

City Plan Commission Agenda
December 9, 2024
Reedsburg City Hall Council Chambers
5:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON NOVEMBER 12, 2024
:

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

I. GENERAL BUSINESS:

- A. Consider recommending Resolution 4562-24 to divide property with a zero-lot line – Lot 30, Russell Court – 276-2771-00000 – Michala Gerads, Vierbicher
- B. Consider recommending Resolution 4563-24 to divide property with a zero-lot line – 2095 Fawn Valley Ct & 2097 Fawn Valley Ct – Parcel 276-2046-12110 – Maj 3 LLC
- C. Consider recommending Resolution 4564-24 to divide property with a zero-lot line – 2432 Russell Ct – Parcel 276-2761-00000 – LP LLC

II. ADJOURN:



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

Reedsburg Plan Commission

November 12, 2024



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

Present: Alder Mike Gargano, Alder Sonny Hyde, Steve Zibell, Beth DeForge

Absent: Dan DeBaets, Derek Horkan

Staff: Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by DeForge to approve the 9/10/24 meeting minutes.

Motion approved

Consider recommending Ordinance 1976-24 to rezone property from B-2 Business to B-3 Business – 617 East Main Street; Parcel 276-0625-00000 – Michael R. Lopp

The current owner has plans to sell the property and wishes to have more of a residential option.

Motion by Gargano, seconded by Hyde to recommend approval.

Motion approved

Consider recommending Certified Survey Map/Resolution 4558-24 to divide property into four lots – E6352 Ski Hill Rd; Parcel #030-0606-00000 – Freeman Decorah

Motion by Gargano, seconded by Zibell to recommend approval.

Motion approved

Consider recommending Ordinance 1975-24 for proposed changes to the floodplain ordinance that would elevate structures and utilities per Community Rating System standards. – City of Reedsburg

Motion by DeForge, seconded by Hyde to recommend approval.

Motion approved

Motion by Horkan, seconded by DeBaets to adjourn at 6:07 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

CITY OF REEDSBURG ZERO LOT LINE COVENANT

RECITALS:

- A. Tricat LLC, is(are) the owner(s) of property in the City of Reedsburg, County of Sauk, State of Wisconsin
- B. LEGAL DESCRIPTION: Lot 1 & 2 of Certified Survey Map XXXX
PROPERTY ADDRESS: XXX & XXX Russell Court, Reedsburg, WI 53959
Tax Parcel #XXX-XXX-XXX & XXX-XXXX-XXXXX

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance standards for common wall, and roof. The cost of reasonable repair and maintenance for each property wall shall be shared by the owners in equal shares.
2. Restriction against destruction. No detached single family residence may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
3. Termination. These covenants may not be terminated, amended or otherwise altered without the approval of the Reedsburg Plan Commission.
4. These covenants meet the minimum standards for zero lot line construction covenants required by City of Reedsburg Code section 690-28.1 and are subject to planning commission approval and shall be recorded by the Developer upon such approval and prior to any issuance of a building permit and site plan approval.
5. All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:.
 - (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
 - (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
 - (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
 - (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

This space is reserved for recording data

Return to:
Tricat LLC
815 Hay Creek Trail
Reedsburg, WI 53959

X _____
Owner Signature

Print or type name

State of WI, County of _____; Subscribed and sworn
before me on _____ by
the above named person(s).

Notary Public

Print or type name: _____

My Commission Expires: _____

DRAFTED BY: Neil Pfaff

Plan Commission

DATE OF MEETING: December 9, 2024

APPLICANT: Freeman Decorah

LOCATION: Lot 30 (SW corner of Russell Ct & Hay Creek Dr); parcel # 276-2771-00000

PROPOSED LAND USE CHANGE: CSM

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Certified Survey Map/Resolution 4562-24 to divide property with a zero-lot line.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Agriculture
- South – Residential
- East – Residential

ZONING:

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

TOPOGRAPHY: Slopes down to west

STREET R.O.W./TRAFFIC/ACCESS: County K, Hay Creek Dr, Russell Ct; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-Density Residential

