITY OF REEDSBURG
134 S. Locust St.
Reedsburg, WI 53959
(608) 524-6404

GRAPHIC SCALE FEET



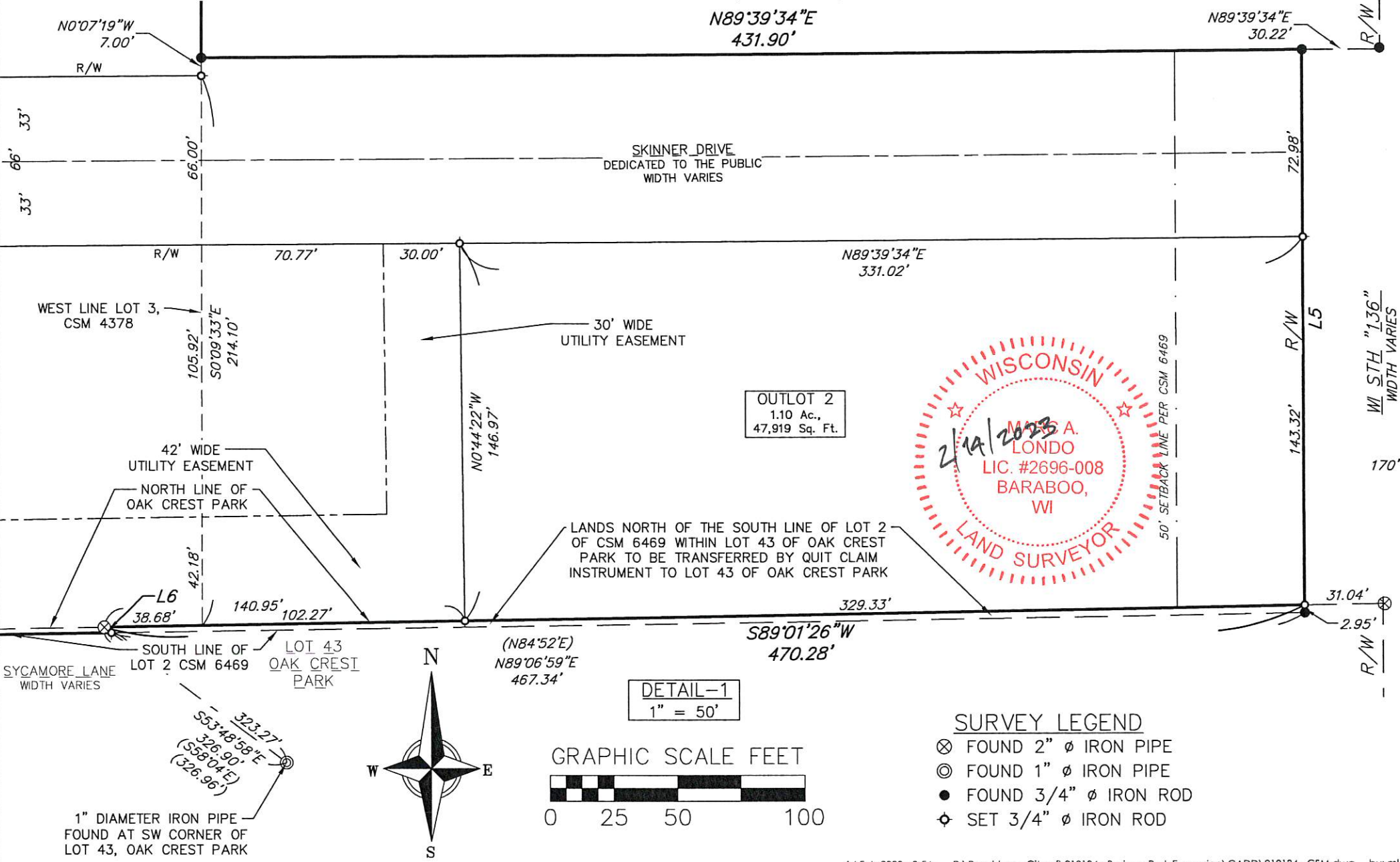
14 Feb 2023 - 8:51a R:\Reedsburg, City of\210134 - Business Park Expansion\CADD\210134 - CSM.dwg by: mlon

