



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
April 22, 2024
REEDSBURG CITY HALL COUNCIL CHAMBERS
5:30 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 April 8, 2024
2. Approve/Deny: Cancel Common Council meeting scheduled for May 27, 2024 (Memorial Day observed)
3. Approve/Deny Application for Original Alcohol Beverage License for Bender's Tap Inn, 251 E. Main Street, Class "B" Beer and Class "C" Wine.
4. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Reedsburg Jaycees for Reedsburg Butterfest, June 10-16, 2024 at 1403 N. Viking Drive.
5. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Reedsburg Jaycees for Hunter's Night Out on November 2, 2024 at 1403 N. Viking Drive.
6. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Reedsburg Pirates Baseball for 2024 Home Talent Baseball Season, May - August 2024 at Nishan Park, 1700 Eighth Street.
7. Approve/Deny: Appointment: Art Shrader* to the Police & Fire Commission.
8. Proclamation: Designating May 12 - 18, 2024 as National Police Week.

II. GENERAL BUSINESS:

1. Approve/Deny: Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$4,500,000 General Obligation Promissory Notes for intersection repairs and extension of S. Viking Drive south of E. Main Street.
2. Approve/Deny: Memorandum of Understanding with Auto Medic, LLC for relocation and construction of a 7,000 square foot auto repair and vehicle sales center to a 2.34 acre location in the expanded business park, generally located on the 3200 block of Skinner Drive.



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. Approve/Deny: Webb Fund application from Plenke's Pond and Outdoor Learning Center for parking lot reconstruction.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Plan Commission: Approve/Deny: First Reading and set a Public Hearing for June 10, 2024, for Ordinance 1970-24, amending Chapter 690 as it relates to multifamily density and Zero Lot Line Zoning.

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

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

V. OFFICE OF THE MAYOR:

1. Phil Hasler retired from PFC after serving for 32 years
2. Phil Raupp celebrated 30 years of service to the Reedsburg Ambulance

VI. CLOSED SESSION:

1. Per section 19.85(1)(e) of the Wisconsin statutes, the Common Council will consider entering closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

VII. ADJOURN:



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

City of Reedsburg Meeting of the Common Council
April 8, 2024

Present: Mayor Dave Estes, Alderpersons David Moon, Sonny Hyde, Jason Schulte, Mike Gargano, 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, City Attorney Max Buckner, Police Chief Pat Cummings, Ambulance Director Josh Kowalke, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 5:30 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on March 25, 2024; Approval of the March 2024 Financial Report; Receiving the March 2024 Building Permit Report; Receiving the March 2024 Ambulance Activity Report; and three Mayoral Proclamations (April 14-20 as National Public Safety Telecommunications Weeks, April 7-13 as National Library Week, and April 26 recognizing Arbor Day.

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

GENERAL BUSINESS:

- A. Approve/Deny: Memorandum of Understanding with NBT Real Estate, LLC for construction of a Contractor Condominium project on a portion of parcel 276-2245-11000, generally located at Zinga Drive and S. Wengel Drive.
 - a. **Motion: Gargano, Second: Seamonson to approve the MOU with NBT Real Estate, LLC as presented. Motion carried 9-0.**
- B. Approve/Deny: Award bid for reconstruction of Viking Drive/E. Main Street intersection and extension of S. Viking Drive.
 - a. **Motion: Knudsen, Second: Peterson to approve awarding the bid to Gerke Excavating, Inc. as presented. Motion carried 9-0.**
- C. Approve/Deny: Award annual bid for mowing of overgrown properties and removal of outdoor junk to Prestige Landscaping (lone bid).
 - a. **Motion: Schulte, Second: Kaney to approve awarding the bid to Prestige Landscaping as presented. Motion carried 9-0.**
- D. Approve/Deny: Resolution 4543-24 Recognizing World Migratory Bird Day on May 11, 2024.
 - a. **Motion: Peterson, Second: Gargano to approve Resolution 4543-24 as presented. Motion carried 9-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

- A. Plan Commission: Approve/Deny: Second Reading and Public Hearing for Ordinance 1968-24 rezoning 148 & 156 Vine Street from B-1 Business to B-3 Business. Parcels: 276-1005-00000 & 276-1005-10000. Applicant: Christine Sloat.
 - a. **Motion: Gargano, Second: Hyde to approve Ordinance 1968-24 as presented. Motion carried 9-0.**
- B. Personnel Committee: Approve/Deny: Memorandum of Understanding with the WPPA/RPPA amending the 2024/2025 Collective Bargaining Agreement to modify the pay scale for the School Resource Officer position in the Reedsburg Police Department.
 - a. **Motion: Kaney, Second: Frenz to approve the MOU with WPPA/RPA amending the 2024/2025 Collective Bargaining Agreement. Motion carried 9-0.**

Motion: Frenz, Second: Seamonson to adjourn.
Motion carried 9-0. Meeting adjourned at 6:36 p.m.

