

City Plan Commission Agenda
January 13, 2026
Reedsburg City Hall Council Chambers
6:00 PM

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, 2025:

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 Resolution 4586-26 for Certified Survey Map to divide parcel into two lots – Aaron Shirek, Faith Christian Church – E7056A E Reedsburg Rd – 030-0020-20000
- B. Recommend noxious weed ordinance § 402-3(F)
- C. Discuss Junk and Junk Vehicle ordinances § 402-3(K) and § 402-3(L)

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, 2025



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

Present: Alder Sonny Hyde, Steve Zibell, Beth DeForge, Derek Horkan

Absent: Alder Missy Frenz, Dan DeBaets

Staff: Brian Duvalle

Approval of Plan Commission Minutes: Motion by Hyde, seconded by DeForge to approve the 10/14/25 meeting minutes.

Motion approved

Consider Conditional Use Permit to allow RV sales in the I-3 Industrial Park zone under §690 Attachment 3 – 1115 Commercial Ave; parcel #276-1699-30000 – Vintage Camper Restoration, LLC

Steve & Clayton Prouty discussed their retail and restoration business, which could include 4-8 retail sales er year. They could also possibly franchise that portion in the future. The REDC recommends approval.

Motion by Horkan, seconded by Zibell to approve the conditional use as presented.

Motion approved

Consider Ordinance No. 1980-26 to rezone 821 Lucky Street as Government and 875 Lucky Street as I-1 Light Industrial.

Motion by Hyde, seconded by DeForge to recommend approval to Council as presented.

Motion approved

Discuss noxious weed ordinance § 402-3(F)

Discuss Junk and Junk Vehicle ordinances § 402-3(K) and § 402-3(L)

Discussion was held on streamlining these processes, such as fewer notification days and door knockers. An option away from the use of citations is being considered as a better option to gain compliance, such as hiring a contractor at property owner's expense. Buckner and Duvalle will provide a draft at a future meeting.

Motion by Zibell, seconded by DeForge to adjourn at 6:15 PM.

Motion approved

Respectfully submitted,
Brian Duvalle, Planner/Building Inspector

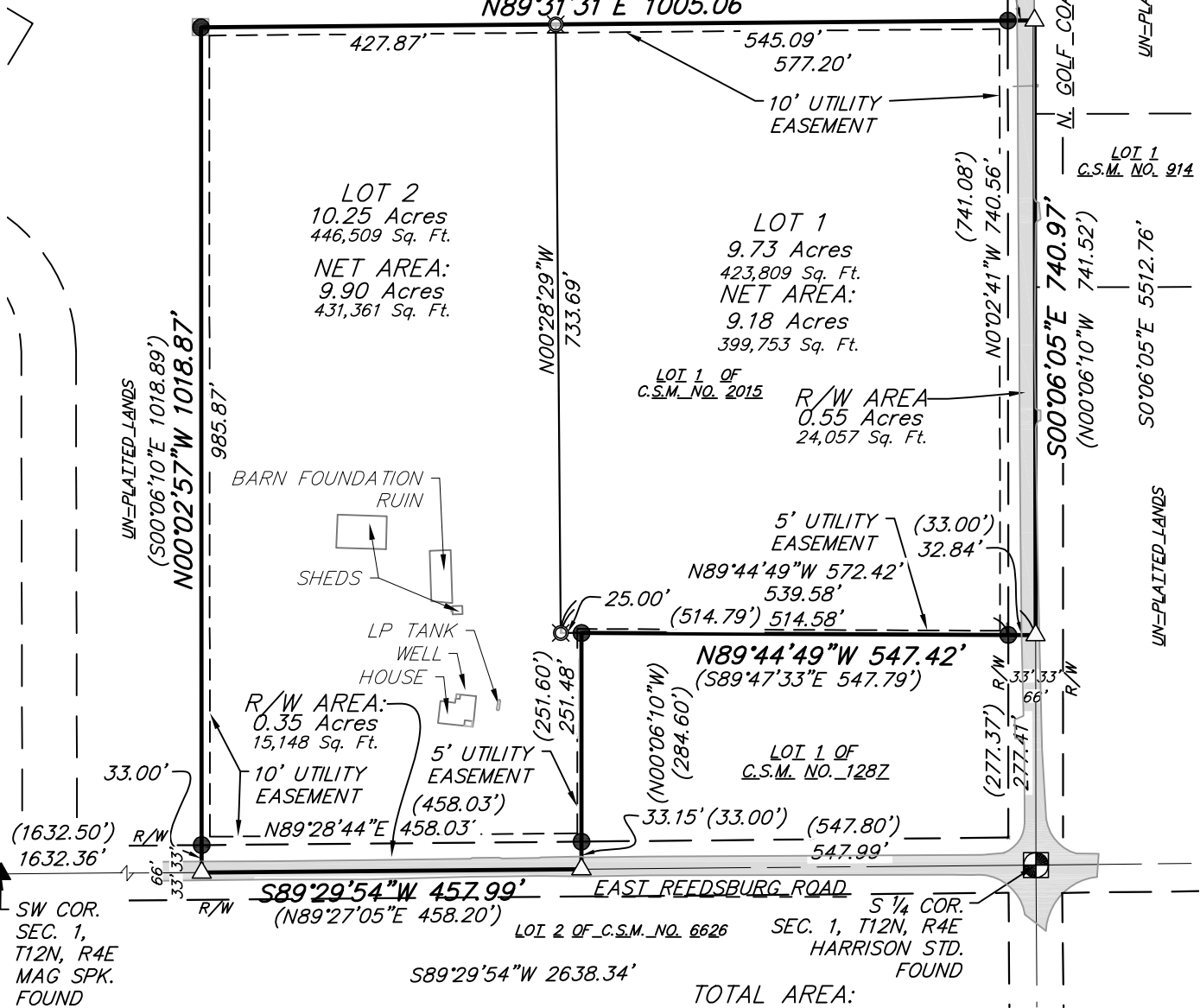
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CERTIFIED SURVEY MAP No.

