

City Plan Commission Agenda
January 14, 2025
Reedsburg City Hall Council Chambers
6:00 PM

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

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON DECEMBER 9, 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 4566-25 to divide property into three lots and create new public street – 1901 8th St; 276-2046-50000 – Neil Pfaff, Vierbicher
- B. Consider recommending Resolution 4567-25 to divide property into three lots – 1701 1701 Lands End Ln; 276-2046-50000 – Neil Pfaff, Vierbicher
- C. Consider recommending Resolution 4568-25 to divide property – Courtyards MHC; Parcel 276-2260-11000 – Matt Muchow, Vierbicher
- D. Discuss housing development codes

II. ADJOURN:



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

Reedsburg Plan Commission

December 9, 2024



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 5:00 PM in Reedsburg City Hall.

Present: Alder Mike Gargano, Alder Sonny Hyde, Steve Zibell, Derek Horkan

Absent: Dan DeBaets, Beth DeForge

Staff: Brian Duvall

Approval of Plan Commission Minutes: Motion by Gargano, seconded by Hyde to approve the 11/12/24 meeting minutes.

Motion approved

Consider recommending Resolution 4562-24 to divide property with a zero-lot line – Lot 30, Russell Court – 276-2771-00000 – Michala Gerads, Vierbicher

Duvall stated all three requests are for zero-lot line duplexes. Fawn Valley duplex is done, while both on Russell Ct are just starting construction. All three agreements were requested to submit a final draft for final review prior to recording.

Motion by Horkan, seconded by Gargano to recommend approval to Council.

Motion approved

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

Motion by Hyde, seconded by Gargano to recommend approval to Council.

Motion approved

Consider recommending Resolution 4564-24 to divide property with a zero-lot line – 2432 Russell Ct – Parcel 276-2761-00000 – LP LLC

Motion by Gargano, seconded by Zibell to recommend approval to Council.

Motion approved

Motion by Horkan, seconded by Gargano to adjourn at 5:07 PM.

Motion approved

Respectfully submitted,

Brian Duvall
Planner/Building Inspector

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: Neil Pfaff, Vierbicher

ADDRESS: 201 E Main St, Suite 100 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-393-1881 **PARCEL #:** 276-2046-50000

E-MAIL: npfa@vierbicher.com

PROPERTY OWNER: (if different from Applicant) Lands' End Inc

LOCATION: (if different from address above) east of Viking Drive, north of 8th Street

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** See the East Parcel 3 Lot CSM enclosed

☐ **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.

Agent for Owner

 12/20/2024
Applicant Signature / Date

Owner Signature / Date

Account #10-461500-00

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

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

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

A. 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.

B. 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.

N89°53'31"W 654.19'

1.286 Acres

56.032 Sq. Ft.

DEDICATED TO THE PUBLIC

589°53'31"F 462.95'

5 702 Acres

248,372 Sq. Ft.

S00°02'36"W 205.28'

66'

33'

33'

101 45'

— EXPLORERS TRAIL,
DEDICATED TO THE PUBLIC

LOT 3
CSM 2950

LOT 1
8.449 Acres
368.037 Sq. Ft.

LOT 2
CSM 2950

EXPLORERS TRAIL

(NORTH 615.66')
N00°02'36"F 615.69'

UTILITY EASEMENT PER CSM 2950
N0°02'36"E 800.14'



S0°12'45"W 793.74'

UTILITY EASEMENT PER CSM 2950

UTILITY EASEMENT PER CSM 4823

LOT 4
CSM 4823

LOT 1
CSM 4823

S00°12'45"W 1291.32' –
(S00°09'27"W 1291.54')

UTILITY EASEMENT
PER CSM 4823

500°12'45"W
32 62'

1315 71'

S89°20'33"W 2631.09'
(N89°17'10"E 2631.42')

GRAPHIC SCALE: 1" = 100'

SURVEY LEGEND

● FOUND 3/4" Ø IRON ROD
⊗ SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

Job #.: 240753
Date: 12/18/2024

Rev:

Drafted By: mlon

Checked By: sdis

SURVEYED FOR:
Justin Schweikert
VP of Operations
Lands' End
2 Lands End Lane
Dodgeville, WI 53533