Respectfully submitted,

Finance Director/City Clerk-Treasurer
Jacob Crosetto

Original Alcohol Beverage
License Application

FOR CLERKS ONLY	
Municipality	City of Reedsburg
License Period	

License(s) Requested

- ☐ Class "A" Beer \$ _____ ☐ "Class A" Liquor \$ _____
- ☒ Class "B" Beer \$ 100.00 ☐ "Class B" Liquor \$ _____
- ☒ "Class C" Wine \$ 125.00 ☐ "Class A" Liquor (Cider Only) \$ 0
- ☐ Reserve "Class B" Liquor \$ _____ ☐ "Class B" (Wine Only) Winery \$ _____

License Fees	\$ 225.00
Publication Fee	\$ 25.00
Background Check	\$.00
Total Fees	\$ 250.00

Part A: Premises/Business Information

1. Legal Business Name (registered entity name or individual's name if sole proprietorship)
BENDER'S TAP INN
2. Trade Name or DBA
3. Premises Address
251 E. MAIN ST
4. County SAUK 5. Municipality CITY OF REEDSBURG 6. Aldermanic District
7. Mailing Address (if different from premises address)
1455 LANCER CT
8. FEIN 99-043949 9. Wisconsin Seller's Permit Number 456-1031680895-04
10. Premises Phone 608 343 7271 11. Premises Email BENDERSTAPINN@GMAIL.COM
12. Entity Type (check one)
☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe 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 in this application. Attach additional sheets if necessary.
251 E. MAIN ST
REEDSBURG, WI 53959

Part B: Questions

1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate ☒ Yes ☐ No
2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ☐ Yes ☒ No
If yes, please explain using the space below. Attach additional sheets if necessary.

Part C: For Corporate/LLC Applicants Only		
1. State of Registration <i>WI</i>	2. Date of Registration <i>1/2/24</i>	
3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors ☐ Yes ☒ No		
Name of Parent Company	FEIN of Parent Company	
4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ☐ Yes ☒ No If yes, please explain using the space below. Attach additional sheets if necessary.		
5. Agent's Last Name <i>FASBENDER</i>	Agent's First Name <i>MATTHEW</i>	Phone <i>608 343 7271</i>

Part D: Individual Information
A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company.

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

Last Name	First Name	Title	Phone
<i>FASBENDER</i>	<i>MATTHEW</i>	<i>OWNER</i>	<i>608 343 7271</i>

Part E: Attestation			
Who must sign this application? • sole proprietor • one general partner of a partnership • one corporate officer • one managing member of an LLC			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Signature <i>Matthew M. Fasbender</i>		Date <i>4/1/2024</i>	
Name (Last, First, M.I.) <i>FASBENDER, MATTHEW, JR</i>			
Title <i>OWNER</i>	Email <i>BFENDERSTAPINN@GMAIL.COM</i>	Phone <i>608 343 7271</i>	

Part F: For Clerk Use Only		
Date application was filed with clerk <i>4-1-2024</i>	Date reported to governing body	Date provisional license issued (if applicable)
Date license granted	License number	Date license issued
Signature of Clerk/Deputy Clerk		

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

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

FEE \$ 10.00

Application Date: 3-7-2024

☐ Town ☐ Village ☒ City of Reedsburg

County of Sauk

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

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

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

at the premises described below during a special event beginning June 10 and ending June 16 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☒ Bona fide Club

☐ Church

☐ Lodge/Society

☐ Veteran's Organization

☐ Fair Association or Agricultural Society

☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Reedsburg Jaycees

(b) Address PO Box 14 Reedsburg WI 53959
(Street)

☐ Town ☐ Village ☒ City

(c) Date organized

(d) If corporation, give date of incorporation

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

(f) Names and addresses of all officers:

President Kyle Peterson

Vice President Craig Krueger

Secretary Beth Krueger

Treasurer Kayla McDonough

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

Craig Krueger

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

(a) Street number 1403 Viking Dr

(b) Lot Block

(c) Do premises occupy all or part of building? ☒ Reedsburg Jaycees hall + ~~RACA~~

(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:

3. Name of Event

(a) List name of the event Reedsburg Butterfest

(b) Dates of event June 10-16

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 4/6 3-5-2024
(Signature / Date)

Reedsburg Jaycees
(Name of Organization)

Date Filed with Clerk 4-5-2024

Date Reported to Council or Board

Date Granted by Council

License No. 2329

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

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

FEE \$ 10.00

Application Date: 3-7-2024

☐ Town ☐ Village ☒ City of Reedsburg

County of Sauk

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

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

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

at the premises described below during a special event beginning Nov 2 and ending Nov 3 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☒ Bona fide Club

☐ Church

☐ Lodge/Society

☐ Veteran's Organization

☐ Fair Association or Agricultural Society

☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Reedsburg Jaycees

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

(c) Date organized

(d) If corporation, give date of incorporation

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

(f) Names and addresses of all officers:

President Kyle Peterson

Vice President Amy Krueger

Secretary Beth Krueger

Treasurer Kayla McDough

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

Scott McDough

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

(a) Street number 1403 Viking Dr

(b) Lot Block

(c) Do premises occupy all or part of building? all of Lion/Jaycees Building

(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:

3. Name of Event

(a) List name of the event Hunters Night Out

(b) Dates of event Nov 2

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] 3-5-2024
(Signature / Date)

Reedsburg Jaycees
(Name of Organization)

Date Filed with Clerk 4-5-2024

Date Reported to Council or Board

Date Granted by Council

License No. 2329

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

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

FEE \$ 10 per game

Application Date: 3/22/2024

☐ 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 _____ and ending _____ 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 Pirates Baseball

(b) Address N357 Cty Rd K, Lyndon Station 53944

(Street)

☒ Town

☐ Village

☐ City

(c) Date organized 1993

(d) If corporation, give date of incorporation 1993

(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 Don Molitor

Vice President _____

Secretary _____

Treasurer Jodie Molitor

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

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 Nishan Park, 1700 8th St Reedsburg

(b) Lot _____ Block _____

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

(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: _____

3. Name of Event

(a) List name of the event 2024 Pirates Home Talent Baseball Season

(b) Dates of event 5/19, 5/27, 5/30, 6/6, 6/7, 6/13, 6/22, 6/29, 7/4, 7/11, 7/14, 7/18, 7/23, 8/1

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 Jodie Molitor
(Signature / Date)

Reedsburg Pirates Baseball

(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Additional Information

May be Granted and Issued only to (secs. 125.26(6), and 125.51(10), Wis. Stats.):

- (1) Bona fide clubs.
- (2) State, county, or local fair associations, or agricultural societies.
- (3) Churches, lodges, or societies that have been in existence for at least 6 months prior to the date of application.
- (4) Posts of veterans organizations.
- (5) Chambers of commerce or similar civic or trade organizations organized under ch. 181, Wis. Stats.

