

City Plan Commission Agenda
February 10, 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 JANUARY 13, 2026:

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 annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; Parcel #s 3180 & 3202 - Sauk County Land Resources & Environment Dept.
- B. Consider Certified Survey Map to divide parcel into two – E5455 Old Ironton Rd; 030-0244-20000 – Shaun Haag & Jamie Haag
- C. Consider Certified Survey Map to divide two existing parcels into four – 116 S Walnut St, 134 S Walnut St, 144 S Walnut St, 148 S Walnut St; 276-1000-00000 & 276-1001-00000 – Steve Alt, Team Engineering Inc.
- D. Consider sign permit for a new electronic sign that would alter the existing ground sign in R-1 zone under §690-104 – 300 N Locust St; 276-0843-00000 – St. Peter’s Lutheran Church
- E. Consider Certified Survey Map to divide two existing parcels & duplexes into four with a zero-lot line – 2442 Russell Ct, 2444 Russell Ct, 2452 Russell Ct, 2454 Russell Ct; 276-2760-00000 & 276-2759-00000– LP, LLC
- F. Recommend ORD 1984-26 amending Subdivision of Land ordinance § 674-3 to allow additional lot splits for certified survey maps.
- G. Recommend ORD 1985-26 amending Nuisance ordinance § 402-3(K) and § 402-3(L) for Junk and Junk Vehicles.

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
January 13, 2026



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 Duvall

Approval of Plan Commission Minutes: Motion by Hyde, seconded by Horkan to approve the 12/9/25 meeting minutes.

Motion approved

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

This was recommended by the Town of Reedsburg on 1/12/26.

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

Motion approved

Recommend noxious weed ordinance § 402-3(F)

Motion by Horkan, seconded by Frenz to recommend approval to Council as presented.

Motion approved

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

Duvall and Buckner are still working on, including court processes. No action taken.

Motion by Horkan, seconded by Frenz to adjourn at 6:09 PM.

Motion approved

Respectfully submitted,
Brian Duvall, Planner/Building Inspector

Staff Report

DATE OF MEETING: 2/10/26

APPLICANT: Sauk County Land Resources and Environment

LOCATION: 1040 Clark St; parcel #s 3180 & 3202

ZONING: R-2 Residential

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Annual CUP for farming on residential-zoned properties.

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Agricultural
- South – SCHCC
- East – Duplexes, Church

ZONING:

- North- R-2 Residential
- West- Agricultural
- South- R-2 Residential / Government
- East- R-3 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Clark St

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: High-density Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Approval conditions:

1. Type of crop
2. No. of harvests
3. Neighbor notification
4. Curb maintenance
5. Hours of operation
6. Any exempt lots
7. Setbacks
8. Time limit to remove crop
9. Crop height

20205 Approval:

1. Hours of operation 7am-9pm
2. Remove crops by December 1, 2025
3. Notify neighbors 24 hours prior in person or with door hangers for
4. spraying or harvesting
5. Maintain/trim along curbs
6. 5' setback along adjacent lots
7. Winter wheat and cover crop

Staff Comments: See attached email regarding neighboring church property.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 10, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

From: [Melissa Schlupp](#)
To: [Brian Duvall](#)
Subject: RE: Ag CUP
Date: Friday, January 30, 2026 12:35:39 PM
Attachments: [image003.png](#)

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

Thanks for letting me know. I thought we had something in our lease agreement that said they could only access the fields from Clark Street but I'm not seeing that now. I will be sure to add that into the next lease.



Melissa Schlupp
Land Resources & Environment | Deputy Director
Phone: (608) 355-4838 | Fax: (608) 355-3292
Email: melissa.schlupp@saukcountywi.gov
Address: 505 Broadway, Baraboo, WI 53913

NOTICE: This e-mail and any attachments may contain confidential information. Use and further disclosure of the information by the recipient must be consistent with applicable laws, regulations and agreements. If you received this e-mail in error, please notify the sender; delete the e-mail; and do not use, disclose or store the information it contains.

From: Brian Duvall <bduvalle@reedsburgwi.gov>
Sent: Friday, January 30, 2026 7:54 AM
To: Melissa Schlupp <Melissa.Schlupp@saukcountywi.gov>
Subject: Ag CUP

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Morning Melissa,
Regarding your application for farming by the Health Care Center.