LOT 1 OF CERTIFIED SURVEY MAP NO. 2015 RECORDED AS DOCUMENT NO. 516091, IN VOLUME 8, PAGES 2015-2015A OF SAUK COUNTY CERTIFIED SURVEY MAPS, ALL LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN



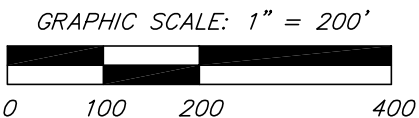
N 1/4 COR.
SEC. 1, T12N, R4E
HARRISON STD.
FOUND



- SURVEYOR'S NOTES**
1. See sheet 3 of 3 for approval certificates.
2. See sheet 2 of 3 for Surveyor's Certificate and Register of Deeds Certificate.

- SURVEY LEGEND**
- FOUND PUBLIC LAND CORNER AS NOTED
- 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 MEASUREMENTS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SAUK COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 01, T12N, R4E BEARS S89°29'54"W



TAX PARCEL: 030-0020-20000
FIELDWORK COMPLETED: 12/1/2025

05 Jan 2026 - 12:14p R:\Faith Christian Church\251061 - Reedsburg\CADD\251061 - 2 Lot CSM.dwg by: mlm

vierbicher
planners | engineers | advisors



Job #: 251061
Date: 12/15/2025
Rev: MM/DD/YYYY
Drafted By: KGER
Checked By: ROET

SURVEYED FOR:
Aaron Shirek
Faith Christian Church
N4691 US Hwy 12 & 16
Mauston, WI 53948

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

SHEET 1 OF 3

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CERTIFIED SURVEY MAP No. _____

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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 Town of Reedsburg, and under the direction of Faith Christian Church, 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 Southeast Quarter of the Southwest Quarter 1/4 of Section 1, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin, containing 19.98 acres of land (870,314 Sq. Ft.) and described as follows:

Lot 1 of Certified Survey Map No. 2015 recorded as Document No. 516091, in Volume 8 , Pages 2015-2015a of Sauk County Certified Survey Maps, all located in the Southeast Quarter of the Southwest Quarter of Section 1, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin

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



REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,

at _____ o'clock _____m. and recorded in Volume _____ of Certified

Survey Maps on pages _____, as Doc. No. _____.

Brent Bailey,
Sauk County Register of Deeds

05 Jan 2026 - 12:09p R:\Faith Christian Church\251061 - Reedsburg\CADD\251061 - 2 Lot CSM.dwg by: mlon

vierbicher
planners | engineers | advisors



Job #: 251061
Date: 12/15/2025
Rev: MM/DD/YYYY
Drafted By: KGER
Checked By: ROET

SURVEYED FOR:
Aaron Shirek
Faith Christian Church
N4691 US Hwy 12 & 16
Mauston, WI 53948

SURVEYED BY:
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201 E Main St
Suite 100
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(608) 524-6468

**SHEET
2 OF 3**

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TOWN OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Sharon J. Johnston, owner, is hereby approved by the Town of Reedsburg Board.

Chad Allen, Town Board Chair Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Reedsburg Board of the Town of Reedsburg.

Rebecca Meyer, Town Clerk Date

CITY OF REEDSBURG EXTRATERRITORIAL APPROVAL CERTIFICATE

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Sharon J. Johnston, owner, is hereby approved by the City of Reedsburg Common Council.

Dave G. Estes Date

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

Jacob Crosetto, City of Reedsburg Clerk Date

SAUK COUNTY DEPARTMENT OF LAND RESOURCES AND ENVIRONMENT

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Sharon J. Johnston,, owner, is hereby approved by the Sauk County Department of Land Resources and Environment.

Date

Printed Name

OWNER'S CERTIFICATE

I, Sharon J. Johnston, as owner, do hereby certify that We caused the land described on this Certified Survey Map to be surveyed, divided, mapped as represented on the map hereon.