Application:

- (1) Filing: In writing, for each event, on Form AT-315.
- (2) The local licensing authority may act on application or authorize an official or body of the municipality to issue the license. (secs. 125.26(1) and 125.51(10), Wis. Stats.)
- (3) The written application shall be filed with the clerk of the municipality in which premises are located:

Class "B" (Beer):

- a. The governing body shall establish any waiting period before granting of a license for events lasting less than 4 days (sec. 125.04(3)(f), Wis. Stats.)
- b. At least 15 days prior to the granting of the license for events lasting 4 or more days.

"Class B" (Wine):

The application shall be filed with the clerk of the local municipality in which the event will be held at least 15 days prior to the granting of the license.

- (4) Seller's Permit: (sec. 77.54 (7m), Wis. Stats.), provides an exemption from Wisconsin sales and use taxes relating to certain sales by a nonprofit organization. Check the box if your organization qualifies for the exemption and therefore is not required to hold a seller's permit.
- (5) Publication: Not required. (sec. 125.04(3)(g), Wis. Stats.)

Fee: Determined by the municipality, but may not exceed \$10. (Exception: No additional fee may be charged if organization is applying for both a Temporary Class "B" and a Temporary "Class B" license for the same event.) (secs. 125.26(6) and 125.51(10), Wis. Stats.)

Duration: The day, or consecutive days, that the specified event is in progress. A municipality may issue up to 20 licenses to the same licensee for a single event, if each license is issued for the same date and time. (sec. 125.51(10)(b), Wis. Stats.)

Restrictions:

- (1) License may not be issued to individuals. (secs. 125.02 (14), 125.26(6), 125.51(10), Wis. Stats.)
- (2) Licenses to organizations, other than ex-servicemen's organizations, can be issued only for a picnic or similar gathering. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (3) License may cover either a specified area or the entire picnic grounds. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (4) License issued to a county or district fair must cover the entire fairgrounds (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (5) No license to clubs having any indebtedness to any wholesaler for more than 15 days for beer (sec. 125.33(7), Wis. Stats.) and 30 days for wine (s. 125.69(4)(b), Wis. Stats.)
- (6) Licensed operator(s) must be present at all times (secs. 125.17, 125.26(6), 125.32(2) - Beer; 125.17, 125.51(10), 125.68(2) - Wine; Wis. Stats.)
- (7) The licensed club, club members, or any other persons are not permitted to possess intoxicating liquor on licensed premises on the Temporary Class "B"/"Class B" licensed picnic area. (sec. 125.32(6), Wis. Stats.)
- (8) Not more than 2 wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society, chamber of commerce or similar civic or trade organization or veterans' post in any 12 month period. A municipality may issue up to 20 wine licenses to the same licensee if: 1) each license is issued for the same date and times, 2) the licensee is the sponsor of an event held at multiple locations within the municipality on this date and at these times, 3) an admission fee is charged for participation in the event and no additional fee is charged for service of alcohol beverages at the event, and 4) within the immediately preceding 12-month period, the municipality has issued these multiple licenses for fewer than 2 events. In addition, each event for which multiple licenses are issued shall count as one license toward the 2-license limit. (sec. 125.51(10), Wis. Stats.)
- (9) Licensed organizations must purchase their alcohol beverages only from permitted Wisconsin wholesalers, breweries and brewpubs. (secs. 125.33(6), and 125.69(6), Wis. Stats.)



PROCLAMATION DESIGNATING MAY 12 - 18, 2024 AS NATIONAL POLICE WEEK

In 1962, President Kennedy proclaimed May 15th as National Peace Officers Memorial Day and the calendar week in which May 15th falls, as National Police Week; and

WHEREAS, the members of the Reedsburg Police Department play an important role in safeguarding the rights and freedoms of the citizens of our community; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our department recognize their duty to serve the people by safeguarding life and property, protecting them against violence or disorder, and protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, our police department has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service;

NOW, THEREFORE, BE IT RESOLVED that I, David Estes, Mayor of the City of Reedsburg, hereby formally dedicates May 12—18, 2024 as National Police Week in the City of Reedsburg and publicly salutes the service of the Police Officers in our community and in communities across the nation.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the City of Reedsburg to be affixed this 22nd day of April in the year 2024.

David Estes

Mayor, City of Reedsburg



MEMORANDUM OF UNDERSTANDING

Between
Auto Medic, LLC
And The
City Of Reedsburg, Wisconsin

Auto Medic, LLC, a Wisconsin limited liability company, (Developer) is proposing to construct a new commercial building on Skinner Drive in the City of Reedsburg. This Memorandum of Understanding is intended to summarize the commitments of the Developer and City of Reedsburg (City). These commitments will be formalized in a Development Agreement which will be executed by the Developer and City.