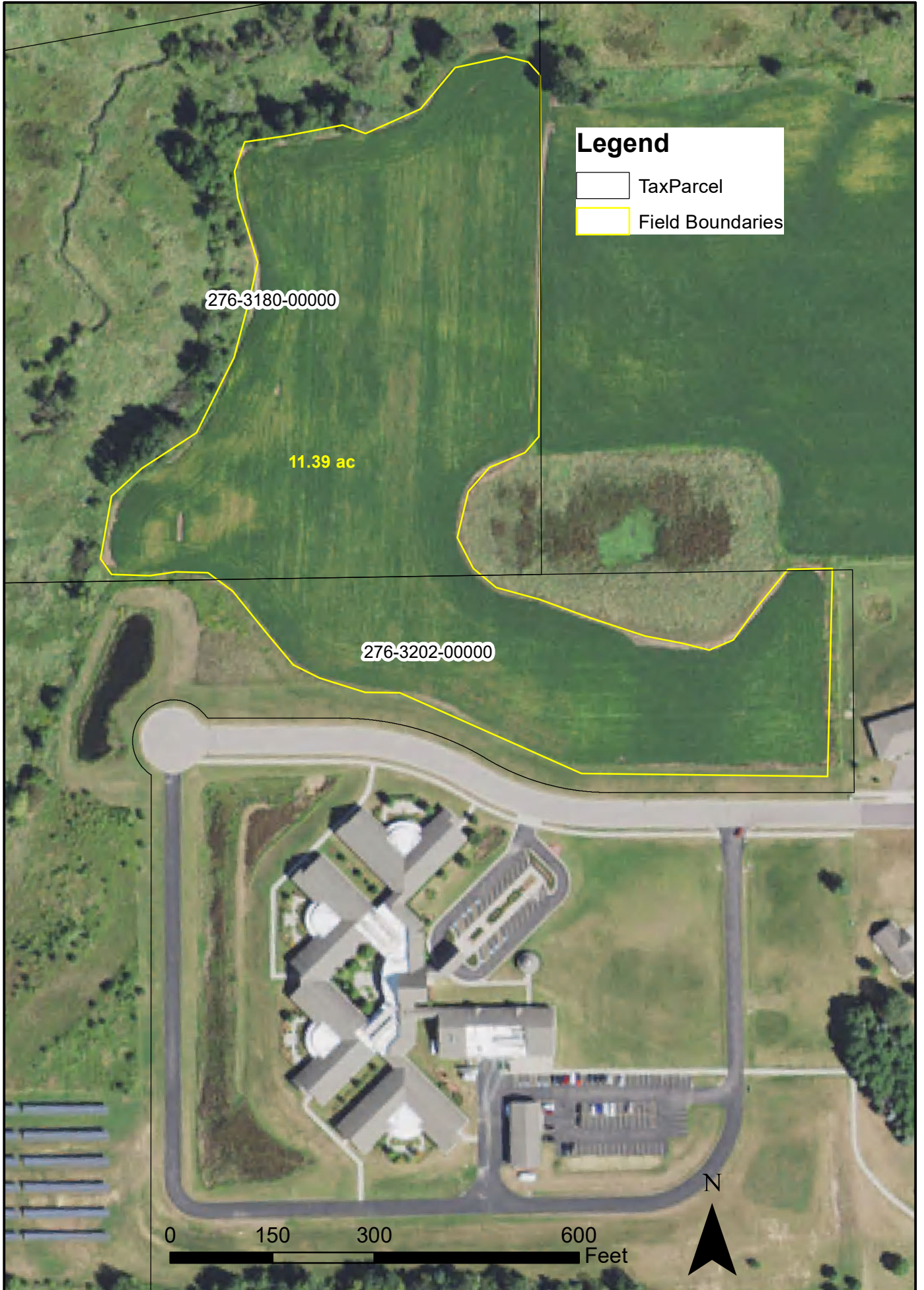
I received a complaint from Five Solas Church (highlighted).
They said that in the past, tractors come in from City View Dr and drive over their lot to get to the field.
This caused ruts which made mowing their grass more difficult.
They requested the tractor enter from a different route.

So just to give you a heads up that avoiding their property will probably be a condition of the approval.

Please let me know if you have any questions, thanks



Brian Duvalle, AICP, CFM
Planner/Building Inspector #040800008 - UDC
134 S. Locust St
Reedsburg, WI 53959
608-768-3354



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.

Please provide more information *

Planting and harvesting of crops. Operations will occur between 7am-9pm. Crops

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.

Please provide more information *

A 5' setback along adjacent lots will be maintained. Operator will notify neighbors

C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

Please provide more information *

Maintain/trim along curbs. No other utilities are present.

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.

Please provide more informatoin *

Fields are no tilled leaving all crop residues after harvest.

B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

Please provide more information *

Any runoff that occurs is directed to the riparian area to the NW, a storm water re

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: Shawn Haag and Jamie Haag

ADDRESS: E5455 Old Trenton Road **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-547-9224 **PARCEL #:** 030-0244-20000

E-MAIL: asr.surveying@gmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) _____

LAND USE REQUEST

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

Certified Survey Map (CSM): (2) Lot Certified Survey Map in E.T.

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 to place a temporary Zoning sign to be placed in my yard prior to the meeting.