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

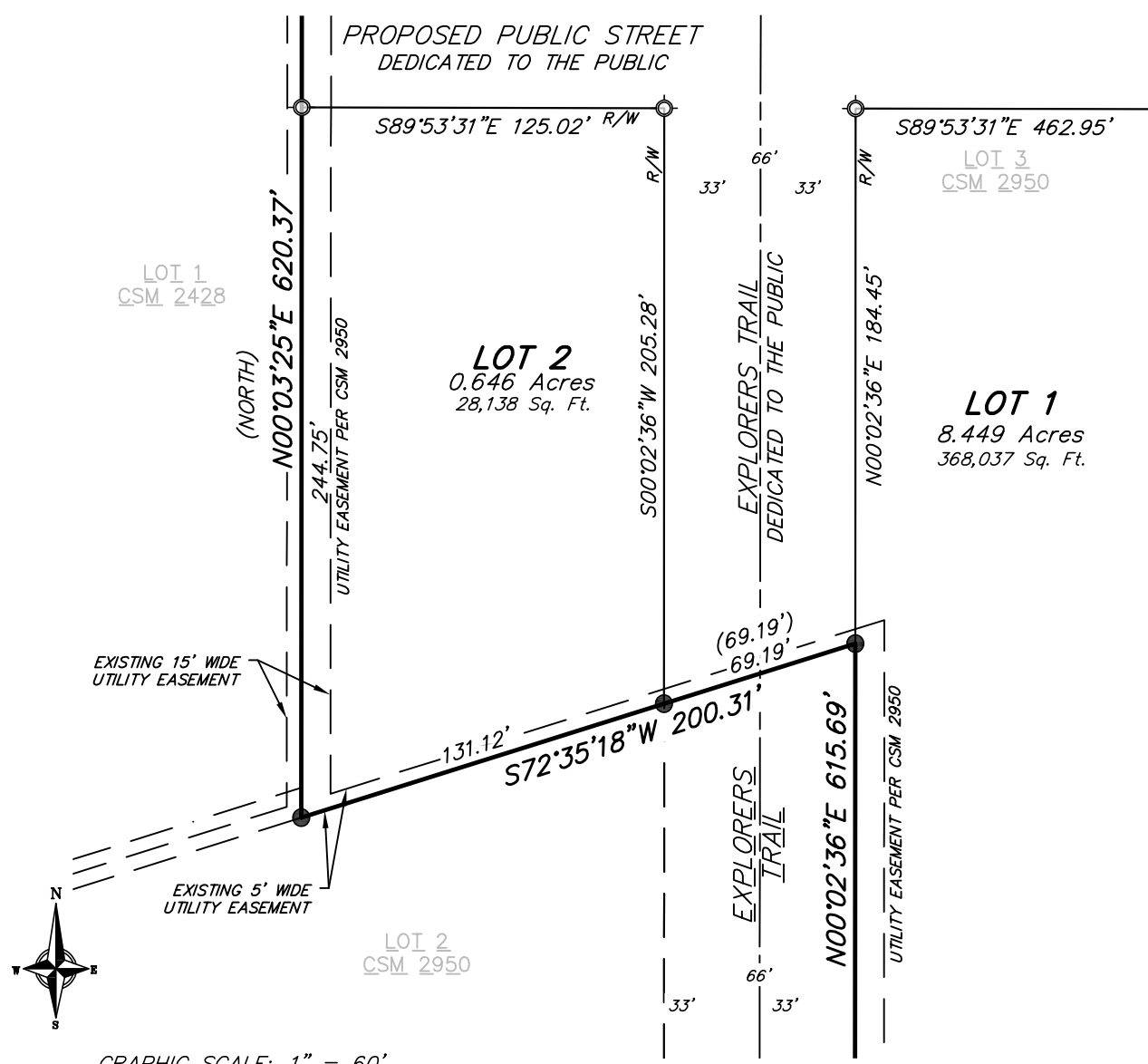
**SHEET
2 OF 6**

vierbicher
planners | engineers | advisors



CERTIFIED SURVEY MAP No. _____

PART OF LOT 3 OF SAUK COUNTY CERTIFIED SURVEY MAP 2950, RECORDED AS DOCUMENT NO. 603607 IN VOLUME 13, PAGES 2950, 2950A AND 2950B IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
 - ⊙ SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



vierbicher
planners | engineers | advisors



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Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
Justin Schweikert
VP of Operations
Lands' End
2 Lands End Lane
Dodgeville, WI 53533

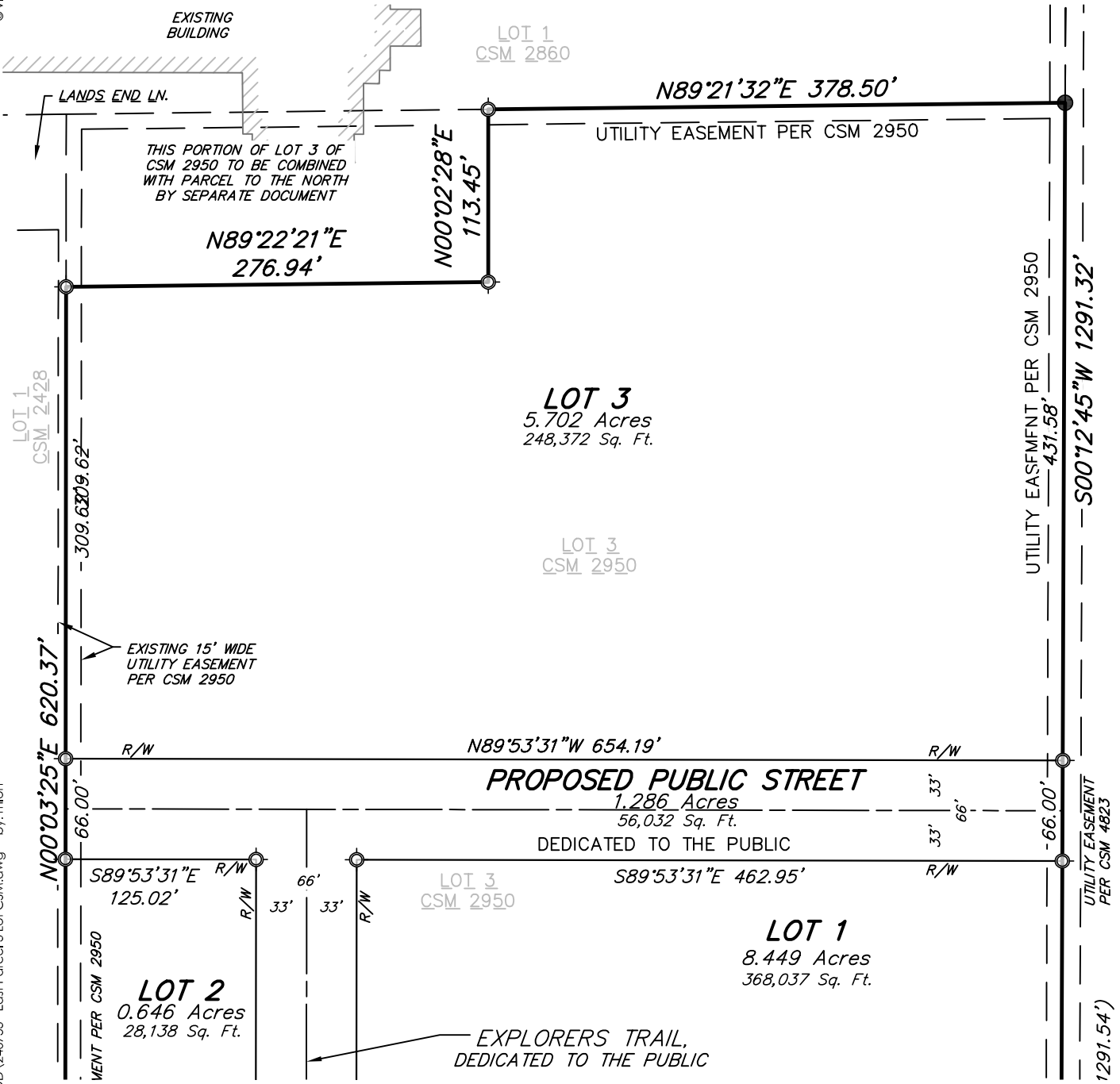
SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
3 OF 6

©Vierbicher Associates, Inc.
19 Dec 2024 - 1:37p R:\Lands' End\240753 - Reedsburg Call Center\CADD\240753 - East Parcel 3 Lot CSM.dwg by: mlon

CERTIFIED SURVEY MAP No. _____

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vierbicher
planners | engineers | advisors



Job #: 240753
Date: 12/18/2024
Rev:
Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
Justin Schweikert
VP of Operations
Lands' End
2 Lands End Lane
Dodgeville, WI 53533

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

SHEET
4 OF 6

CERTIFIED SURVEY MAP No. _____

PART OF LOT 3 OF SAUK COUNTY CERTIFIED SURVEY MAP 2950, RECORDED AS DOCUMENT NO. 603607 IN VOLUME 13, PAGES 2950, 2950A AND 2950B IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, 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 Justin Schweikert, I have surveyed, divided, mapped and dedicated this Certified Survey; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southwest Quarter of the Southeast Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, containing 16.084 acres of land and described as follows:

Part of Lot 3 Saul County Certified Survey Map No. 2950, recorded as Document No. 603607 in Volume 13, Pages 2950, 2950A and 2950B in the Office of the Sauk County Register of Deeds, located in the Southwest Quarter of the Southeast Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin and bounded by a line described as follows.