REVISIONS	SCALE	1" = 300'	1 OF 5
	CHECKED	sdis	
	DRAFTER	mlon	
	FILE	210134 - CSM	
	DATE	2/14/2023	
JOB NO. 210134			

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planners | engineers | advisors

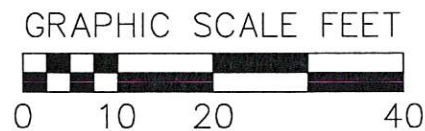
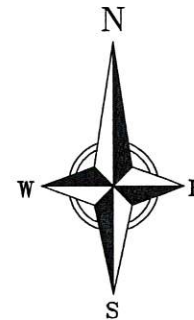
SAUK COUNTY CERTIFIED SURVEY MAP No. _____

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

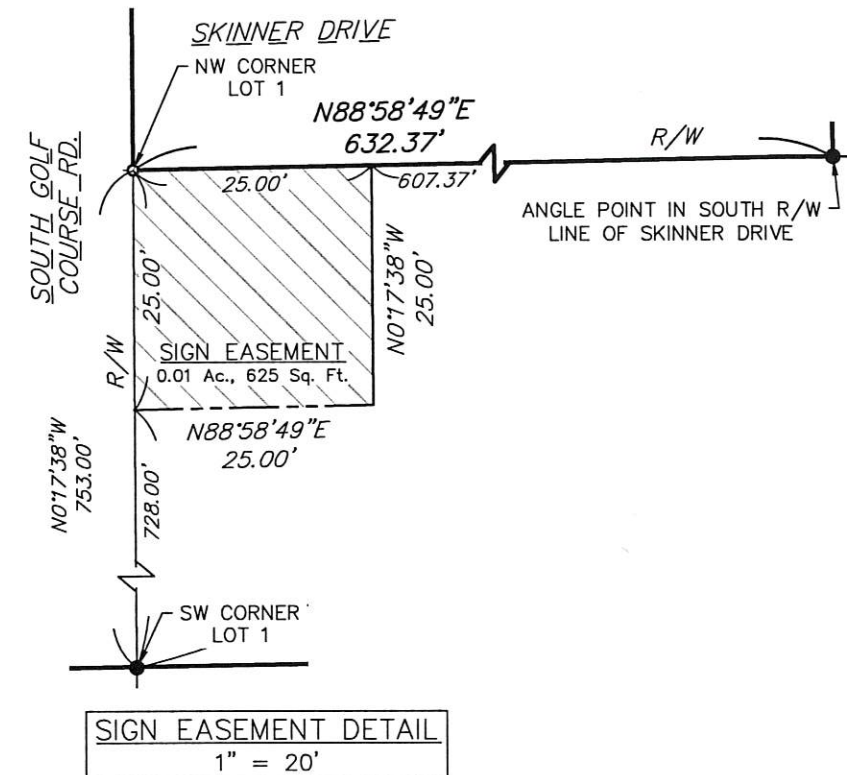


 vierbicher planners engineers advisors		REVISIONS		SCALE	1" = 200'	SHEET
				CHECKED	sdls	
				DRAWER	mlon	
				FILE	210134 - CSM	
				DATE	2/14/2023	
		JOB NO. 210134				
2 OF 5						

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



⊗ FOUND 2" Ø IRON PIPE
 ◎ FOUND 1" Ø IRON PIPE
 ● FOUND 3/4" Ø IRON ROD
 ⊕ SET 3/4" Ø IRON ROD



14 Feb 2023 - 9:14a R:\Reedsburg, City of\210134 - Business Park Expansion\CADD\210134 - CSM.dwg by: mlon

	REVISIONS		SCALE	1" = 20'	3 OF 5
			CHECKED	sdls	
			DRAFTER	mlon	
			FILE	210134 - CSM	
			DATE	2/14/2023	
			JOB NO.	210134	

SAUK COUNTY CERTIFIED SURVEY MAP No.