1

Applicant Signature / Date

Shawn Haag 1-16-26

Owner Signature / Date

Jamie R. Haag 1-16-2026

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	<u>175</u>
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		<u>1-19-2026</u>
Receipt #		<u>1.000053227</u>

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

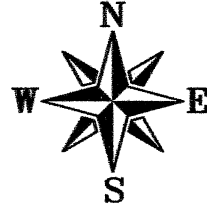
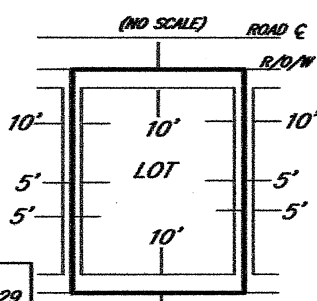
BEING DESCRIBED AS LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 5029 RECORDED AS DOCUMENT NUMBER 841315; LOCATED IN THE NE1/4-NW1/4 OF SECTION 8, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN.

ZONED: E.T.

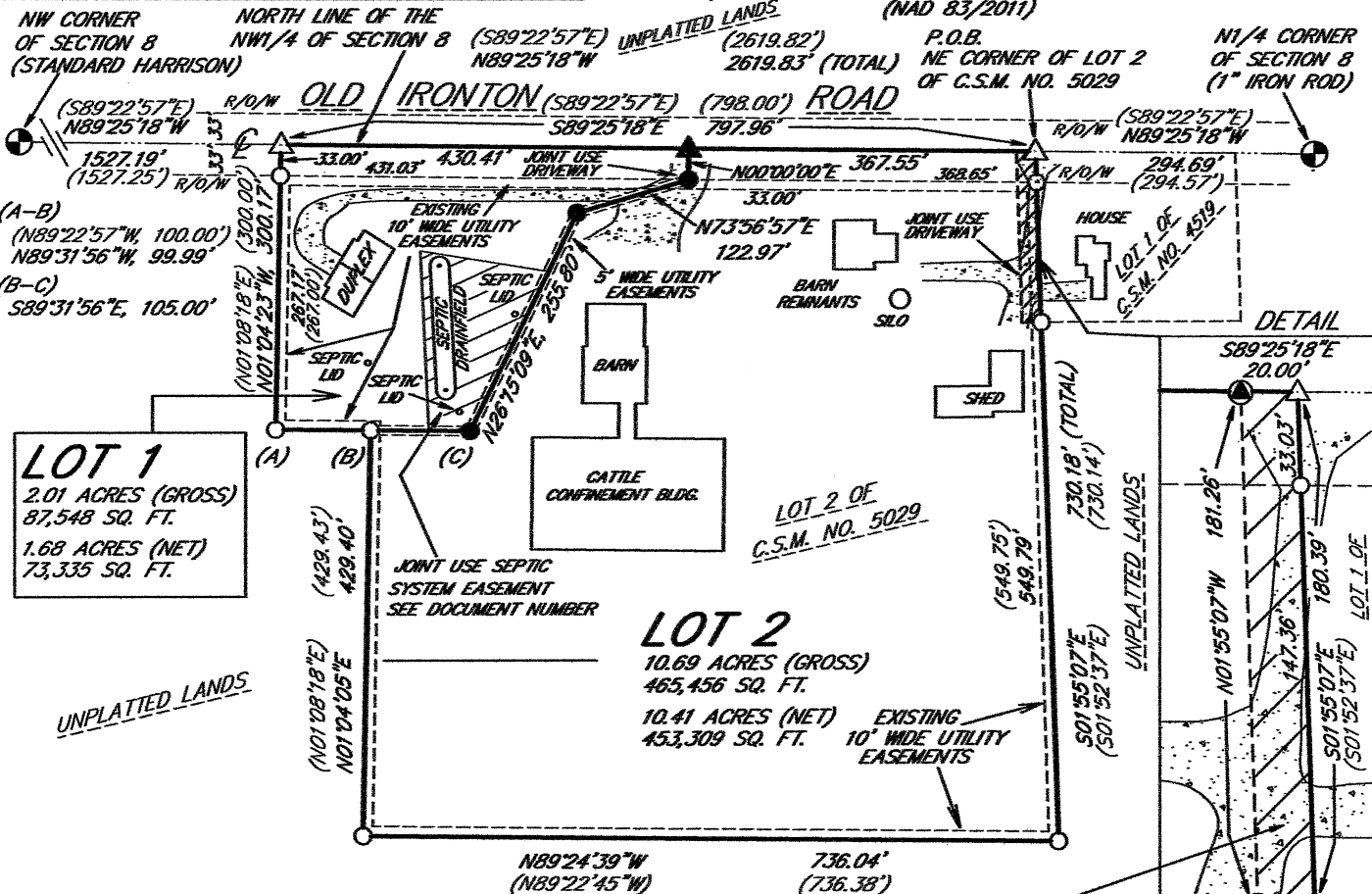
UTILITY EASEMENTS

THE LOTS BEING CREATED ON THIS C.S.M. WILL HAVE UTILITY EASEMENTS AS DEDICATED AND SHOWN. THE UTILITY EASEMENTS SHOWN ON THIS CERTIFIED SURVEY MAP ARE BEING DEDICATED BY THIS INSTRUMENT AND ARE GRANTED TO THE CITY OF REEDSBURG AS HOLDER AND BENEFICIARY.