WITNESSETH:

Whereas, the City recognizes the need to encourage new commercial development in the City; and

Whereas, the Developer is proposing to purchase a 2.34 acre parcel from the City to develop a new building for their used car dealership and service center; and,

Whereas, the ability to develop the commercial building in Reedsburg will be based on the financial feasibility of the project; and

Whereas, the City created Tax Increment District No. 9 (TID No. 9) to promote Mixed-Use development; and

Whereas, the City recognizes having new commercial development is desirable to support continued growth of the City; and

Whereas, the City has concluded that it is in the best interest of the community to invest TID No. 9 funds to promote commercial development in the City.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

I. Developer agreement

In consideration of the obligation of the City as set forth herein, the Developer shall:

- A. Purchase the 2.34-acre parcel from the City for \$25,000.00 per acre as illustrated on Exhibit A and hereinafter referred to as Development Property.
- B. Construct a 7,000 square foot commercial building for their used auto dealership and service center including site grading, access drives, parking, commercial building, and landscaping as illustrated on Exhibit B and Exhibit C.
- C. The Developer agrees to enhance the appearance of the Development Property and building to create an attractive development at the east gateway into the city. Building enhancements include architecture materials and features on the street facades of the building facing the public streets acceptable to the Reedsburg Economic Development Commission (REDC) and City Plan Commission. The landscaping shall include green space, trees, and shrubs as shown on Exhibit B. The landscaping includes establishing a vegetive buffer along both side yards to screen vehicles parked in the parking lot.
- D. The Developer understands the City's goal is to create and maintain an attractive business park which will present an aesthetically attractive gateway into the City along Hwy 23/33. The Developer shall be required to maintain the Development Property consistent with the approved plans and in a manner that is consistent with this City's goal

including but not limited to proper landscaping maintenance, limiting the number and location of unsightly vehicles waiting to be serviced, and maintaining the appearance of the building.

- E. The Developer's timetable to complete the construction of the building is as follows:
 - 1. Start construction by June 30, 2024
 - 2. Complete construction by December 31, 2024.
- F. The Developer shall increase the property tax assessment of real estate on the Development Property by an estimated \$700,000.00 on or before December 31, 2024, which will generate an estimated annual tax increment payment of \$15,323.00 beginning with the first full tax increment payments due in 2026.
- F. In the event the Developer does not start construction of the commercial building by October 31, 2024, the City shall have the right to purchase the Development Property and sell it to other developers. The City shall pay the Developer \$25,000.00 per acre to repurchase the Development Property, less actual legal, administrative and closing costs.
- G. Submit a site plan, landscaping plan and building plan to the City for review and approval.
- H. Obtain all necessary permits; comply with all local, state, and federal requirements. The Developer shall be responsible for paying all permit fees and City connection fees.
- G. Execute a Development Agreement between the City and Developer as stipulated in Article IV.
- E. The Developer will not be allowed to sell the development to another developer during the term of the Development Agreement unless granted written approval from the City, which will not be unreasonably withheld. If approval to sell is granted, the terms of the Development Agreement between the Developer and the City will be assigned to the buyer.
- F. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost to the City.

II. City of Reedsburg agreement

In consideration of the obligation of the Developer as set forth herein, the City shall:

- A. Sell the 2.34-acre parcel to the Developer as illustrated on Exhibit A and hereinafter referred to as Development Property. The sale price shall be Twenty-Five Thousand and 00/100 Dollars per acre (\$25,000.00). The City shall transfer the parcel using a Quitclaim Deed and will pay for survey and closing costs.
- B. Prior to transferring the parcel to the Developer, the City shall install compacted fill to the rough grades provided by the Developer. The City shall also provide a stockpile of topsoil for reuse on-site. The Developer shall be responsible for final grading, spreading topsoil and landscaping.
- C. Using TID No. 9 funds, the City shall provide TIF funding to the Developer in the form of "PayGo" payments. The total TID No. 9 "PayGo" payment shall be equal to Ten Percent of the actual increase in assessed value as established by the City's Assessor upon completion of each building. For purposes of this calculation, the base assessed value will be \$0.00. For example, if the increase in assessed value for a building is \$700,000.00, the total TID No. 9 "PayGo" payment shall be \$70,000.00. Said TID No. 9 "PayGo" payments shall be made in annual installment payments equal to 44.3% of the actual annual tax increment revenue payment made for each building by the Developer to the City, until the total TID No. 9 "PayGo" payments have been made. Once the payments have met \$70,000 in total (if prior to the closing of TID 9), the payments will stop. In no case can the City make TID No. 9 "PayGo" payments after 2037, which is the last year of revenue for TID No. 9.
- D. The "PayGo" payments shall be made by the City provided the Developer is in compliance with the terms of the Development Agreement.
- G. The terms of the TIF payments shall be incorporated into a Promissory Note issued by the City.

- H. The terms of the TIF payments will be a special limited revenue obligation, not a general obligation of the City, and payable only from TID No. 9 tax increment revenue.
- I. The Developer will not be allowed to sell Development Property to other developers during the term of the Development Agreement unless granted written approval from the City, which will not be unreasonably withheld. If approval to sell is granted, the terms of the Development Agreement between the Developer and the City will be assigned to the buyer.
- J. Any money expended exclusively by the City for this project will not be reimbursed by the Developer.

III. Security

- A. First Position Real Estate Mortgage. It is specifically agreed by and between the parties hereto that the City shall have a first position real estate mortgage against the parcels to guarantee the Developer shall convey vacant parcels back to the City in the event the Developer does not construct the proposed commercial building. Said conveyance shall be free and clear of all liens and encumbrances. The first position real estate mortgage shall be in the amount of \$81,900.00, which is equal to the City's Net Upfront Development Cost. It is also specifically agreed by and between the parties hereto that the City shall subordinate to the first mortgage lenders once construction is started, and funds are disbursed by the lender. Upon completion of the construction, the real estate mortgage shall be terminated.
- B. Insurance. The Developer shall maintain insurance on the Parcel, in an amount not less than the full insurable value of the improvements, for fire, casualty, and external damage coverage and shall name the City as an additional insured, for the term of the Development Agreement. The City shall be in a subordinate position to any bank and/or other lender (collectively, the "Lender") providing construction or long-term financing for the Facility or to the Developer. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within thirty (30) days after commencement of construction at the Facility. Thereafter, the Developer shall provide the City with written evidence of compliance with this Section on an annual basis. In the event the improvements on the Parcel are damaged or destroyed before the City has totally recovered its expenditures for this project, the proceeds from the insurance shall be payable to the Developer, and subject to the Lender's requirements, shall be applied toward (a) the reconstruction of the improvements so destroyed or damaged, or (b) the then outstanding amount of upfront Development Costs that have not been recouped by the annual tax increment revenue generated by the project. The parties agree that solely for purposes of this Agreement, the amount of the City's Net Upfront Development Cost is \$81,900.00.