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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
Date 2/14/2023
Marc A. Londo, PLS-2696



REVISIONS	SCALE	na	SHEET	4 OF 5
	CHECKED	sdls		
	DRAFTER	mlon		
	FILE	210134 - CSM		
			DATE	2/14/2023
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

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'	<u>SAUK COUNTY DEPARTMENT OF LAND RESOURCES AND ENVIRONMENT</u> <i>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.</i> <u>OWNER'S CERTIFICATE OF DEDICATION</u> <i>As owners agent, I Steve Zibell hereby certify that this map to be surveyed, divided, mapped and Survey Map. I also certify that this plat is submitted to the following for approval or</i> <i>The City of Reedsburg The Town of Reedsburg The Sauk County Department of Land Resources</i> <i>WITNESS the hand and seal of said owners 2022. In presence of:</i> <i>Dave G. Estes, Mayor</i> <i>STATE OF WISCONSIN) COUNTY) SS</i> <i>Personally came before me this _____ a named Steve Zibell to me known to be the instrument and acknowledged the same.</i>							
L6	S53°48'58"E	3.63'								
L7	N0°07'19"W	7.00'								
Record Line Table										
Line #	Direction	Length	<u>TOWN OF REEDSBURG APPROVAL CERTIFICATE</u> <i>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.</i> <i>Chad Allen, Board Chair</i> <u>DATE</u> <i>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 Reedsburg has approved this Certified Survey Map.</i> <i>Rebecca Meyer, Clerk</i> <u>DATE</u> <u>CITY OF REEDSBURG APPROVAL CERTIFICATE</u> <i>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</i> <i>Notary Public, _____ Wisconsin</i>							
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	-----	-----								

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 _____

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 is City of Reedsburg has approved this Certified Survey Map.

Jacob Crosetto, Clerk DATE

14 Feb 2023 - 8:36a R:\Reedsburg, City of\210134 - Business Park Expansion\CADD\210134 - CSM.dwg by: mlon



planners | engineers | advisors
vierbicher

SHEET

5 OF 5

SCALE

na

sdis

mlon

210134 - CSM

2/14/2023

REVISIONS

JOB NO. 210134

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).***

G:\wpnet\Zoning - Planning\Plan Commission\2023\February\Land Use Appl - CSMs.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		_____
Receipt #		_____

RESOLUTION
(CSM – 1690 East Main Street; Parcel 276-2218-00000)