NOTE: SOME OF THE UTILITY EASEMENTS SHOWN HAVE BEEN PREVIOUSLY DEDICATED. SEE C.S.M. NUMBERS 4519 & 5029.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW1/4 OF SECTION 8, ASSUMED TO BEAR S89°25'18"E USING THE SAUK COUNTY COORDINATE SYSTEM. (NAD 83/2011)



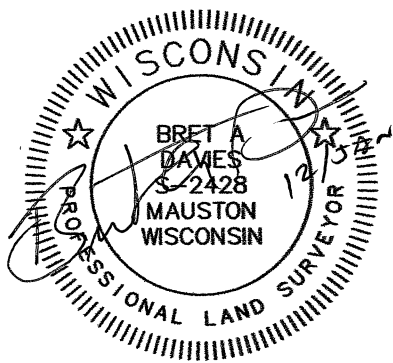
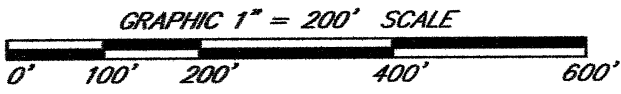
LOT 1
2.01 ACRES (GROSS)
87,548 SQ. FT.
1.68 ACRES (NET)
73,335 SQ. FT.

LOT 2
10.69 ACRES (GROSS)
465,456 SQ. FT.
10.41 ACRES (NET)
453,309 SQ. FT.

PREPARED FOR:
SHAUN D. HAAG AND
JAMIE R. HAAG
E5455 OLD IRONTON ROAD
REEDSBURG, WI 53959

LEGEND

- SECTION CORNER MONUMENT FOUND AS NOTED (ALL TIES FOUND AND VERIFIED)
- 0.75" X 18" REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT
- 0.75" REBAR FOUND
- ▲ P.K. NAIL SET
- △ P.K. NAIL FOUND
- COMPUTED POSITION
- (REC) RECORDED DATA



— FIELD WORK COMPLETED
DECEMBER 04, 2025
ASR SURVEYING LLC
BRET A. DAVIES, P.L.S. NO. 2428

THROUGH WIS. STAT. 823.08, THE WISCONSIN LEGISLATURE HAS ADOPTED A RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO NEARBY PRE-EXISTING AGRICULTURAL PRACTICES. ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND ARE PLANNED TO CONTINUE ON LANDS IN THE VICINITY OF THIS C.S.M. THESE ACTIVE AGRICULTURAL OPERATIONS MAY PRODUCE NOISES, ODORS, DUST, MACHINERY TRAFFIC OR OTHER CONDITIONS DURING DAYTIME AND EVENING HOURS.

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

ASR SURVEYING LLC

N 2169 SHINKLE HILL RD.
MAUSTON WI. 53948
608-847-5237
PROJECT # 25308

BEING DESCRIBED AS LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 5029 RECORDED AS DOCUMENT NUMBER 841315; LOCATED IN THE NE1/4-NW1/4 OF SECTION 8, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, BRET A. DAVIES, Professional Land Surveyor, hereby certify;

That I have surveyed, divided and mapped a parcel of land being described as Lot 2 of Sauk County Certified Survey Map Number 5029 recorded as document number 841315; located in the NE1/4-NW1/4 of Section 8, T12N., R4E., Town of Reedsburg, Sauk County, Wisconsin, Bounded by the following described line;

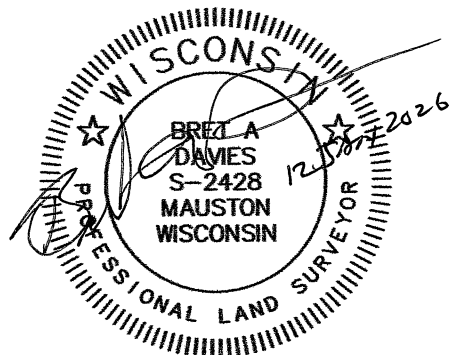
Commencing at the North 1/4 of Section 8; thence N89°25'18"W, 294.69 feet along the North line of the Northwest 1/4 of Section 8 to the Northeast corner of Lot 2 of Sauk County Certified Survey Map Number 5029, said point being the point of beginning; thence S01°55'07"E, 730.18 feet along the Easterly line of the aforesaid Lot 2 to the Southeast corner thereof; thence N89°24'39"W, 736.04 feet along a Southerly line of the aforesaid Lot 2 to the Southwest corner thereof; thence N01°04'05"E, 429.40 feet along a Westerly line of the aforesaid Lot 2; thence N89°31'56"W, 99.99 feet along a Southerly line of the aforesaid Lot 2 to a Westerly corner thereof; thence N01°04'23"W, 300.17 feet along a Westerly line of the aforesaid Lot 2 to the Northwest corner thereof; thence S89°25'18"E, 797.96 feet along the Northerly line of the aforesaid Lot 2 to the point of beginning.