IV. Acknowledgements & Contingencies

The parties to this MOU acknowledge the commitments included in this document are preliminary and are subject to change as the project scope is finalized. The parties also acknowledge the following contingencies:

- A. The City and Developer approves and executes the Development Agreement.
- B. Developer secures financing for the project.

With the approval of this MOU, the City of Reedsburg Common Council is granting authority to the Mayor, City Administrator, City Clerk and City Attorney to prepare and execute a Development Agreement and other documents necessary for the implementation of the project, provided they are consistent with the terms of the MOU.

The term of the Development Agreement is until July 31, 2037, which is the final year to collect revenue for TID No. 9.

Both parties mutually understand the City and Developer will execute a Development Agreement. This MOU will expire once both parties sign a Development Agreement, or on June 30, 2024, whichever comes first. The terms stated herein constitute the entire agreement between the Developer and City. The City and the Developer must agree to any amendment to this agreement in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on:

_____, 2024.

For the City of Reedsburg

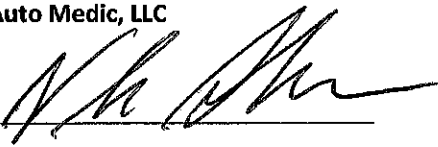
David G. Estes, Mayor

Date

Jacob Crosetto, City Clerk

Date

Auto Medic, LLC



Nick Allen, Member

4-18-24
Date

Witness

Date

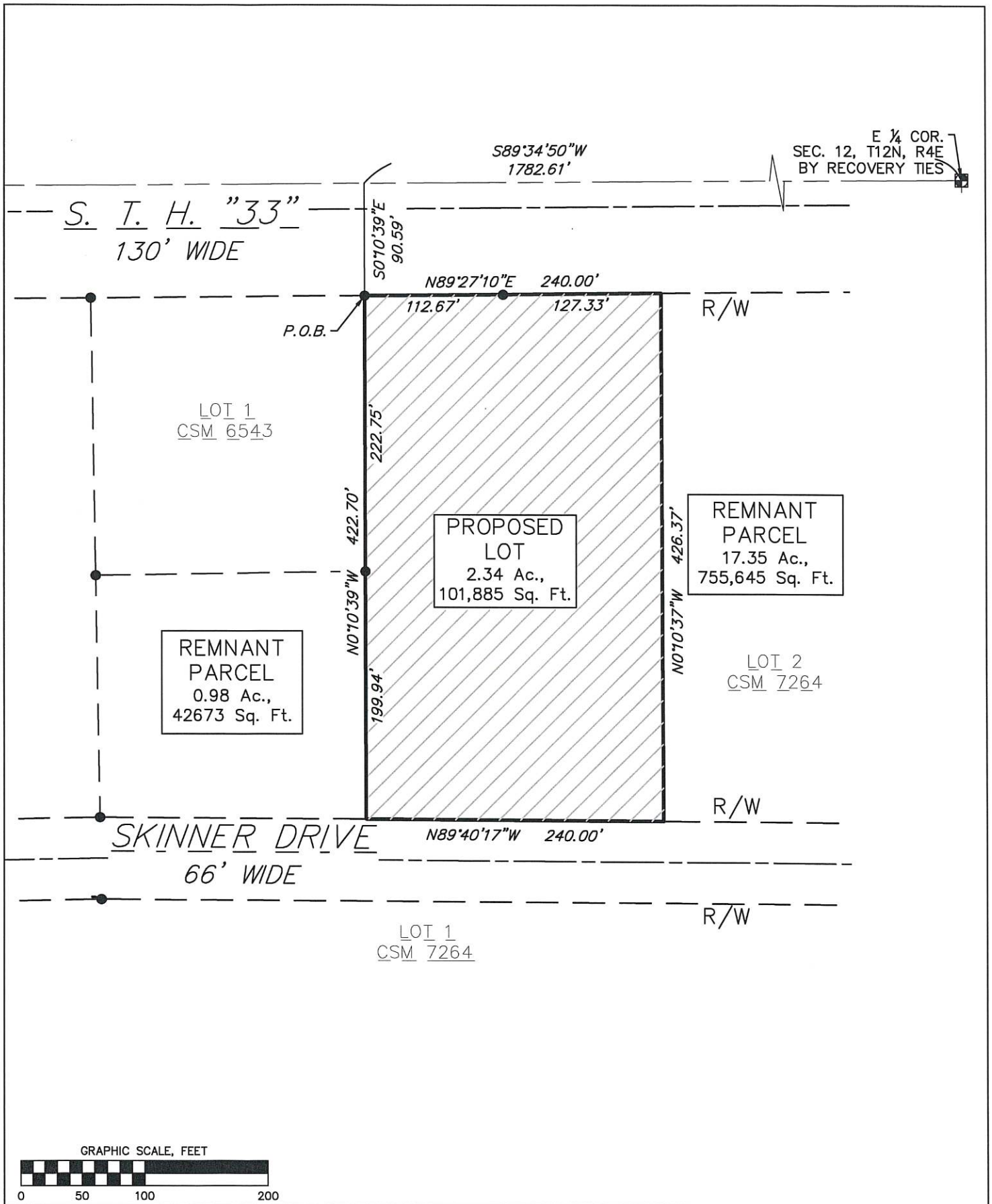
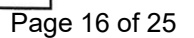