File No. 4500-23

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

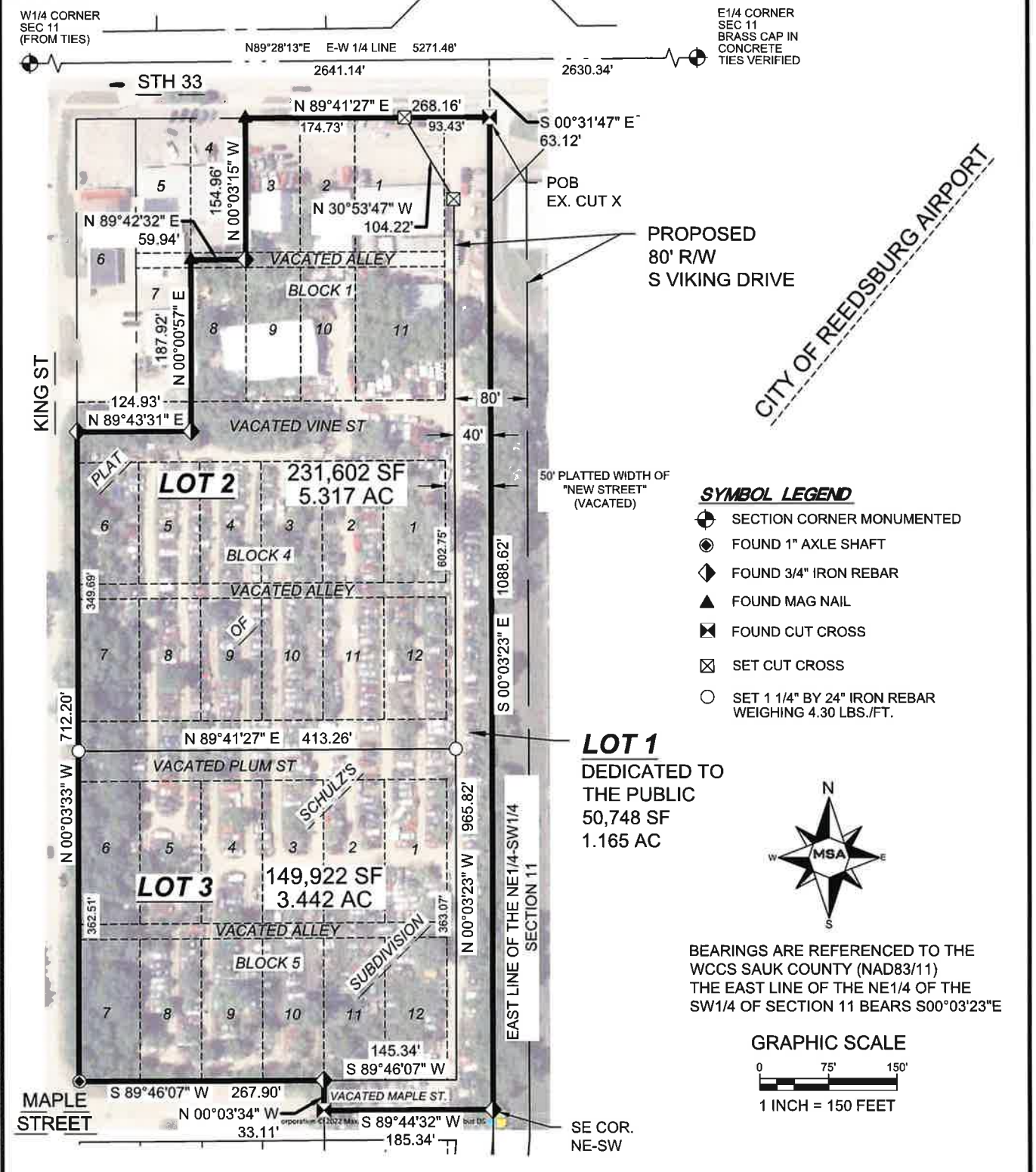


ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO. 02068036	OWNER:
DRAWN BY: KRZ	KWIK TRIP INC
SURVEYOR: KRZ	1626 OAK ST. P.O. BOX 2107
FILE NO. 02068012_Reedsburg_CSM_North	LA CROSSE, WI 54602-2107
SHEET NO. 1 OF 2	

SAUK COUNTY CERTIFIED SURVEY MAP

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, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN





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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FUNDING | PLANNING | ENVIRONMENTAL
1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
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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 – 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