Said parcel contains 12.70 acres, more or less, and is subject to the utility easements as previously dedicated per Sauk County Certified Survey Map Numbers 4519 and 5029. Said parcel is also subject to all other utility easements of record and the new utility easements being dedicated on this instrument. Said parcel is also subject to a joint use access easement and a joint use septic system easement, said septic system easement being further described on document number _____.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, the Town of Reedsburg, the City of Reedsburg and the Sauk County Land Division and Subdivision Regulations. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of Shaun D. Haag and Jamie R. Haag, E5455 Old Ironton Road, Reedsburg, WI 53959, owners of said lands.



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

BEING DESCRIBED AS LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 5029 RECORDED AS DOCUMENT NUMBER 841315; LOCATED IN THE NE1/4-NW1/4 OF SECTION 8, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN.

Soil Certificate

Lots 1 and 2 of this Certified Survey Map share an existing septic mound system. See Document Number _____.

Reedsburg Town Board Approval

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Reedsburg Town Board and made effective this 12th day of January, 2026.

[Signature]
Town Board Chairperson

City of Reedsburg Approval

Resolved, that this Certified Survey located in the Town of Reedsburg be and is hereby approved.

Date _____

Approved _____
City of Reedsburg Mayor



Date _____

Approved _____
City of Reedsburg Clerk

Sauk County Land Resources and Environment Department Approval

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved in compliance with Chapter 236 of the Wisconsin Statutes and the zoning requirements of the Sauk County Land Resources and Environment Department Subdivision Regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Land Resources and Environment Department and made effective this _____ day of _____, 2026.

Administrator

Owners Certificate of Dedication

Shaun D. Haag and Jamie R. Haag do hereby certify that they have caused the lands described on this Certified Survey Map to be surveyed, divided and dedicated as represented on this map. Shaun D. Haag and Jamie R. Haag do further certify that the Certified Survey is required by s.236.10 or s.236.12 to be submitted to the following for approval or rejection: The Township of Reedsburg, The City of Reedsburg and the Sauk County Land Resources and Environment Department.

[Signature]
Shaun D. Haag

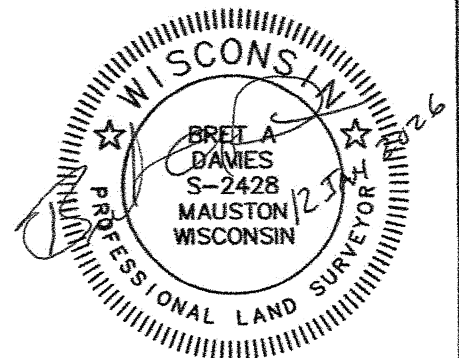
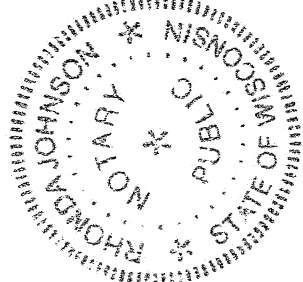
[Signature]
Jamie R. Haag

State of Wisconsin:
Sauk County:

Personally came before me this 16 day of Jan, 2026, Shaun D. Haag and Jamie R. Haag, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public: Sauk County, Wisconsin.

My commission expires 7-24-27



RESOLUTION
(CSM – E5455 Old Ironton Rd – Parcel 030-0244-20000)

File No. 4588-26

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 23rd day of February 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 23rd day of February 2026.

Jacob Crosetto
City Clerk

Plan Commission

DATE OF MEETING: February 17, 2026

APPLICANT: Shaun Haag & Jamie Haag

LOCATION: E5455 Old Ironton Rd; 030-0244-20000

PROPOSED LAND USE CHANGE: Certified Survey Map

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

General Findings

SURROUNDING LAND USES:

- North – Ag
- West – Ag
- South – Ag
- East – Ag

ZONING:

- North – Ag
- West – Ag
- South – Ag
- East – Ag

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Old Ironton 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. February 17, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

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: Steve ALT - TEAM ENGINEERING INC.