Exhibit List

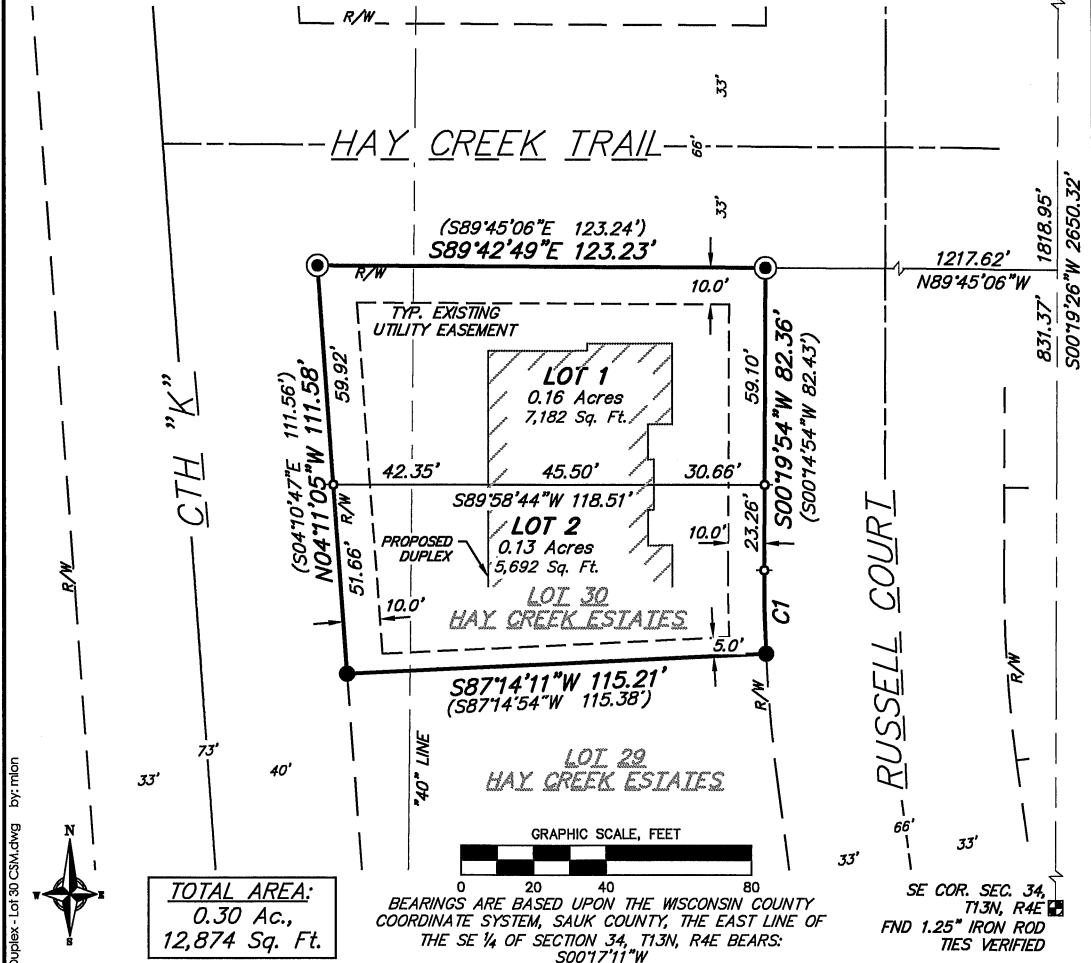
- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. December 9, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

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SAUK CO. CERTIFIED SURVEY MAP No.

LOT 30, HAY CREEK ESTATES RECORDED AS DOCUMENT NO. 932365 IN D263 B OF PLATS IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS AND LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 34, TOWN 13 NORTH, RANGE 04 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

E 1/4 CORNER
SEC. 34, T13N, R4E
FND HARRISON STD.
TIES VERIFIED



SURVEYOR'S CERTIFICATE

I, Scott F. Dischler, Wisconsin Professional Land Surveyor No. 2605, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Reedsburg, and under the direction of Freeman Decorah, Tricat LLC, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southeast Quarter of the Southeast Quarter and Southwest Quarter of the Southeast Quarter of Section 34, T13N, R4E, City of Reedsburg, Sauk County, Wisconsin, containing 0.30 acres of land and described as follows:

Lot 30, Hay Creek Estates, recorded as Document No. 932365 in D263 B of Plats in the Office of the Sauk County Register of Deeds.

Scott F. Dischler, WI PLS #2605
Vierbicher Associates, Inc.

Date

SURVEYOR'S NOTES:

- See sheet 2 of 2 for Curve Table and Approval Certificates.