Sharon J. Johnston, Owner Date

Mortgager Date

Printed Name and Institution

State of Wisconsin)
)ss.
County of Sauk)

Personally came before me this _____ day of _____, 2025, the above named Sharon J. Johnston, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____



R:\Faith Christian Church\251061 - Reedsburg\CADD\251061 - 2 Lot CSM.dwg by: mlm 05 Jan 2026 - 11:44a

vierbicher
planners | engineers | advisors



Job #: 251061
Date: 12/15/2025
Rev: MM/DD/YYYY
Drafted By: KGER
Checked By: ROET

SURVEYED FOR:
Aaron Shirek
Faith Christian Church
N4691 US Hwy 12 & 16
Mauston, WI 53948

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

**SHEET
3 OF 3**

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: Aaron Shirek, Faith Christian Church

ADDRESS: N4091 US Hwy 12+10 **CITY:** Mauston **STATE:** WI

ZIP: 53948 **PHONE:** 608-350-9083 **PARCEL #:** 030-0020-20000

E-MAIL: aaronc@faithchristianwi.com

PROPERTY OWNER: (if different from Applicant) Sharon Johnston

LOCATION: (if different from address above) N of E Reedsburg Rd + W of Golf Course Rd

LAND USE REQUEST

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

Certified Survey Map (CSM): 2 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: _____

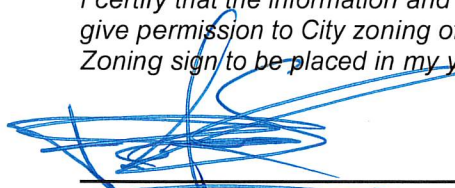
Zoning Variance: _____

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

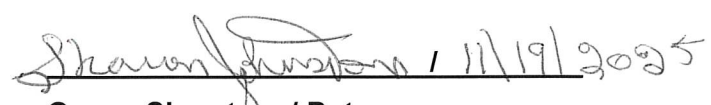
Other or Annexation: _____

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.

 11-19-25

Applicant Signature / Date

 11/19/2025

Owner Signature / Date

Account #10-461500-00

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

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

Plan Commission

DATE OF MEETING: January 13, 2026

APPLICANT: Aaron Shirek, Faith Christian Church

LOCATION: E7056A E Reedsburg Rd – 030-0020-20000

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to divide parcel into two lots.

General Findings

SURROUNDING LAND USES:

- North – Ag
- West – Ag; residential
- South – Ag; residential
- East – Ag

ZONING:

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

TOPOGRAPHY: Slopes down to north and east

STREET R.O.W./TRAFFIC/ACCESS: E Reedsburg Rd & N Golf Course Rd; 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. January 13, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

***The Town of Reedsburg is reviewing on 1/12, so I won't have their recommendation until our meeting.**

RESOLUTION
(CSM – E7056A E. Reedsburg Rd – Parcel 030-0020-20000)

File No. 4586-26

Resolved, that this Certified Survey located in the Town 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 26th day of January 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 26th day of January 2026.

Jacob Crosetto
City Clerk

ORDINANCE NO. 19XX-26
(Nuisance Grass & Weeds amendment)

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

SECTION I: PURPOSE.

Amend § 402-3(F) of the nuisance ordinance relating to enforcement process of grass & weed violations.

SECTION II: PROVISION AMENDED.

§ 402-3 Public nuisances affecting health.

F. **Unightly Growth and Foliage.** **Unightly growth and foliage means:** noxious weeds as defined by Wis. Stat. § 66.0407, grass over 6” in height, rank growth of vegetation, or the accumulation of unsightly weeds. The Weed Commissioner shall determine when such unsightly growth and foliage of any nature is detrimental to the appearance, neatness, or cleanliness of a neighborhood and shall notify the owner of said property:

(1) In writing, that the accumulation of such unsightly growth and foliage is in violation of this chapter and give said owner 10 days within which to cut said accumulation of unsightly growth and foliage, or

(2) By placing door hanger on the primary structure, that the accumulation of such unsightly growth and foliage is in violation of this chapter and give said owner 5 days within which to cut said accumulation of unsightly growth and foliage.

If at the expiration of said 5 or 10 days said owner has not complied with said order to cut such **unsightly growth and foliage**, then the Weed Commissioner can direct the proper authorities within the government of the City of Reedsburg to cut such unsightly growth and foliage, **send and invoice to the property owner**, ~~and notify the property owner of the same~~ and add the cost of said cutting of weeds **and administration** to the tax roll if the same is not paid for ~~in cash~~ **by October 31.**

SECTION III: VALIDITY.

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

SECTION IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 402.

Dated this 23rd day of February, 2026.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

January 26, 2026

Public Hearing Noticed:

February 5 & 12, 2026

2nd Reading at Council/Public Hearing:

February 23, 2026

Published, Enactment Date:

March 5, 2026