ADDRESS: 118 E. main st **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-712-2066 **PARCEL #:** 276-1001-00000 + 276-1000-00000

E-MAIL: Salt@teaminginc.com

PROPERTY OWNER: (if different from Applicant) Dixie E. FUSCH

LOCATION: (if different from address above) 116 S WALNUT ST, 134 S. WALNUT ST

144 S WALNUT ST, 148 S. WALNUT STREET
Reedsburg WI 53959

LAND USE REQUEST

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

Certified Survey Map (CSM): 4 lot CSM

Conditional Use Permit: _____

For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.

Preliminary Plat: _____ **Final Plat:** _____ **Name of Plat:** _____

Rezoning - From: _____ **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.

[Signature] 12-3-26

Applicant Signature / Date

[Signature] 1

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	<u>\$175</u>
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>2/3/2016</u>	
Receipt #	<u>1.00005331</u>	

CERTIFIED SURVEY MAP

No. _____

BEING LOT 25 AND PART OF LOT 24 OF BLOCK 20 OF MAP OF THE VILLAGE OF REEDSBURGH, NOW KNOWN AS CITY OF REEDSBURG, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

LEGEND

- SAUK COUNTY PLSS CORNER (MONUMENT AS NOTED)
- SET 3/4" X 24" IRON ROD w/CAP (WEIGHT = 1.50 LBS/FT)
- SET 1-5/32" BRASS MARKER
- FOUND 3/4" IRON ROD
- FOUND NAIL AT BUILDING CORNER
- FOUND 2" IRON PIPE
- FOUND CHISELED "X"
- () RECORDED AS

WEST 1/4 CORNER SECTION 10, T12N, R4E CHISELED X AND REFERENCE TIES FOUND & VERIFIED

EAST 1/4 CORNER SECTION 10, T12N, R4E COMPUTED LOCATION AND REFERENCE TIES FOUND & VERIFIED

- EXISTING RIGHT OF WAY
- EDGE OF TRAVELED WAY
- CENTERLINE OF RIGHT OF WAY

- WATER VALVE
- UTILITY PED
- LIGHT POLE
- EXISTING BUILDING

BEARINGS ARE REFERENCED TO THE EAST-WEST QUARTER LINE OF SECTION 10, T12N, R4E DETERMINED TO BEAR S89°36'45"E AS DERIVED FROM THE WISCONSIN COORDINATE REFERENCE SYSTEM, SAUK COUNTY, NAD 83 (2011).

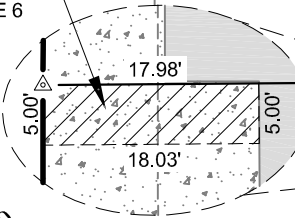
SCALE: 1" = 40'

MONUMENT SET S89°46'03"E, 0.50' OF CORNER, SEE SURVEY NOTE 4

A.L.T.A./N.S.P.S. SURVEY BY CHRIS W. ADAMS DATED AUGUST 18, 2021

WALNUT STREET

5' WIDE INGRESS/EGRESS EASEMENT, SEE SURVEY NOTE 6

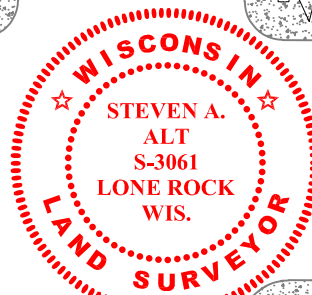


NE 1/4 - SW 1/4 SECTION 10

SEE SURVEY NOTES ON SHEET 3 OF 4 SHEETS

BUILDING ENCROACHES BY 0.38' (0.33')