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET 3/4" Ø x 18" IRON ROD, 4.30 Lb./Ft.



vierbicher
planners | engineers | advisors



Job #: 240137
Date: 11/26/2024
Rev.
Drafted By: mlon
Checked By: sdls

SURVEYED FOR:
Tricat, LLC
815 Hay Creek Trail
Reedsburg, WI
53959

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
1 OF 2

© Vierbicher Associates, Inc.

SAUK CO. CERTIFIED SURVEY MAP No. _____

LOT 30, HAY CREEK ESTATES RECORDED AS DOCUMENT NO. 932365 IN D263 B OF PLATS IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS AND LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 34, TOWN 13 NORTH, RANGE 04 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

TriCat, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon.

TriCat, LLC

Decorah Freeman, Owner _____ Date _____

State of Wisconsin)
)ss.

County of Sauk)

Personally came before me this _____ day of _____, 2024, the above named Decorah Freeman, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Reedsburg, TriCat LLC, owner, is hereby approved by the City of Reedsburg Board.

Dave G. Estes, _____ Date _____
Mayor

Jacob Crosetto, _____ Date _____
Administrator, Clerk-Treasurer
Finance Director

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at _____ o'clock _____m.
and recorded in Volume _____ of Certified Survey Maps on pages _____
as Doc. No. _____

Brent Bailey, _____
Sauk County Register of Deeds

Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	22.75'	434.58'	3'00"00"	22.75'	S01°10'08"E	S00°19'54"W	S02°40'08"E
Record Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	22.77'	434.97'	3'00"00"	22.77'	S01°15'08"E	S00°14'54"W	-----



vierbicher
planners | engineers | advisors



Job #: 240137
Date: 11/26/2024
Rev: _____
Drafted By: mlm
Checked By: sds

SURVEYED FOR:
Roger Olson
TriCat, LLC
815 Hay Creek Trail
Reedsburg, WI
53959

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
2 OF 2

26 Nov 2024 - 10:46a R:\Tricat LLC\240137 Haycreek Duplex\CADD\Haycreek Duplex - Lot 30 CS1.dwg by: mlm

**CITY OF REEDSBURG
ZERO LOT LINE COVENANT**

RECITALS:

- A. Tricat LLC, is(are) the owner(s) of property in the City of Reedsburg, County of Sauk, State of Wisconsin
- B. LEGAL DESCRIPTION: Lot 1 & 2 of Certified Survey Map XXXX
PROPERTY ADDRESS: XXX & XXX Russell Court, Reedsburg, WI 53959
Tax Parcel #XXX-XXX-XXX & XXX-XXXX-XXXXX

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance standards for common wall, and roof. The cost of reasonable repair and maintenance for each property wall shall be shared by the owners in equal shares.
2. Restriction against destruction. No detached single family residence may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
3. Termination. These covenants may not be terminated, amended or otherwise altered without the approval of the Reedsburg Plan Commission.
4. These covenants meet the minimum standards for zero lot line construction covenants required by City of Reedsburg Code section 690-28.1 and are subject to planning commission approval and shall be recorded by the Developer upon such approval and prior to any issuance of a building permit and site plan approval.
5. All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.
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 - (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
 - (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
 - (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

This space is reserved for recording data

Return to:
Tricat LLC
815 Hay Creek Trail
Reedsburg, WI 53959

X _____
Owner Signature

Print or type name

State of WI, County of _____; Subscribed and sworn
before me on _____ by
the above named person(s).

Notary Public

Print or type name: _____

My Commission Expires: _____

DRAFTED BY: Neil Pfaff

RESOLUTION
(CSM – Lot 30, Russell Court – 276-2771-00000)

File No. 4562-24

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

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 9th day of December, 2024, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 9th day of December, 2024.