Commencing at a found Harrison Standard Monument at the southeast corner of Section 2, T12N, R4E; Thence, S89°20'33"W, along the south line of the Southeast Quarter of said Section 2, 1315.38 feet; Thence, N00°12'45"E, along the southerly extension of the east line of Lot 3 of Sauk County Certified Survey Map No. 2950, 32.62 feet, to a found 3/4" diameter iron rod at the north right-of-way line of 8th Street and the southeast corner of said Lot 3 of Sauk County Certified Survey Map No. 2950 and the Point of Beginning (P.O.B.) of this description;

Thence, S89°18'45"W, along said north right-of-way line of 8th Street, 460.68 feet to a found 3/4" diameter iron rod at the southwest corner of said Lot 3 of Sauk County Certified Survey Map No. 2950; Thence, N00°02'36"E, along the west line of said Lot 3 of Sauk County Certified Survey Map No. 2950 and the east right-of-way line of Explorers Trail, 615.69 feet, to a found 3/4" diameter iron rod at the northeast corner of Viking View Drive as depicted on said Sauk County Certified Survey Map No. 2950; Thence, S72°35'18"W, along the north right-of-way line of said Viking View Drive and the north line of Lot 2 of said Sauk County Certified Survey Map No. 2950, 200.31 feet, to a found 3/4" diameter iron rod at the southeast corner of Lot 1 of Sauk County Certified Survey Map No. 2428; Thence, N00°03'25"E, along the west line of said Lot 3 of Sauk County Certified Survey Map No. 2950 and the east line of said Lot 1 of Sauk County Certified Survey Map No. 2428, 620.37 feet to a set 3/4" diameter iron rod; Thence, N89°22'21"E, 276.94 feet, to a set 3/4" diameter iron rod; Thence, N00°02'28"E, 113.45 feet, to a set 3/4" diameter iron rod at the north line of said Lot 3 of Sauk County Certified Survey Map No. 2950 and the south line of Lot 1 of Sauk County Certified Survey Map No. 2860; Thence, N89°21'32"E, along the said south line of Lot 1 of Sauk County Certified Survey Map No. 2860 and the north line of said Lot 3 of Sauk County Certified Survey Map No. 2950, 378.50 feet to a found 3/4" diameter iron rod at the northeast corner thereof; Thence, S00°12'45"W, along the east line of said Lot 3 of Sauk County Certified Survey Map No. 1291.32 feet, returning to the Point of Beginning.

Certified Survey Map contains 16.084 Ac., 700,627 Sq. Ft., (14.797 Ac., 644,595 Sq. Ft. excluding the right-of-way of the proposed public streets and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date



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19 Dec 2024 - 1:35p R:\Lands\End\240753 - Reedsburg Call Center\CADD\240753 - East Parcel 3 Lot CSM.dwg by: mlon

vierbicher planners engineers advisors		Job #: 240753	SURVEYED FOR:	SURVEYED BY:	SHEET 5 OF 6
		Date: 12/18/2024	Justin Schweikert	Vierbicher Associates, Inc.	
		Rev:	VP of Operations	201 E Main St	
		Drafted By: mlon	Lands' End	Suite 100	
		Checked By: sdis	2 Lands End Lane	Reedsburg, WI 53959	
			Dodgeville, WI 53533	(608) 524-6468	

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R:\Lands' End\240753 - Reedsburg Call Center\CADD\240753 - East Parcel 3 Lot CSM.dwg by: mlon 19 Dec 2024 - 1:33p

CERTIFIED SURVEY MAP No. _____

PART OF LOT 3 OF SAUK COUNTY CERTIFIED SURVEY MAP 2950, RECORDED AS DOCUMENT NO. 603607 IN VOLUME 13, PAGES 2950, 2950A AND 2950B IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Lands' End, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said Lands' End. has caused these presents to be signed by its corporate officer on

this _____ day of _____, 2025.

Justin Schweikert. Lands' End
VP of Operations

State of Wisconsin)
)ss.
County of Sauk)

Personally came before me this _____ day of _____, 2025, the above named Justin Schweikert, 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, Lands' End, owner, is hereby approved by the Common Council of the City of Reedsburg.

Dave G. Estes _____ Date
Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Reedsburg.

Jacob Crosetto _____ Date
City Clerk-Treasurer/Finance Director

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025, at _____ o'clock _____.m.
and recorded in Volume _____ of Certified Survey Maps on pages _____ as
Document No. _____.

Brent Bailey,
Sauk County Register of Deeds



Plan Commission

DATE OF MEETING: January 14, 2025

APPLICANT: Neil Pfaff, Vierbicher

LOCATION: 1901 8th St; 276-2046-50000

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Resolution 4566-25 to divide property into three lots and create new public street.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial; church
- South – Residential
- East – Vacant

ZONING:

- North – B-2 Business
- West – R-2 Residential; B-2 Business
- South – R-2 Residential
- East – B-2 Business

TOPOGRAPHY: Slopes up to south

STREET R.O.W./TRAFFIC/ACCESS: 8th St, Explorers Tr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. January 14, 2025, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

RESOLUTION
(CSM – 1901 8th Street – Parcel 276-2046-50000)

File No. 4566-25

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 27th day of January 2025, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of January 2025.

Jacob Crosetto
City Clerk

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Neil Pfaff, Vierbicher
ADDRESS: 201 E Main St, Suite 100 **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-393-1881 **PARCEL #:** 276-2046-11000
E-MAIL: npfa@vierbicher.com
PROPERTY OWNER: (if different from Applicant) Lands' End Inc

LOCATION: (if different from address above) east of Viking Dr, north of 8th St

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** North Parcel CSM Enclosed

☐ **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.

Owner's Agent

Neil Pfaff , 12/20/2024
Applicant Signature / Date

Owner Signature / Date

Account #10-461500-00

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

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

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

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

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- 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.
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- 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.