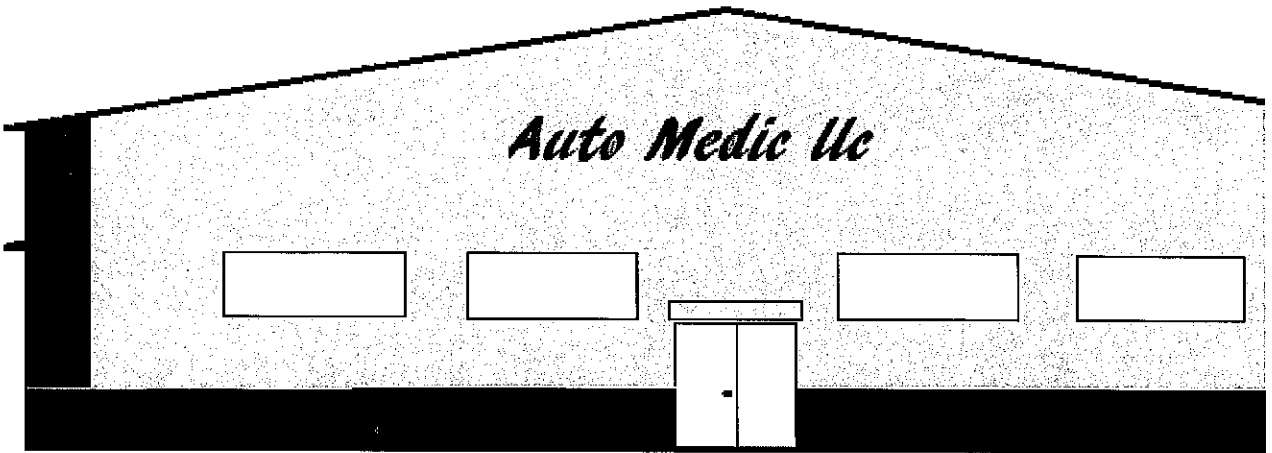
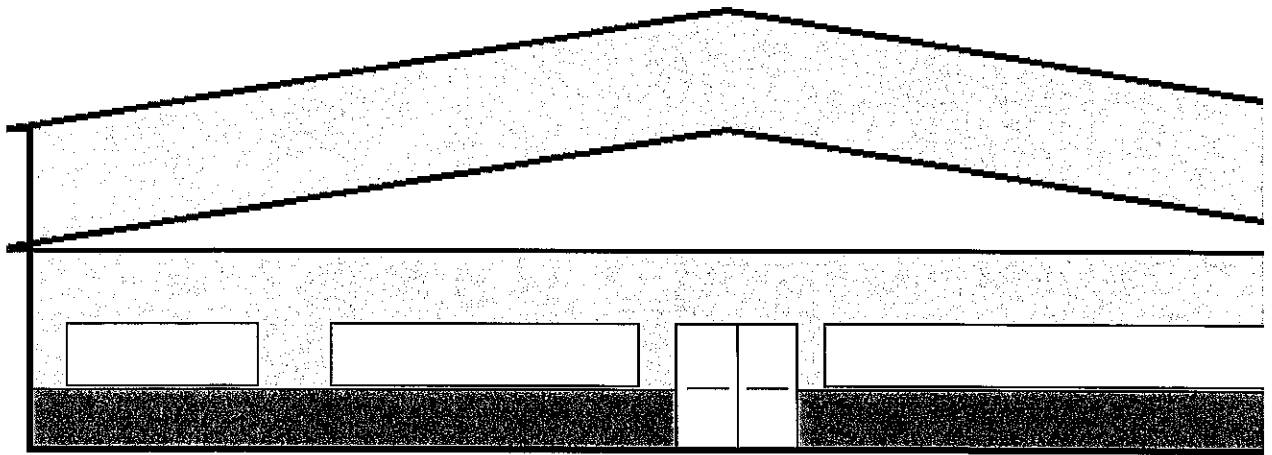
EXHIBIT "A" - DEVELOPMENT PROPERTY MAP