Jacob Crosetto
City Clerk

Plan Commission

DATE OF MEETING: December 9, 2024

APPLICANT: Maj 3 LLC

LOCATION: 2095 / 2097 Fawn Valley Ct; parcel # 276-2046-12110

PROPOSED LAND USE CHANGE: CSM

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Certified Survey Map/Resolution 4563-24 to divide property with a zero-lot line.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – R-2 Residential
- West – R-3 Residential
- South – R-3 Residential
- East – R-2 Residential

TOPOGRAPHY: Slopes up to south

STREET R.O.W./TRAFFIC/ACCESS: Fawn Valley Ct; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-Density Residential

Exhibit List

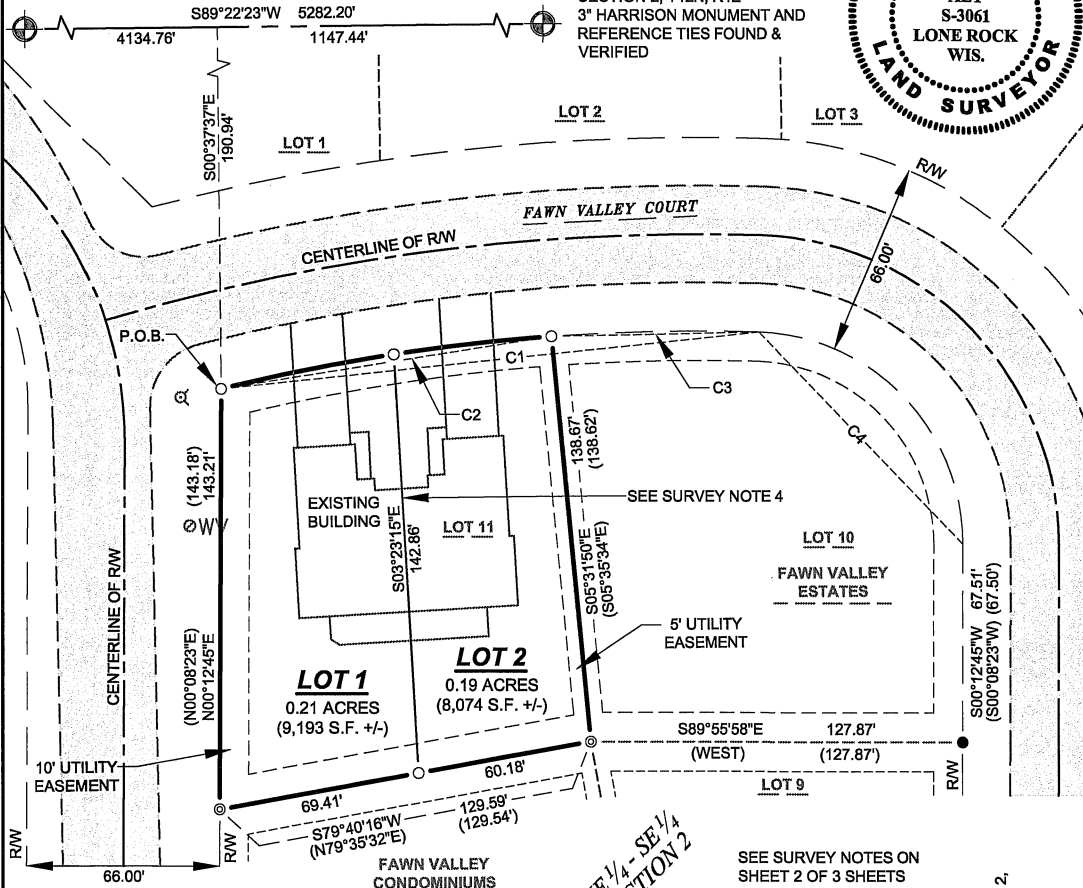
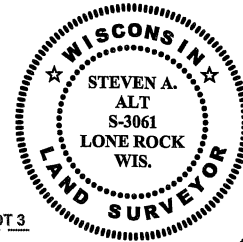
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- D. Land Use Change Application
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- F. Request for Review and Comment
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CERTIFIED SURVEY MAP No. _____

BEING
LOT 11 OF FAWN VALLEY ESTATES, LOCATED IN THE NORTHEAST
QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF
REEDSBURG, SAUK COUNTY, WISCONSIN.