CERTIFIED SURVEY MAP No.

PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 2860, RECORDED AS DOCUMENT NO. 594304 IN VOLUME 13, PAGES 2860 AND 2860A IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED, TIES VERIFIED
- FOUND 3/4" Ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.
- SET MASONRY NAIL
- INDICATES RECORD MEASUREMENTS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

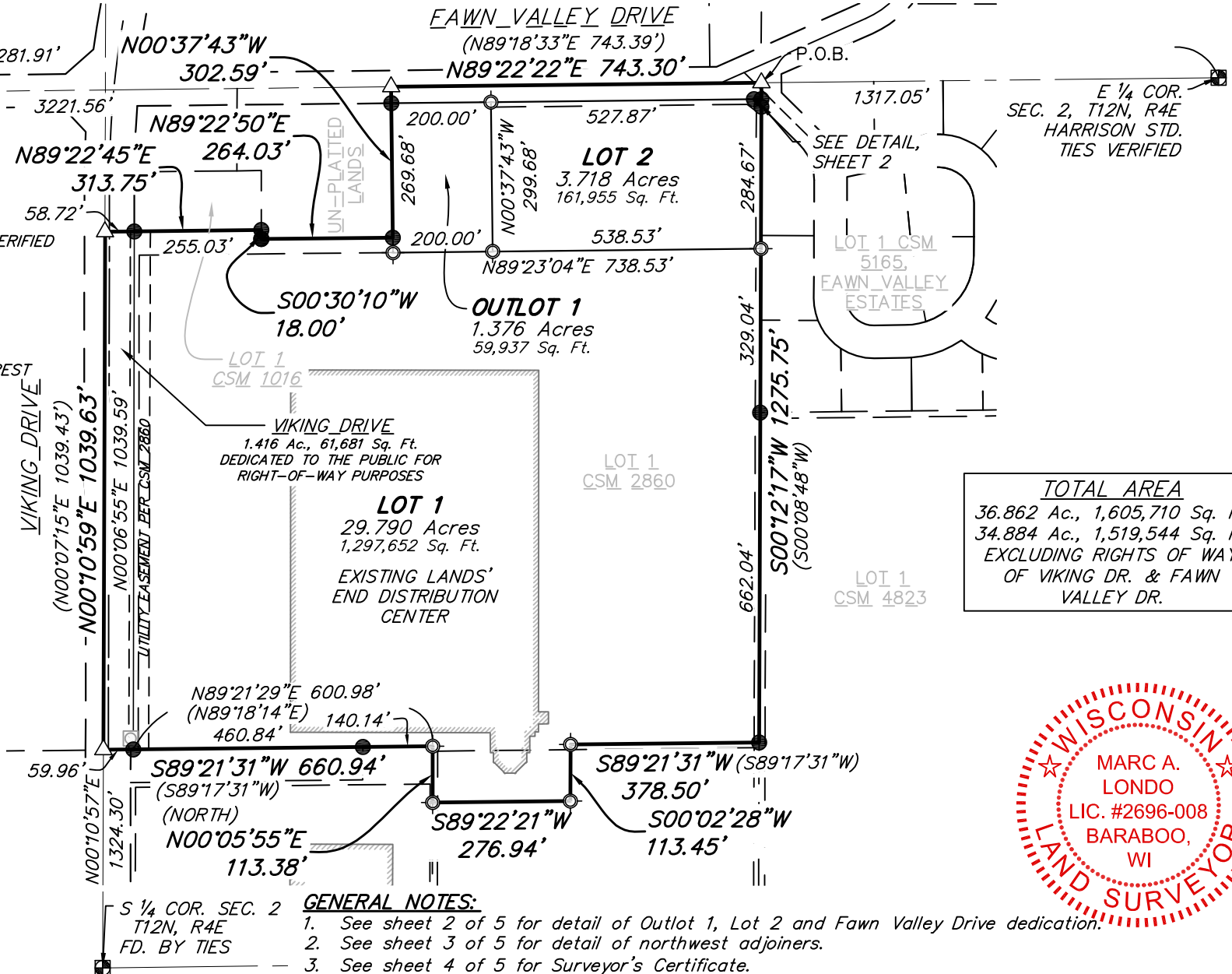


GRAPHIC SCALE: 1" = 300'



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SAUK CO. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SEC. 2, T12N, R4E BEARS: S89°22'22"W

TAX PARCEL: 276-2046-50000
FIELDWORK COMPLETED: 12/6/2024



TOTAL AREA
36.862 Ac., 1,605,710 Sq. Ft.
34.884 Ac., 1,519,544 Sq. Ft.
EXCLUDING RIGHTS OF WAY
OF VIKING DR. & FAWN
VALLEY DR.



GENERAL NOTES:

- See sheet 2 of 5 for detail of Outlot 1, Lot 2 and Fawn Valley Drive dedication.
- See sheet 3 of 5 for detail of northwest adjoiners.
- See sheet 4 of 5 for Surveyor's Certificate.
- See sheet 5 of 5 for City of Reedsburg Certificate and Register of Deeds Certificate.