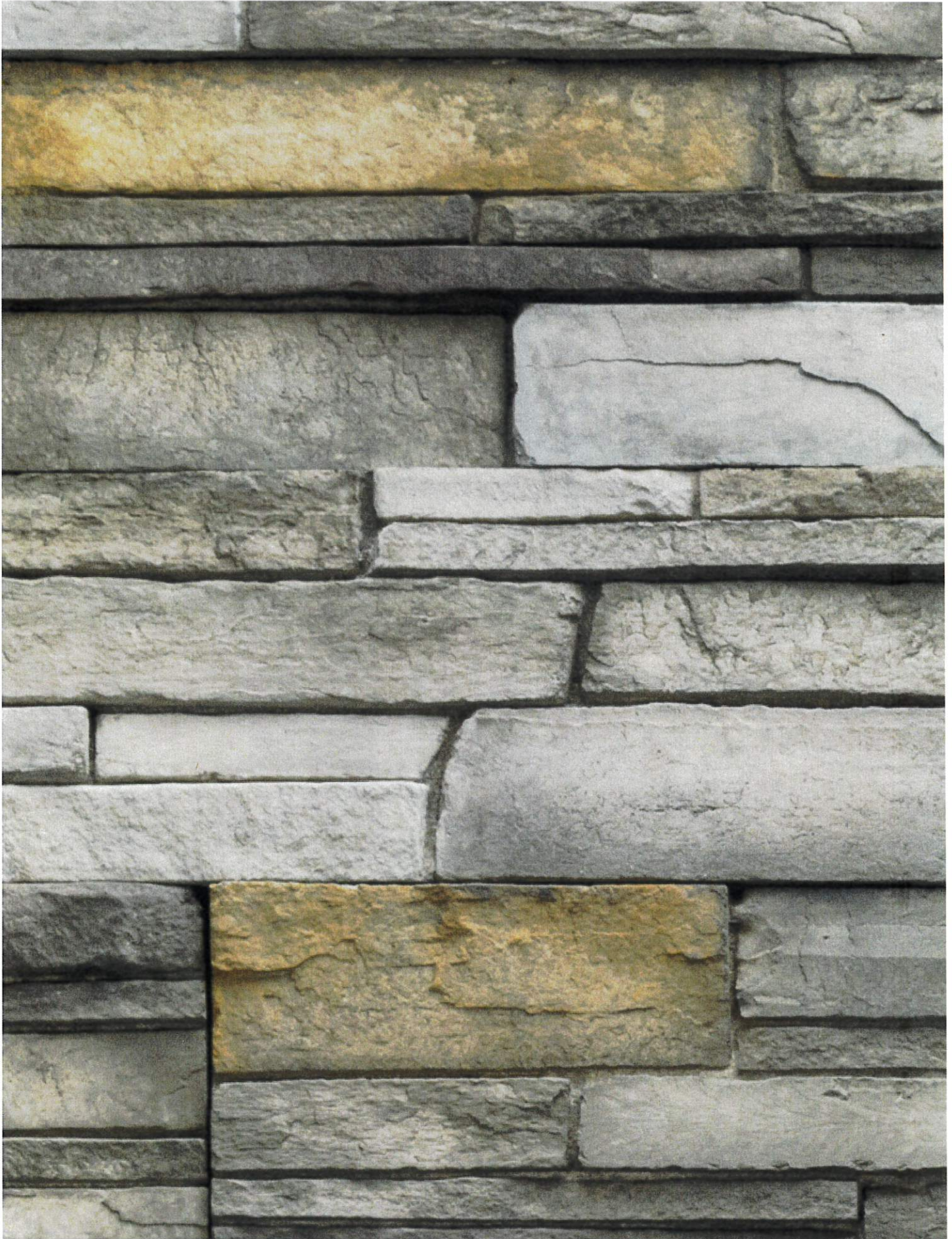
REEDSBURG, WI
APRIL 4, 2024

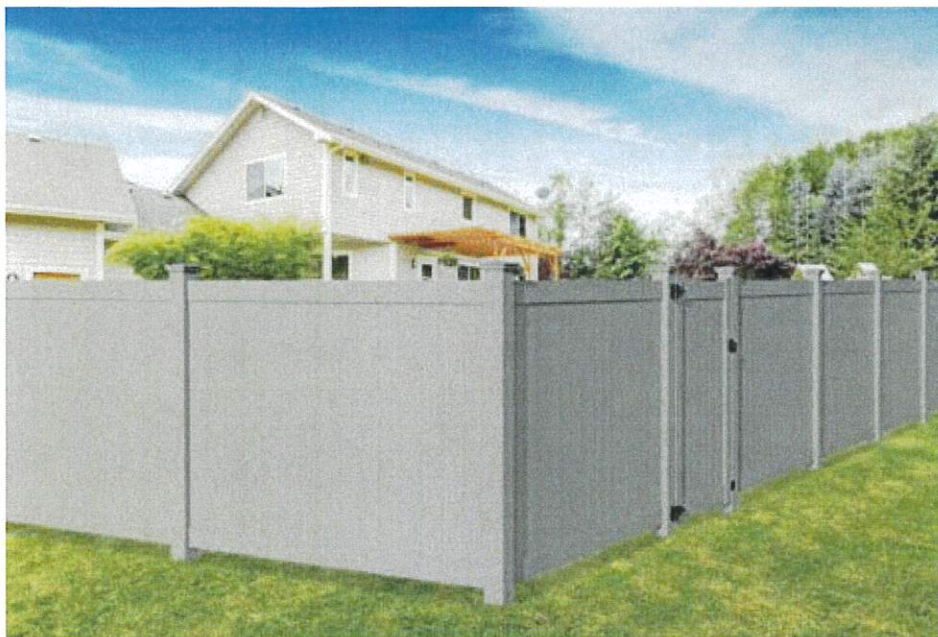
vierbicher
planners | engineers | advisors











Timothy Becker

From: Nick Allan <automedicllc@hotmail.com>
Sent: Thursday, April 18, 2024 11:12 AM
To: Timothy Becker
Subject: North building finish
Attachments: colors.pdf

[NOTICE: This message originated outside of the City of Reedsburg -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We would like to use the sterling stone finish and can run it up both rear corners of building. Included also the rough idea of signage on the north end. The stone work Versetta Stone Mortarless Sterling and would go on the corners and wainscoat level in black on the lower picture. Picture of privacy fence for waste area is included also. Color desired for the main walls is charcoal gray (17) with black (06) trim.

APPLICATION FORM

WEBB FUND

Submit application to: Reedsburg City Clerk
 134 S. Locust St.
 PO Box 490
 Reedsburg, WI 53959
 (608) 524-6404 FAX (608) 524-8458 cityhall@ci.reedsburg.wi.us

Please allow a minimum of 60 days for processing of application.