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

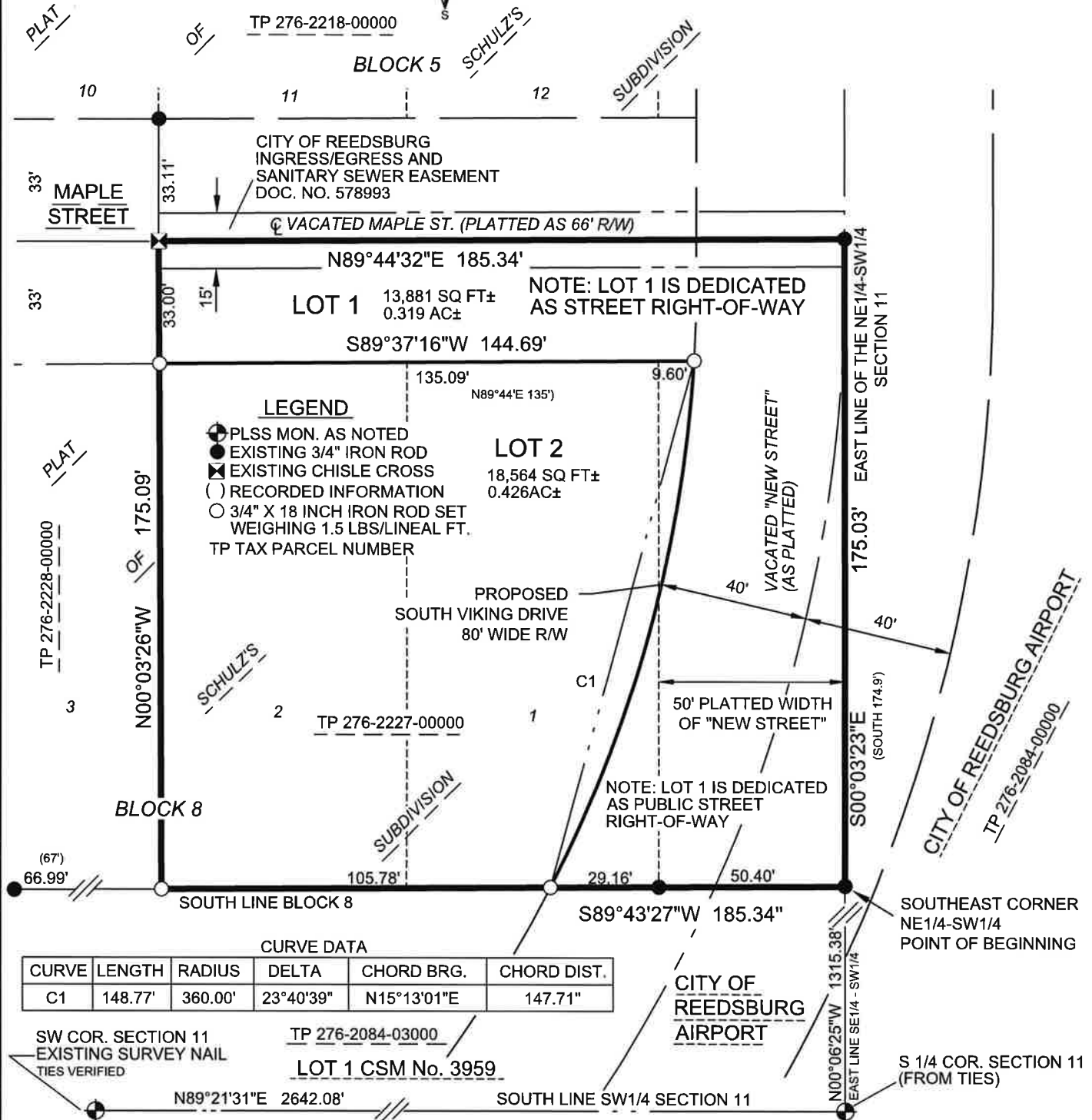
PRELIMINARY

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





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

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).***

G:\wpnet\Zoning - Planning\Plan Commission\2023\February\Land Use Appl - CSMs.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		_____
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