WEST 1/4 CORNER
SECTION 2, T12N, R4E
CALCULATED POSITION
SEE TIE SHEET

EAST 1/4 CORNER
SECTION 2, T12N, R4E
3" HARRISON MONUMENT AND
REFERENCE TIES FOUND &
VERIFIED

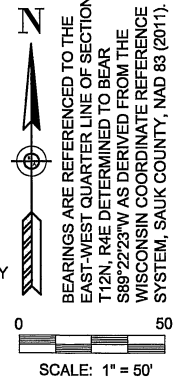


CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BRG
C1	15°30'45"	186.81'	690.00'	186.24'	S83°56'48"W
	(15°30'35")	(186.78')	(690.00')	(186.21')	(S83°52'26"W)
C2	09°33'44"	115.16'	690.00'	115.02'	N80°58'18"E
	(09°33'37")	(115.13')	(690.00')	(115.00')	(S80°53'58"W)
C2 - LOT 1	05°01'27"	60.51'	690.00'	60.49'	N78°42'10"E
C2 - LOT 2	04°32'17"	54.65'	690.00'	54.64'	N83°29'02"E
C3	05°57'01"	71.66'	690.00'	71.62'	S88°43'40"W
	(05°56'57")	(71.65')	(690.00')	(71.61')	(S88°39'15"W)
C4	88°31'51"	111.25'	72.00'	100.51'	N44°02'35"W
	(88°30'39")	(111.23')	(72.00')	(100.49')	(S44°06'57"E)

LEGEND

- SAUK COUNTY PLSS CORNER (MONUMENT AS NOTED)
- SET 3/4" X 24" IRON ROD w/CAP (WEIGHT = 1.50 LBS/FT)
- FOUND 1-1/4" IRON ROD
- FOUND 3/4" IRON ROD
- () RECORDED AS
- RIGHT OF WAY
- - - EDGE OF TRAVELED WAY
- . - . CENTERLINE OF R/W
- P.O.B. = POINT OF BEGINNING
- CSM = CERTIFIED SURVEY MAP
- HYDRANT
- WATER VALVE



TEAM ENGINEERING
Inspection, Construction, Agricultural, Municipal
and Land Surveying
118 EAST MAIN STREET
REEDSBURG, WI 53959
PHONE: (608) 768-5075

PREPARED FOR: MAJ 3 LLC
S4169 WHISPERING PINES DRIVE
BARABOO, WI 53913

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 12/2/2024
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP No. _____

BEING

LOT 11 OF FAWN VALLEY ESTATES, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF
REEDSBURG, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, STEVEN A. ALT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING LOT 11 OF FAWN VALLEY ESTATES, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2;
THENCE S89°22'23"W, 1147.44 FEET ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 2;
THENCE S00°37'37"E, 190.94 FEET TO THE NORTHWEST CORNER OF LOT 11 OF FAWN VALLEY ESTATES AND THE POINT OF BEGINNING.

THENCE ALONG THE NORTH LINE OF SAID LOT 11 OF FAWN VALLEY ESTATES 115.16 FEET ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 690.00 FEET AND A LONG CHORD BEARING N80°58'18"E, 115.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;
THENCE S05°31'50"E, 138.67 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER THEREOF;
THENCE S79°40'16"W, 129.59 FEET ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER THEREOF;
THENCE N00°12'45"E, 143.21 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.40 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF MAJ 3 LLC, THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF. THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, THE SAUK COUNTY SUBDIVISION REGULATIONS AND THE LAND DIVISION AND SUBDIVISION ORDINANCE OF THE CITY OF REEDSBURG IN SURVEYING, DIVIDING AND MAPPING THE SAME. I FURTHER HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND MONUMENTED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 2ND DAY OF DECEMBER, 2024.

STEVEN A. ALT P.L.S. S-3061

SURVEYOR'S NOTES

1. IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.
2. RIGHT OF WAY FOR FAWN VALLEY COURT IS BASED ON FOUND MONUMENTATION.
3. SURVEY FIELD WORK WAS PERFORMED ON 11-21-2024.
4. LOT 1 AND LOT 2 OF THIS CERTIFIED SURVEY MAP ARE SPLIT ACCORDING TO THE COMMON WALL OF THE EXISTING BUILDING. A CITY OF REEDSBURG ZERO LOT LINE COVENANT WILL BE RECORDED IN CONJUNCTION WITH THIS CERTIFIED SURVEY MAP.



TEAM
ENGINEERING
Residential Environmental Agricultural Municipal
and Land Surveying
118 EAST MAIN STREET
REEDSBURG, WI 53959
PHONE: (608) 768-5075

PREPARED FOR: MAJ 3 LLC
S4169 WHISPERING PINES DRIVE
BARABOO, WI 53913

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 12/2/2024
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING
LOT 11 OF FAWN VALLEY ESTATES, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF
REEDSBURG, SAUK COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE

MAJ 3, LLC A WISCONSIN CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS SURVEY MAP.