**SHEET
1 OF 5**

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

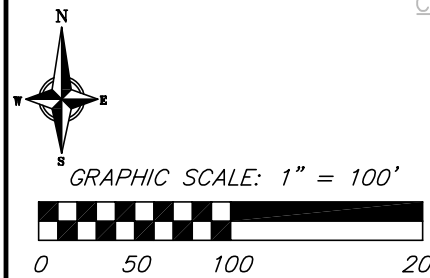
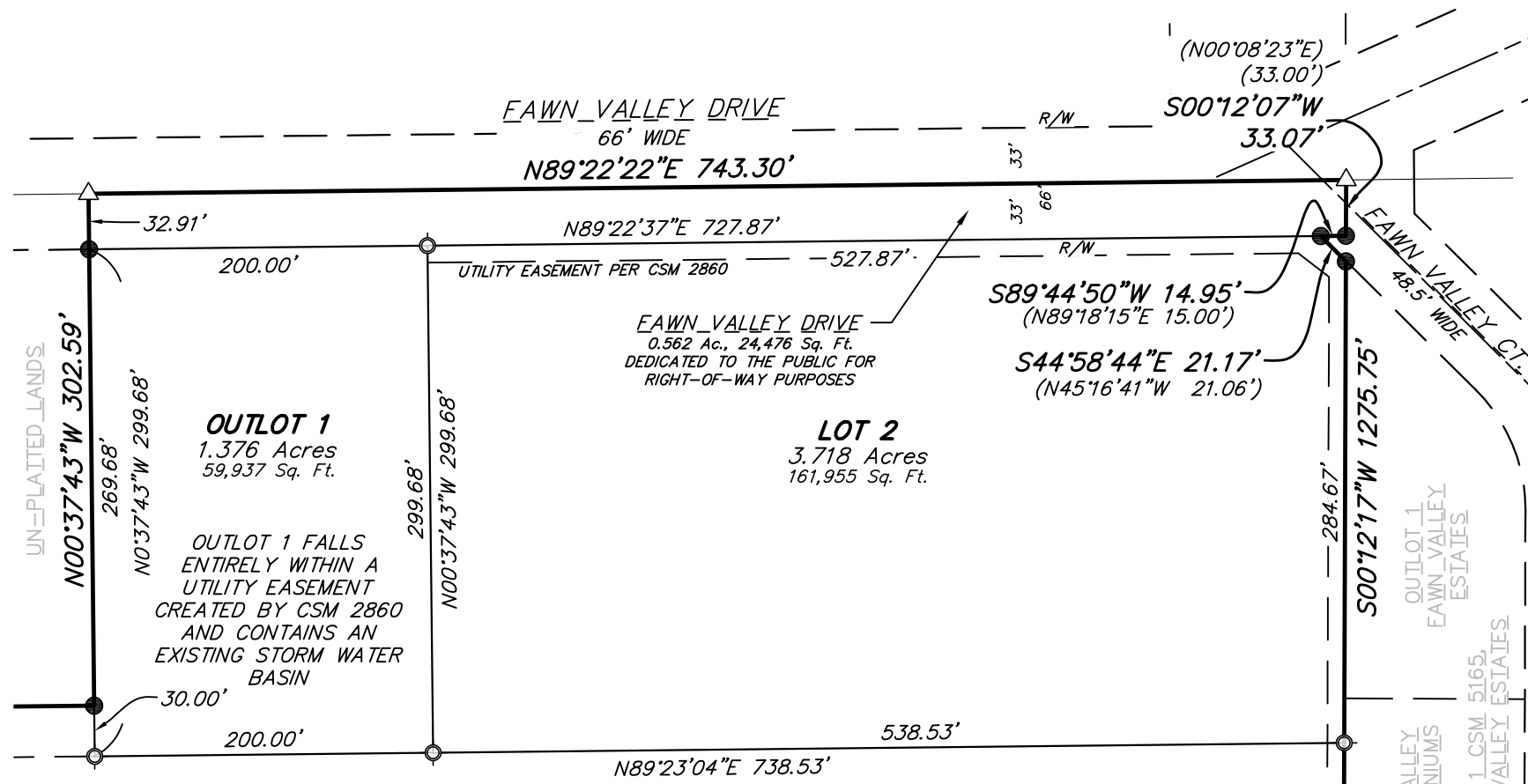
SURVEYED FOR:
Justin Schweikert
VP of Operations
Lands' End
2 Lands End Lane
Dodgeville, WI 53533

Job #: 240753
Date: 12/24/2024
Rev:
Drafted By: mlon
Checked By: sdls



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planners | engineers | advisors

CERTIFIED SURVEY MAP No. _____
PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 2860, RECORDED AS DOCUMENT NO. 594304 IN VOLUME 13, PAGES 2860
AND 2860A IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



- SURVEY LEGEND**
- FOUND 3/4" Ø IRON ROD
 - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - △ SET MASONRY NAIL
 - () INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



 vierbicher planners engineers advisors	Job #: 240753 Date: 12/24/2024 Rev. Drafted By: mlon Checked By: sdls	SURVEYED FOR: Justin Schweikert VP of Operations Lands' End 2 Lands End Lane Dodgeville, WI 53533	SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468	SHEET 2 OF 5

CERTIFIED SURVEY MAP No.

PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 2860, RECORDED AS DOCUMENT NO. 594304 IN VOLUME 13, PAGES 2860 AND 2860A IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SHEET
3 OF 5

SURVEYED BY:

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

SURVEYED FOR:

Justin Schweikert
VP of Operations
Lands' End
2 Lands' End Lane
Dodgeville, WI 53533

Job #:

240753

Date:

12/24/2024

Rev

Drafted By:

mlon

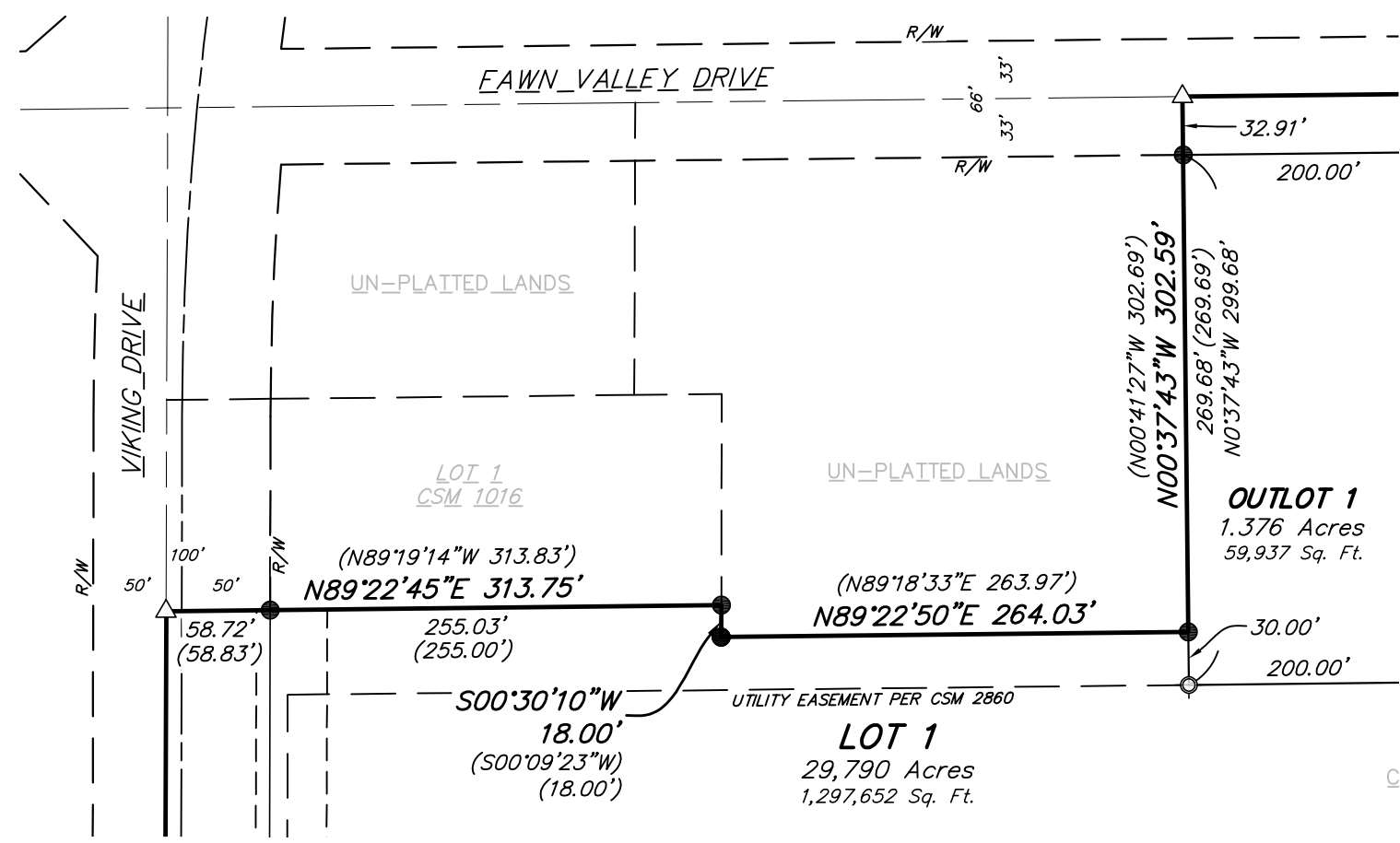
Checked By:

sdls



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GRAPHIC SCALE: 1" = 100'



0 50 100 200

SURVEY LEGEND

●

FOUND 3/4" Ø IRON ROD

⊙

SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.

△

SET MASONRY NAIL

()

INDICATES RECORD MEASUREMENT

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

24 Dec 2024 - 8:10a

R:\Lands' End\240753 - Reedsburg Call Center\CADD\240753 - North Parcel 3 Lot CSM.dwg

by: mlon

WISCONSIN

MARC A. LONDO

LIC. #2696-008

BARABOO, WI

LAND SURVEYOR

©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____
PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 2860, RECORDED AS DOCUMENT NO. 594304 IN VOLUME 13, PAGES 2860
AND 2860A IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, 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 Justin Schweikert,
I have surveyed, divided, mapped and dedicated this Certified Survey; that such
map correctly represents all exterior boundaries and the subdivision of the land
surveyed; and that this land is located in the Northwest Quarter of the Southeast
Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin,
containing 36.862 acres of land and described as follows:

Part of Lot 1 of Sauk County Certified Survey Map 2860, recorded as Document
No. 594304 in Volume 13, Pages 2860 and 2860a in the Office of the Sauk
County Register of Deeds located in the Northwest Quarter of the Southeast
Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin and
bounded by a line described as follows.

Commencing at a found Harrison Standard Monument at the east quarter corner
of Section 2, T12N, R4E;
Thence, S89°22'22"W, along the north line of the Southeast Quarter of said
Section 2, 1317.05 feet to a set masonry nail at northwest corner of Fawn Valley
Estates and the northeast corner of said Lot 1 of Sauk County Certified Survey
Map No. 2860 and the Point of Beginning (P.O.B.) of this legal description;

Thence, S00°12'07"W, along the east line of Lot 1 of Sauk County Certified Survey
Map No. 2860, the west line of Fawn Valley Estates and the east line of the
Northwest Quarter of the Southeast Quarter of said Section 2, 33.07 feet to a
found ¾" diameter iron;
Thence, S89°44'50"W, along the northerly line of Lot 1 of Sauk County Certified
Survey Map No 5165 and the northerly line of Fawn Valley Estates, 14.95 feet, to
a found ¾" diameter iron rod;
Thence, S44°58'44"E, along the southwesterly line of said Lot 1 of Sauk County
Certified Survey Map No 5165 and the northerly line of Fawn Valley Estates, 21.17
feet to a found ¾" diameter iron rod at the said east line of Lot 1 of Sauk
County Certified Survey Map No. 2860 and the east line of the said Northwest
Quarter of the Southeast Quarter of Section 2;
Thence, S00°12'17"W, along the west line of said Lot 1 of Sauk County Certified
Survey Map No. 5165, the west line of Fawn Valley Estates, and the east line of
the said Northwest Quarter of the Southeast Quarter of Section 2, T12N, R4E,
and the east line of said Lot 1 of Sauk County Certified Survey No. 2860,
1275.75 feet, to a found ¾" diameter iron rod at the southeast quarter thereof;
Thence, S89°21'31"W, along the south line of said Northwest Quarter of the
Southeast Quarter of Section 2, T12N, R4E and the south line of said Lot 1 of
Sauk County Certified Survey No. 2860, 378.50 feet to a found ¾" diameter iron
rod;
Thence, S00°02'28"W, 113.45 feet, to a found ¾" diameter iron rod;

Thence, S89°22'21"W, 276.94 feet, to a found ¾" diameter iron rod;
Thence, N00°05'55"E, 113.38 feet, to a found ¾" diameter iron rod at the south
line of said Northwest Quarter of the Southeast Quarter of Section 2, T12N, R4E
and the south line of said Lot 1 of Sauk County Certified Survey No. 2860;
Thence; S89°21'31"W, long the south line of said Northwest Quarter of the
Southeast Quarter of Section 2, T12N, R4E and the south line of said Lot 1 of
Sauk County Certified Survey No. 2860, 660.94 feet to a set masonry nail at the
southwest corner thereof;
Thence, N00°10'59"E along the west line of said Northwest Quarter of the
Southeast Quarter of Section 2, T12N, R4E and the west line of said Lot 1 of
Sauk County Certified Survey No. 2860, 1039.63 feet to a set masonry nail at the
northwest corner thereof;
Thence, N89°22'45"E, along the north line of said Lot 1 of Sauk County Certified
Survey No. 2860 and the westerly extension and the south line of Sauk County
Certified Survey Map No. 1016, 313.75 feet, to a found ¾" diameter iron rod at
the southeast corner thereof;
Thence, S00°30'10"W, along the east line of said Lot 1 of Sauk County Certified
Survey Map No. 2860 and the southerly extension of the east line of said Sauk
County Certified Survey Map No. 1016, 18.00 feet to a found ¾" diameter iron
rod;
Thence, N89°22'50"E, 264.03 feet to a found ¾" diameter iron rod at the
westerly line of said Lot 1 of Sauk County Certified Survey Map No. 2860;
Thence, N00°37'43"W, along the westerly line of said Lot 1 of Sauk County
Certified Survey Map No. 2860, 302.59 feet, to the centerline of Fawn Valley Drive
and the north line of said Northwest Quarter of the Southeast Quarter of Section
2, T12N, R4E;
Thence, N89°22'22"E, along the said centerline of Fawn Valley Drive, the north line
of the said Northwest Quarter of the Southeast Quarter of Section 2, T12N, R4E
and the north line of said Lot 1 of Sauk Valley Certified Survey No. 2860, 743.30
feet returning to the Point of Beginning.