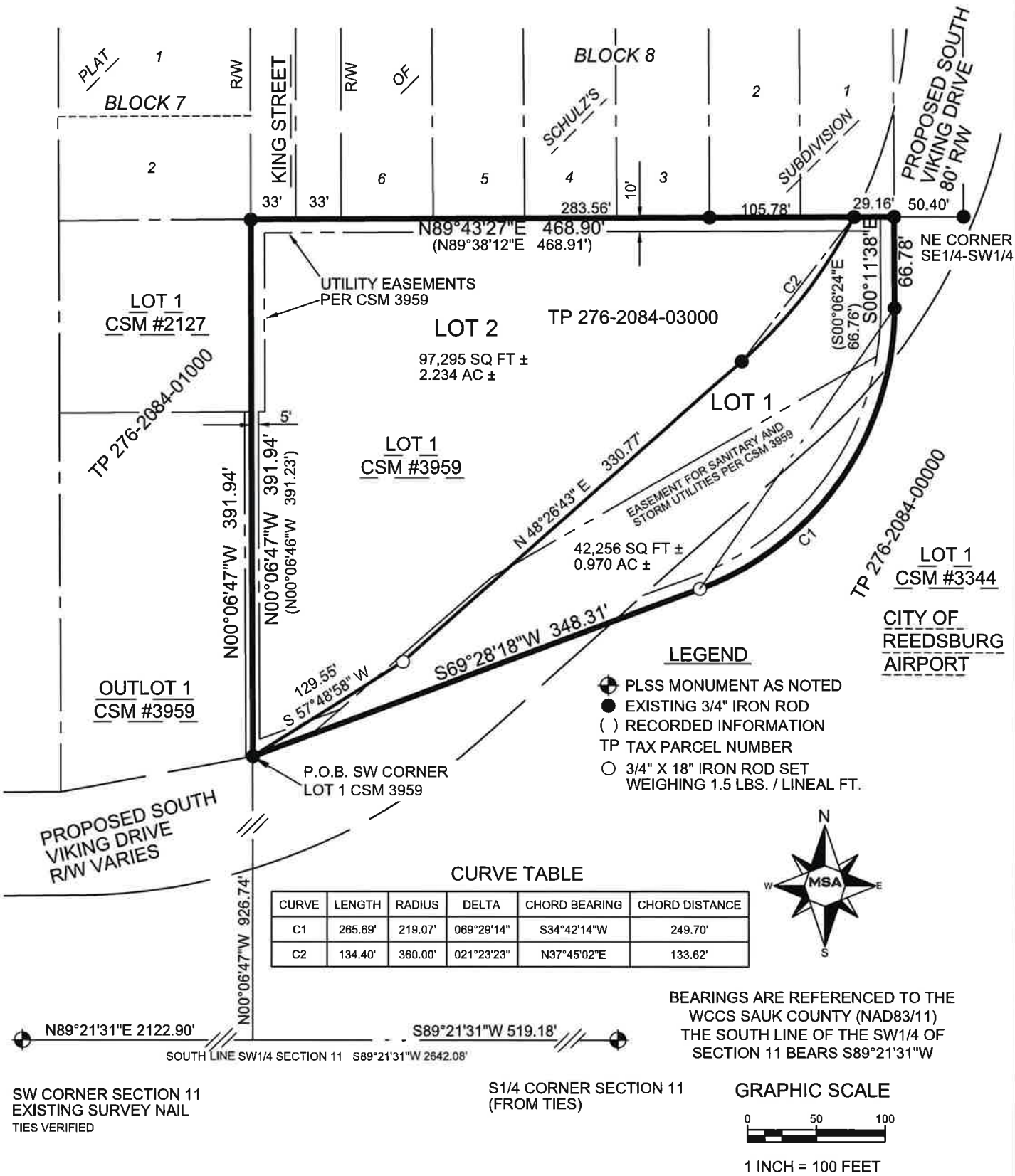
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1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
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PROJECT NO.	02068036	OWNER: REEDSBURG SALVAGE, LLC 1690 E MAIN ST REEDSBURG, WI 53959
DRAWN BY:	SRS	
SURVEYOR:	KRZ	
FILE NO.	02068036	
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
FUNDING | PLANNING | ENVIRONMENTAL
1230 South Boulevard, Baraboo WI 53913
(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

RESOLUTION
(Ordering the Repair and Installation of Sidewalks on Various Streets)

File No. 4503-23

WHEREAS, the Public Works Committee ordered the repair and installation of sidewalks on various streets and granted authority to the City Engineer to notify affected property owners, and

WHEREAS, the Common Council of the City of Reedsburg that the City Engineer, through the designated Sidewalk Inspector, be and is hereby authorized to cause to be repaired, installed, or replaced any defective or unsafe sidewalk with the City, commencing with the described area in 2023 in accordance with State Statute 66.615:

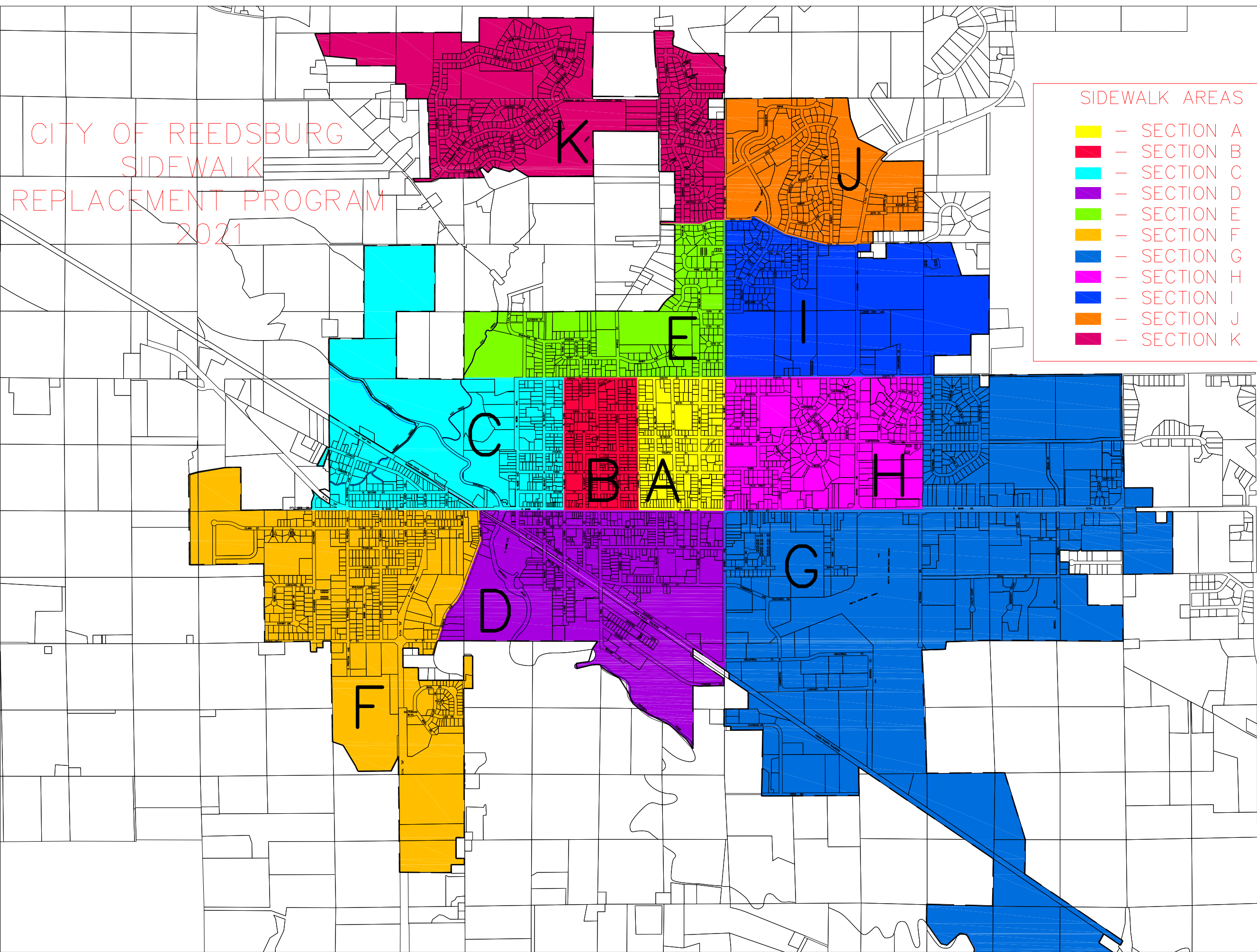
Area E: An area bounded by 19th Street to the north, N. Dewey Ave to the east, Eighth Street to the south and City Limits to the west

NOW THEREFORE BE IT RESOLVED that said Sidewalk Inspector shall notify the property owners with defective or unsafe sidewalks to repair or replace the sidewalk, in compliance with the requirements of the City Ordinance governing such construction within thirty (30) days from the date of notice, and that if not so repaired, installed, or replaced within the said thirty (30) days, the City of Reedsburg will cause such sidewalk to be repaired, installed, or replaced and charge the cost thereof to the abutting property owner, and such cost, unless previously paid, will be collected as a special tax against the abutting property.

Dated this 27th day of February, 2023

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer



SIDEWALK AREAS

- SECTION A
- SECTION B
- SECTION C
- SECTION D
- SECTION E
- SECTION F
- SECTION G
- SECTION H
- SECTION I
- SECTION J
- SECTION K



April 2021