MAJ 3, LLC, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF REEDSBURG FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, THE SAID MAJ 3, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERZY MAJ, OWNER OF SAID CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED SIGNATURE AS THE CONSENT RESOLUTION OF SAID CORPORATION BY ITS AUTHORITY.

JERZY MAJ, OWNER

STATE OF WISCONSIN)
)SS
COUNTY OF)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED JERZY MAJ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

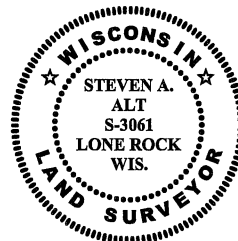
MY COMMISSION EXPIRES: _____

CITY OF REEDSBURG CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY IN THE TOWN OF EXCELSIOR, LOCATED IN THE CITY OF REEDSBURG EXTRATERRITORIAL LIMITS, SAUK COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE CITY OF REEDSBURG AND MADE EFFECTIVE ON THIS _____ DAY OF _____, 2024.

DAVID G. ESTES, MAYOR, CITY OF REEDSBURG

JACOB CROSETTO, CITY CLERK, CITY OF REEDSBURG



TEAM
ENGINEERING
Cooperation Encouraged In Agriculture Municipal and Land Surveying
118 EAST MAIN STREET
REEDSBURG, WI 53959
PHONE: (608) 768-5075

PREPARED FOR: MAJ 3 LLC
S4169 WHISPERING PINES DRIVE
BARABOO, WI 53913

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 12/2/2024
SHEET 3 OF 3 SHEETS

Declarant, Maj 3 LLC, hereby establishes the following Minimum Zero Lot Line Covenants covering the following described real estate in the City of Reedsburg, Sauk County, Wisconsin:

Legal Description: S 2-12-4 PRT NE1/4 SE1/4 = FAWN VALLEY ESTATES LOT 11
0.40A

Property Address: 2095 Fawn Valley Ct. Reedsburg, WI 53959

Tax Parcel Identification Number: 129685064

- Maintenance standards for common wall. The cost of reasonable repair and maintenance for each property wall shall be shared by the owners in equal shares.
- Maintenance standards for common lateral, utility service and other common features. The owners shall share equally the reasonable cost of repair and maintenance of common laterals, common utility service and other common features.
- Restriction against destruction. No detached single family residence may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
- Termination. These covenants may not be terminated, amended or otherwise altered without the approval of the Reedsburg Plan Commission.

- These covenants meet the minimum standards for zero lot line construction covenants required by City of Reedsburg Code section 690-28.1 and are subject to planning commission approval and shall be recorded by the Developer upon such approval and prior to any issuance of a building permit and site plan approval.
- All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.

DEVELOPER Maj 3 LLC

Date: 11/18/2024

By: Jason Melter
Its: project manager

ACKNOWLEDGEMENT

State of Wisconsin

County of: _____

Personally came before me on _____, 2024 the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Subscribed and sworn to before me this ____ day of _____, 2024.

Notary Public, State of Wisconsin

My Commission is permanent/ expires: _____

RESOLUTION
(CSM – 2095 Fawn Valley Ct & 2097 Fawn Valley Ct – Parcel 276-2046-12110)

File No. 4563-24

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

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 9th day of December, 2024, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 9th day of December, 2024.

Jacob Crosetto
City Clerk

Plan Commission

DATE OF MEETING: December 9, 2024

APPLICANT: LP LLC

LOCATION: 2432 Russell Ct; parcel # 276-2761-00000

PROPOSED LAND USE CHANGE: CSM

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Certified Survey Map/Resolution 4564-24 to divide property with a zero-lot line.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Slopes up to west

STREET R.O.W./TRAFFIC/ACCESS: Russell Ct; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-Density Residential

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. December 9, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. 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: LP LLC
ADDRESS: 36 Jaz Car **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-393-1881 **PARCEL #:** 276-2761-00000
E-MAIL: platt.ari@gmail.com
PROPERTY OWNER: (if different from Applicant) BA
LOCATION: (if different from address above) 2432 Russell Ct

LAND USE REQUEST

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

- ☒ **Certified Survey Map (CSM):** Zero Lot Line duplex
- ☐ **Conditional Use Permit:** _____
For *CONDITIONAL USE PERMIT* requests, also answer "A, B & 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.