Certified Survey Map contains 36.862 Ac., 1,605,710 Sq. Ft., (34.844 Ac.,
1,519,544 Sq. Ft. excluding the right-of-way of Viking Drive and Fawn Valley
Drive) and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date



SHEET
4 OF 5

SURVEYED BY:

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

SURVEYED FOR:

Justin Schweikert
VP of Operations
Lands' End
2 Lands End Lane
Dodgeville, WI 53533

Job #:

240753

Date:

12/24/2024

Rev:

Drafted By:

mlon

Checked By:

sdls

vierbicher

planners | engineers | advisors

CERTIFIED SURVEY MAP No. _____
PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 2860, RECORDED AS DOCUMENT NO. 594304 IN VOLUME 13, PAGES 2860
AND 2860A IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Lands' End, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map.

In witness whereof, the said Lands' End. has caused these presents to be signed by its corporate officer on

this _____ day of _____, 2025.

Justin Schweikert. Lands' End
VP of Operations

State of Wisconsin)
)ss.
County of Sauk)

Personally came before me this _____ day of _____, 2025,
the above named Justin Schweikert, 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, Lands' End, owner, is hereby approved by the Common Council of the City of Reedsburg.

Dave G. Estes Date
Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Reedsburg.

Jacob Crosetto Date
City Clerk–Treasurer/Finance Director

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025, at
o'clock _____.m.

and recorded in Volume _____ of Certified Survey Maps on pages
_____, as Document No. _____.

Brent Bailey,
Sauk County Register of Deeds



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planners | engineers | advisors

Job #: 240753
Date: 12/24/2024
Rev.
Drafted By: mlon
Checked By: sdls

SURVEYED FOR:
Justin Schweikert
VP of Operations
Lands' End
2 Lands End Lane
Dodgeville, WI 53533

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

SHEET
5 OF 5

Plan Commission

DATE OF MEETING: January 14, 2025

APPLICANT: Neil Pfaff, Vierbicher

LOCATION: 1701 Lands End Ln; 276-2046-110000

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Resolution 4567-25 to divide property into three lots.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – R-2 Residential
- West – B-2 Business
- South – B-2 Business
- East – R-2 Residential; R-3 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Land End Ln, Fawn Valley Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. January 14, 2025, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

RESOLUTION
(CSM – 1701 Lands End Lane – Parcel 276-2046-11000)

File No. 4567-25

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 27th day of January 2025, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of January 2025.

Jacob Crosetto
City Clerk

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Matt Muchow, Vierbicher

ADDRESS: 201 E Main St, Suite 100 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608) 525-6468 **PARCEL #:** 276-2260-11000

E- MAIL: mmuc@vierbicher.com

PROPERTY OWNER: (if different from Applicant) COURTYARD MHC LLC

LOCATION: (if different from address above) South of Huntington Park, East of Second Addition to Eastridge Estates

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Certified Survey Map, Enclosed

☐ **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.