Name of applicant: STEVEN BLAKESLEE JT M. Tchell Board member
Pleske's Pond Inc

Organization: Pleske's Pond & Outdoor Learning Center Inc.

Federal ID Number: 39-2018845 Phone No. 608-963-7033 Fax No. 608-434-1125
Steve JT M. Tchell

Tax status of applicant (corporation, charity, governmental body, etc.) 501 C 3 Non Profit Inc

Street Address: Granite Ave Mailing Address: E 6086 Fliske Dr

City, State, Zip Reedsburg WI 53959

DESCRIPTION OF THE PROJECT

Describe in detail the proposed project (attach additional sheets if necessary):

Redo Existing Parking Lot
Concrete Approach to Artesian Well

Location of Project (projects must be in the City limits) Granite Ave.

How will the project recognize the contribution from the Webb Fund?

Sign at Park

How will the project benefit the city of Reedsburg? Parking lot used by City
For Access to Smith Conservancy Trails. Access to
Pleske's Pond, Fish Pond & Artesian Well Water.

PROJECT BUDGET

Webb Fund Grant Amount Requested: \$ 36,000. Please attach a copy of your proposed budget. Include all resources needed for this project including labor and indicate who will be responsible.

Bid \$36,555

Will applicant receive any additional funds (grants, donations, entrance fees, etc.)? If yes, please explain how, when or where additional funds will be received.

None AT THIS TIME

Name and address of person responsible for accounting for the funds?

STEVEN BLAKESLEE & J.T. MITCHELL

6686 Fiske Dr Reedsville WI 53959

Please provide a timetable for completion of this project including when you wish to receive funding: (see attached policies)

2023 OR 2024 Depending on

Contractor Schedule

I declare that I have read the above application and that it is a true, correct, and complete statement of the intended use of the requested funds.

Applicant's Name: STEVEN BLAKESLEE -

Signature: Steve Blakeslee Date: 12/15/23

Email Address: STEVENB2727@HOTMAIL.COM

Date received by City Clerk: _____

Status: _____ Committee

Finance Committee
City Council

Disposition:

Knuth Concrete and Construction LLC

E5021 Narrows Creek Rd

Loganville, WI 53943

(608) 415-9292

Estimate

Date	Estimate #
11/30/2023	1776

Customer Name / Address

Plenke's Pond & Outdoor Learning Center
Steve Blakeslee
E6086 Friske Dr.
Reedburg, WI 53959

Service	Description	Qty	Rate	Total
Tear/Out	Tear out & haul away 4510 Sq.Ft 4" concrete parking lot/walkway	4,510	2.00	9,020.00
Parking Lot	3910 Sq.Ft 4" concrete parking lot w/ fibermesh, sealer & sawed expansion joints	3,910	6.00	23,460.00
Pad	600 Sq.Ft 4" concrete walk way to the dock w/ fibermesh, sealer & sawed expansion joints	600	6.00	3,600.00
Fill	1 load of fill (Fill more is needed, \$475.00 load installed)	1	475.00	475.00

**All measurements & prices are approximate and may change due to site conditions

Total	\$36,555.00
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Accepted By:

Accepted Date:

Herbert Webb Trust Fund Policies

1. Proposals should be for a substantial item or project and have a useful life of at least three years. Proposals should be consistent with the general outlines of the Herbert Webb Trust Fund.
2. Each item or project will be approved on a case-by-case basis.
3. Items or projects must be located within the city limits of Reedsburg.
4. A dedication plaque is required, which must be presented at City Hall before payment is released and may not be purchased with Webb Fund Money.
5. The Finance Committee of the City Council will consider requests and make recommendations to the City Council for approval. Other committees may also make or consider requests and make recommendations to the Council.
6. Non-government groups may make applications so long as the civic purpose is consistent with the general outlines of the Herbert Webb Trust Fund. All requests will be in writing.
7. Applications will be accepted quarterly.
8. The Finance Committee, as advised by the staff, will monitor the annual earnings of the Webb Fund. They may recommend changes in the re-allocation of assets to the Harris Bank through the City Administrator. However, Harris Bank has the ultimate say on investment decisions.
9. The Council, advised by the Finance Committee, will prudently manage the disbursement of the Webb Fund so as not to over-commit future earnings and the revenue stream coming to the City.
10. The Council will report annually to the citizens of Reedsburg—via the media—the status of the Herbert Webb Trust Fund.
11. Applicants shall have at least two quotes from contractors where practical.
12. Applicants shall contribute at least 25% of the project cost.
13. Applicants may only apply for funds once in a calendar year for a specific project.
14. Applicants shall be responsible to return funds for uncompleted projects or funds not used.

ORDINANCE NO. 1970-22
(Zoning Ordinance Amendments)

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

SECTION I: PURPOSE.

These amendments would address B-3 multi-family and zero lot line duplexes.

SECTION II: PROVISIONS AMENDED.

The following City of Reedsburg Code Sections are hereby amended by this Ordinance.

§ 690 Attachment 2 – Supplemental Standards

~~Multifamily developments shall have no more than 8 units for the total development.~~

§ 690-28.1 Zero lot line.

- B. Zero lot line construction. A development approach in which a building is sited on one or more lot lines. Two-family (duplex) construction is permitted ~~in R-1 and R-2 Zoning Districts~~ following site plan and certified survey map or plat approval by the Plan Commission.
- C.
- (6) (e) Such agreement shall be subject to Plan Commission approval, and then recorded by the developer against all affected properties and continually maintained by the property owners ~~before the building permit will be issued and the site plan approval takes effect.~~

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 690.

Dated this 10th day of June 2024.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

April 22, 2024
May 2 & May 9, 2024
June 10, 2024
June 20, 2024