SEE SURVEY NOTE 7



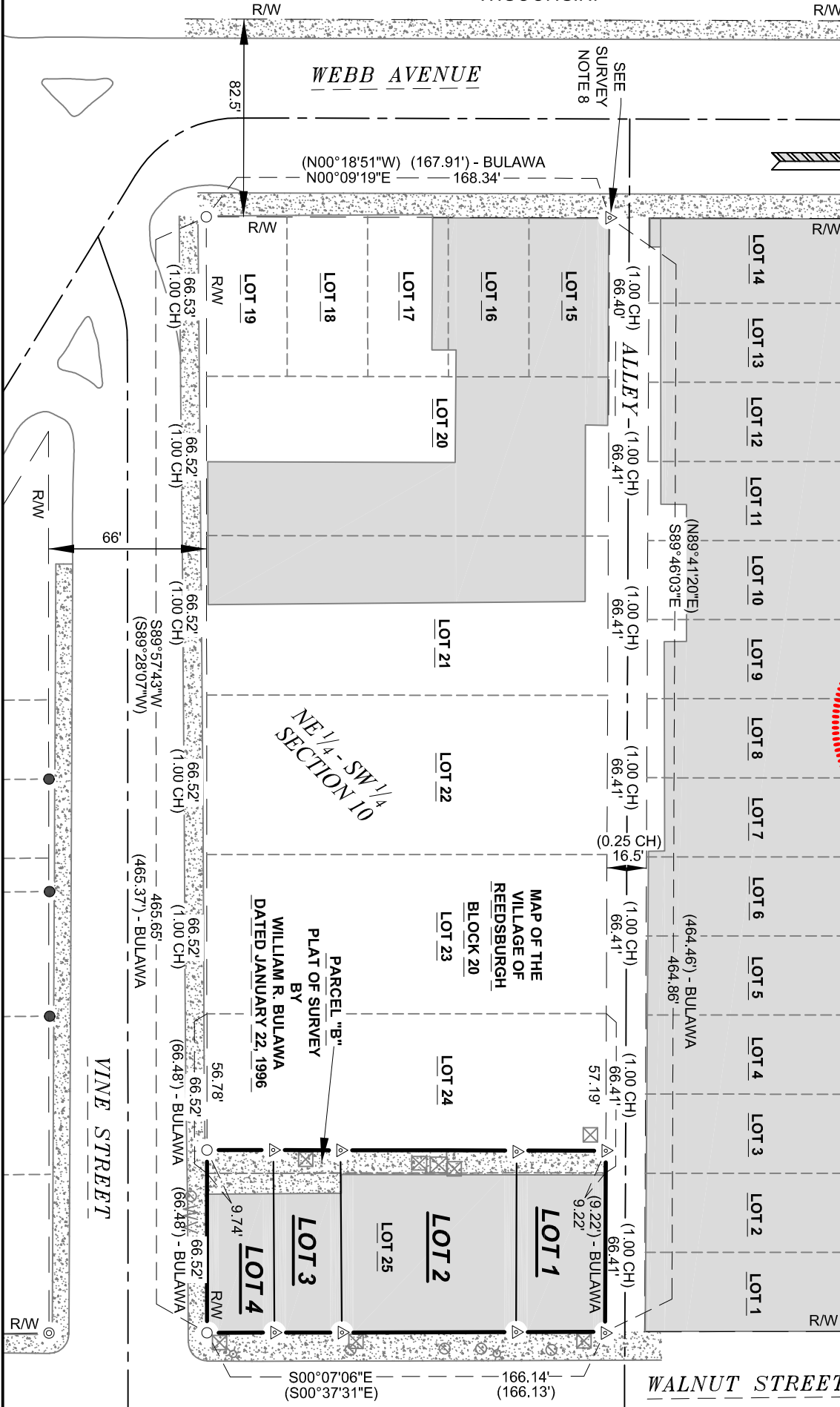
TEAM ENGINEERING
 Transportation | Environmental | Agricultural | Municipal
 and Land Surveying
 118 EAST MAIN STREET
 REEDSBURG, WI 53959
 PHONE: (608) 768-5075

PREPARED FOR: DIXIE E. FUSCH
 321 MODERN AVE
 REEDSBURG, WI 53959

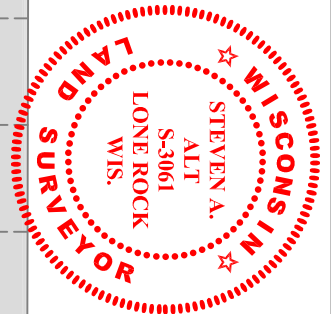
DRAWN BY: SAA
 CHECKED BY: POJ
 DATE: 1/28/2026
 SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING LOT 25 AND PART OF LOT 24 OF BLOCK 20 OF MAP OF THE VILLAGE OF REEDSBURGH, NOW KNOWN AS CITY OF REEDSBURG, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.



BLOCK 20 SUMMARY
(NOT TO SCALE)



SEE SURVEY NOTES ON
SHEET 3 OF 4 SHEETS

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

PREPARED FOR: DIXIE E. FUSCH
321 MODERN AVE
REEDSBURG, WI 53959

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 1/28/2026
SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING LOT 25 AND PART OF LOT 24 OF BLOCK 20 OF MAP OF THE VILLAGE OF REEDSBURGH, NOW KNOWN AS CITY OF REEDSBURG, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, 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 25 AND PART OF LOT 24 OF BLOCK 20 OF MAP OF THE VILLAGE OF REEDSBURGH, NOW KNOWN AS CITY OF REEDSBURG, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10;
THENCE S89°36'45"E, 1512.80 FEET ALONG THE EAST - WEST QUARTER LINE OF SAID SECTION 10;
THENCE S00°23'15"W, 143.68 FEET TO THE SOUTH RIGHT OF WAY OF THE ALLEY OF BLOCK 20 OF MAP OF THE VILLAGE OF REEDSBURGH AND THE POINT OF BEGINNING.