Mick 12/03/2024

Applicant Signature / Date

R 12/03/2024

Owner Signature / Date

Account #10-461500-00

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

**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	<u>12-3-24</u>	_____
Receipt #	_____	_____

B. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

C. Please describe how your request meets each of the following Site Plan standards, as applicable.

- A. Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- D. Exterior lighting shall be arranged as follows:
 - (1) It is deflected away from adjacent properties.
 - (2) It does not impede the vision of traffic along adjacent streets.
 - (3) It does not unnecessarily illuminate night skies.
- E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.
- G. Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

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

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

To grant a variance, the Board of Appeals must find four things:

- 1) The variance will not be contrary to the public interest.
- 2) Substantial justice will be done by granting the variance. _____
- 3) The variance is needed so that the spirit of the ordinance is observed.
- 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

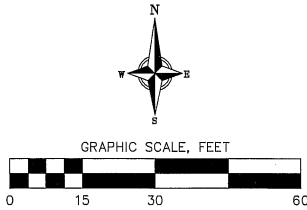
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No.

LOT 20, HAY CREEK ESTATES, LOCATED IN SE 1/4 - SE 1/4 OF SECTION 34,
TOWN 13 NORTH, RANGE 04 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

NOTE: FIELD WORK
COMPLETED ON
12-06-24

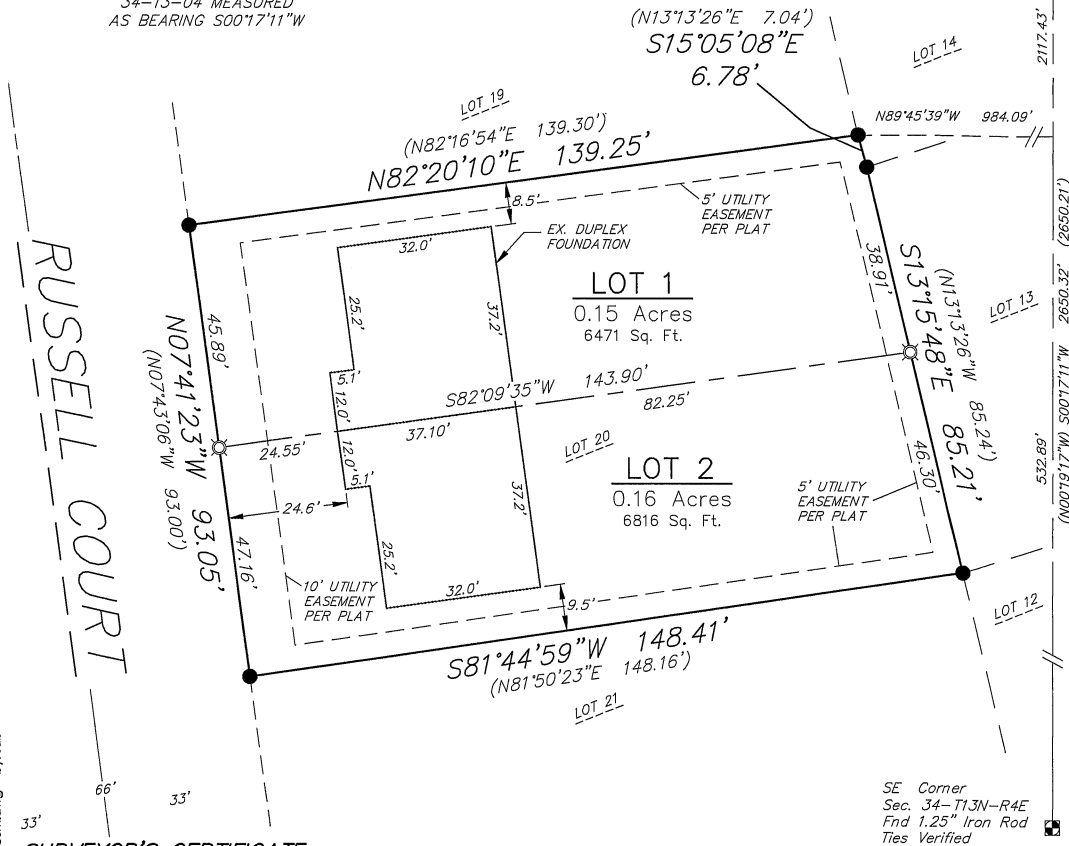


BEARINGS ARE BASED UPON THE WISCONSIN
COUNTY COORDINATE SYSTEM, SAUK COUNTY,
THE EAST LINE OF THE SE 1/4 OF SECTION
34-13-04 MEASURED
AS BEARING S00°17'11"W

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- SET 3/4" Ø x 18" IRON ROD
1.50 Lb./Ft.