Matt Muchow 1-8-25

Applicant Signature / Date

Owner Signature / Date

Account #10-461500-00

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

R:
Use Applicable

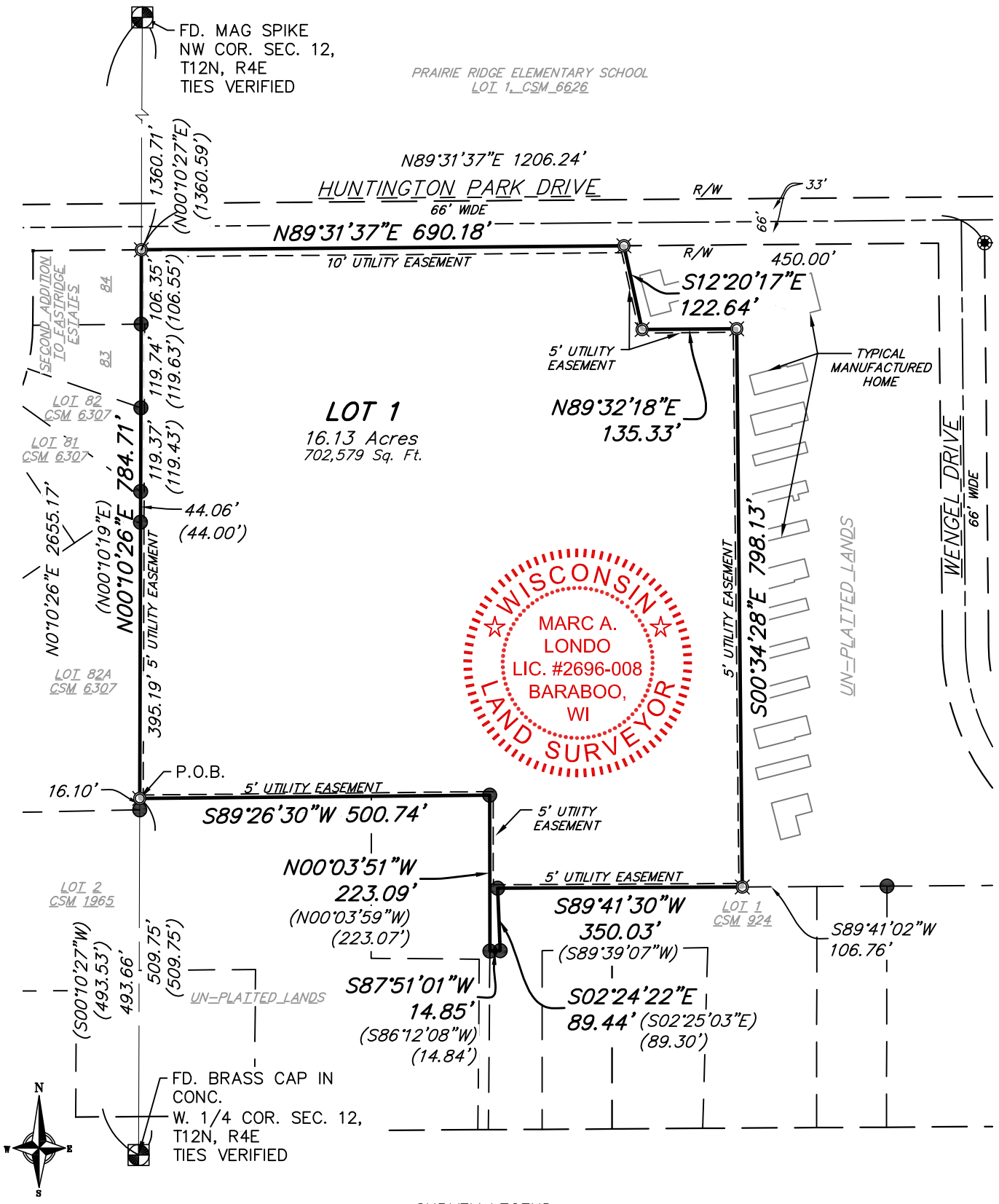
ued Surveys/C

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 #		_____

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R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\240772 - 2024-12-24 1 Lot CSM.dwg by: mlon 09 Jan 2025 - 1:43p

CERTIFIED SURVEY MAP No. _____
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



- SURVEY LEGEND
- PUBLIC LAND CORNER AS NOTED
 - FOUND 3/4" $\varnothing$ IRON ROD
 - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - () INDICATES RECORD MEASUREMENT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- GENERAL NOTES:
- See sheet 2 of 3 for Surveyor's Certificate, see sheet 3 of 3 for Owner's Certificate, City of Reedsburg Approval Certificate and Register of Deeds Certificate.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SAUK COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, T12N, R4E BEARS N00°10'27"E

TAX PARCEL: 276-2260-11000

FIELDWORK COMPLETED: 1/6/2025 & 1/10/2025

vierbicher planners engineers advisors		Job #: 240772	SURVEYED FOR: Matheus De Matos Maplewood Communities 6111 Broken Sound Parkway NW, Suite 200 Boca Raton, FL 33487	SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468	SHEET 1 OF 3
		Date: 01/09/2025			
		Rev:			
		Drafted By: mlon Checked By: sdis			

©Vierbicher Associates, Inc.
by: mlon
R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\240772 - 2024-12-24 1 Lot CSW.dwg
09 Jan 2025 - 1:42p

CERTIFIED SURVEY MAP No. _____
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, 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 Matheus De Matos, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southwest Quarter of the Northwest Quarter of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, containing 16.13 acres of land and described as follows:

Legal Description
Part of the Southwest Quarter of the Northwest Quarter of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, described as follows

Commencing at a found Brass Cap in Concrete at the West Quarter Corner of said Section 12, T12N, R4E;
Thence, N00°10'26"E, along the west line of the said Northwest Quarter of Section 12, T12N, R4E and the east line of said Lot 2 of Sauk County Certified Survey Map No. 1965 and the east of Lot 82A of Sauk County Certified Survey Map No. 6307, 509.75 feet, to a set 3/4" diameter iron rod and the Point of Beginning (P.O.B.) of this description;

Thence, N00°10'26"E, continuing along the said west line of the Northwest Quarter of Section 12, T12N, R4E, the east Lot 82A, 81 and 82 of Sauk County Certified Survey Map No. 6307 and the east line of Lots 83 and 84 of Second Addition to Eastridge Estates, 784.71 feet to a set 3/4" diameter iron rod at the northeast corner thereof and the south right-of-way line of Huntington Park Drive;
Thence, N89°31'37"E, along the said south right-of-way line of Huntington Park Drive, 690.18 feet, to a set 3/4" diameter iron rod;
Thence, S12°20'17"E, 122.64 feet, to a set 3/4" diameter iron rod;
Thence, N89°32'18"E, 135.33 feet, to a set 3/4" diameter iron rod;
Thence, S00°34'28"E, 798.13 feet, to a set 3/4" diameter iron rod at the north line of Lot 1 of Sauk County Certified Survey Map No. 924;
Thence, S89°41'30"W, along the north line of said Lot 1 of Sauk County Certified Survey Map No. 924, 350.03 feet, to a found 3/4" diameter iron rod at the northwest corner thereof;
Thence, S02°24'22"E, along the west line of said Lot 1 of Sauk County Certified Survey Map No. 924, 89.44 feet, to a found 3/4" diameter iron rod;
Thence, S87°51'01"W, along the north line of said Lot 1 of Sauk County Certified Survey Map No. 924, 14.85 feet, to a found 3/4" diameter iron rod at the northwest corner thereof;
Thence, N00°03'51"E, 223.09 feet, to a found 3/4" diameter iron rod;
Thence, S89°26'30"W, 500.74 feet, returning to the Point of Beginning

Certified Survey Map contains 16.13 Acres, 702,579 Sq. Ft., and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date



©Vierbicher Associates, Inc. by: mlon R:\Maplewood Communities\240772 - Reedsburg Courtyards\CADD\240772 - 2024-12-24 1 Lot CSM.dwg 09 Jan 2025 - 1:41p

CERTIFIED SURVEY MAP No. _____
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE
Maplewood Communities, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.
IN WITNESS WHEREOF, the said Maplewood Communities. has caused these presents to be signed by its corporate officer on this _____ day of _____, 2025.

Matheus De Matos
Maplewood Communities

State of Wisconsin)
)ss.
County of Sauk)

Personally came before me this _____ day of _____, 2025, the above named Matheus De Matos, 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, Maplewood Communities, owner, is hereby approved by the City of Reedsburg Common Council.

Dave G. Estes, Mayor
Date

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

Jacob Crosetto, Clerk/Treasurer
Date

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025, at _____ o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Brent Bailey, Sauk County Register of Deeds



Plan Commission

DATE OF MEETING: January 14, 2025

APPLICANT: Matt Muchow, Vierbicher

LOCATION: Courtyards Mobile Home Park; 276-2260-11000

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Resolution 4567-25 to divide property into three lots.

General Findings

SURROUNDING LAND USES:

- North – School
- West – Residential
- South – Commercial
- East – Residential

ZONING:

- North – Government
- West – R-2 Residential
- South – B-2 Business
- East – R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: N Wengel & Huntington Park Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: High density residential

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. January 14, 2025, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

RESOLUTION
(CSM – Courtyards MHC – Parcel 276-2260-11000)

File No. 4568-25

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 27th day of January 2025, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of January 2025.

Jacob Crosetto
City Clerk