E1/4 Corner
Sec. 34-T13N-R4E
Fnd Std. Harrison
Ties Verified



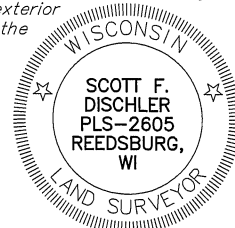
SURVEYOR'S CERTIFICATE

I, Scott F. Dischler, Wisconsin Professional Land Surveyor No. 2605, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Reedsburg, and under the direction of Neil Pfaff, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the SE1/4 of the SE1/4 of Section 34, T13N, R04E, City of Reedsburg, Sauk County, Wisconsin, containing 0.31 acres of land and described as follows:

All of Lot 20, Hay Creek Estates

Scott F. Dischler, WI PLS #2605
Vierbicher Associates, Inc

Date



vierbicher
planners engineers advisors



Job #:
Date: 12/02/24
Rev:
Drafted By: sdis
Checked By: mlon

SURVEYED FOR:
LP LLC, Neil Pfaff
52037 Park Lane
Reedsburg, WI 53959

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
1 OF 2

03 Dec 2024 - 9:20a J:\VHFA\Lot 20 Hay Creek\Lot 20 CSM.dwg By: sdis

CERTIFIED SURVEY MAP No. _____

LOT 20, HAY CREEK ESTATES, LOCATED IN SE 1/4 - SE 1/4 OF SECTION 34,
TOWN 13 NORTH, RANGE 04 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As owner, I LP-LLC - Neil Pfaff (Member), hereby certify that I caused the land described on this map to be surveyed, divided and mapped 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

WITNESS the hand and seal of said owners agent this _____ day of _____, 2024.
In presence of:

LP LLC - Neil Pfaff (Member) DATE

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 2024, the above named Neil Pfaff, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
Wisconsin
My commission expires _____

CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the SE1/4 of Section 34, T13N, R4E, City of Reedsburg, is hereby approved by the City of Reedsburg Common Council.

Dave G. Estes, Mayor DATE

I, Jacob Crosetto, being the duly elected, qualified and acting clerk of the City of Reedsburg, Sauk County do hereby certify that the Common Council of the is City of Reedsburg has approved this Certified Survey Map.

Jacob Crosetto, Clerk DATE



**CITY OF REEDSBURG
ZERO LOT LINE COVENANT**

RECITALS:

- A. LP LLC, is(are) the owner(s) of property in the City of Reedsburg, County of Sauk, State of Wisconsin
- B. **LEGAL DESCRIPTION:** Lot 1 & 2 of Certified Survey Map XXXX
PROPERTY ADDRESS: XXX & XXX Russell Court, Reedsburg, WI 53959
Tax Parcel #XXX-XXX-XXX & XXX-XXXX-XXXXX

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance standards for common wall, roof, and retaining wall. The cost of reasonable repair and maintenance for each property wall shall be shared by the owners in equal shares.
2. Restriction against destruction. No detached single family residence may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
3. Termination. These covenants may not be terminated, amended or otherwise altered without the approval of the Reedsburg Plan Commission.
4. These covenants meet the minimum standards for zero lot line construction covenants required by City of Reedsburg Code section 690-28.1 and are subject to planning commission approval and shall be recorded by the Developer upon such approval and prior to any issuance of a building permit and site plan approval.
5. All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:.
 - (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
 - (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
 - (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
 - (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

This space is reserved for recording data

Return to:
Neil Pfaff
S2037 Park Lane
Reedsburg, WI 53959

X _____
Owner Signature

Print or type name

State of WI, County of _____; Subscribed and sworn
before me on _____ by
the above named person(s).

Notary Public

Print or type name: _____

My Commission Expires: _____

DRAFTED BY: Neil Pfaff

RESOLUTION
(CSM – 2432 Russell Ct – Parcel 276-2761-00000)

File No. 4564-24

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

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 9th day of December, 2024, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 9th day of December, 2024.

Jacob Crosetto
City Clerk