THENCE S89°46'03"E, 75.63 FEET ALONG SAID SOUTH RIGHT OF WAY TO THE NORTHEAST CORNER OF LOT 25 OF SAID BLOCK 20;
THENCE S00°07'06"E, 166.14 FEET ALONG THE EAST LINE OF SAID LOT 25 TO THE SOUTHEAST CORNER THEREOF;
THENCE S89°57'43"W, 76.26 FEET ALONG THE NORTH RIGHT OF WAY OF VINE STREET;
THENCE N00°05'57"E, 166.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.29 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF DIXIE E. FUSCH, 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 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 28TH DAY OF JANUARY, 2026.

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 VINE ST AND WALNUT ST ARE BASED ON FOUND MONUMENTATION.
3. SURVEY FIELD WORK WAS PERFORMED ON 1-8-26.
4. CORNER IS N21°39'17"E, 0.23' OF THE BUILDING CORNER, AN OFFSET MONUMENT WAS SET FOR THIS CORNER. THIS WAS RECORDED AS BEING 0.21' NORTH OF THE BUILDING CORNER.
5. A 10' WIDE UTILITY EASEMENT WILL BE DEDICATED IN ACCORDANCE WITH THIS CERTIFIED SURVEY MAP OF WHICH IS FROM THE NORTH RIGHT OF WAY OF VINE STREET TO THE SOUTH RIGHT OF WAY OF THE ALLEY OF BLOCK 20 OF MAP OF THE VILLAGE OF REEDSBURGH, NOW KNOWN AS CITY OF REEDSBURG AS SHOWN ON SHEET 1 OF 4 SHEETS.
6. A 5' WIDE INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF LOT 2 OF THIS CERTIFIED SURVEY MAP, FOR ACCESS TO THE EXISTING DOOR ENTRANCE, SHOWN IN DETAIL "A".
7. LOTS 1, 2, 3, AND 4 OF THIS CERTIFIED SURVEY MAP ARE SPLIT ACCORDING TO THE COMMON WALL OF THE EXISTING BUILDING(S). A CITY OF REEDSBURG ZERO LOT LINE COVENANT WILL BE RECORDED IN CONJUNCTION WITH THIS CERTIFIED SURVEY MAP.
8. AT THE NORTHWEST CORNER OF LOT 15, BULAWA STATED THIS CORNER WAS THE BUILDING CORNER, I CHOSE TO SPLIT THE ALLEY BETWEEN THE BUILDINGS AND SPLIT WEBB AVENUE BETWEEN BUILDINGS AND EDGE OF SIDEWALK. THIS KEEPS BUILDINGS OUTSIDE OF THE RIGHT OF WAY.



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

PREPARED FOR: DIXIE E. FUSCH
321 MODERN AVE
REEDSBURG, WI 53959

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 1/28/2026
SHEET 3 OF 4 SHEETS

CERTIFIED SURVEY MAP *no.* _____

BEING LOT 25 AND PART OF LOT 24 OF BLOCK 20 OF MAP OF THE VILLAGE OF REEDSBURGH, NOW KNOWN AS CITY OF REEDSBURG, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF REEDSBURG FOR APPROVAL.

DIXIE E. FUSCH - OWNER

STATE OF WISCONSIN)
)SS
COUNTY OF)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2026, THE ABOVE NAMED DIXIE E. FUSCH 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 CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE CITY OF REEDSBURG AND MADE EFFECTIVE ON THIS ____ DAY OF _____, 2026.

DAVID G. ESTES, MAYOR, CITY OF REEDSBURG

JACOB CROSETTO, CITY CLERK, CITY OF REEDSBURG



TEAM
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321 MODERN AVE
REEDSBURG, WI 53959

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 1/28/2026
SHEET 4 OF 4 SHEETS

RESOLUTION
(CSM – 116 S Walnut St, 134 S Walnut St –
Parcel 276-1000-00000 & 276-1001-00000)

File No. 4589-26

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 23rd day of February 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 23rd day of February 2026.

Jacob Crosetto
City Clerk

Plan Commission

DATE OF MEETING: February 17, 2026

APPLICANT: Steve Alt, Team Engineering Inc.

LOCATION: 116 S Walnut St, 134 S Walnut St, 144 S Walnut St, 148 S Walnut St; 276-1000-00000 & 276-1001-00000

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to divide two existing parcels into four.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial; parking lot
- South – Commercial
- East – Commercial

ZONING:

- North – B-1 Business
- West – B-1 Business; Government
- South – B-1 Business
- East – B-1 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Walnut St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial; Redevelopment

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. February 17, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

Plan Commission

DATE: February 10, 2026, 6:00PM

APPLICANT: St Peter's Lutheran Church

LOCATION: 300 N Locust St; parcel #276-0843-00000

ZONING: R-1 Residential

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider sign permit for a new electronic sign that would alter the existing ground sign.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential, Church
- South – Residential
- East – Residential

ZONING:

- North- R-1 Residential
- West- R-1 Residential
- South- R-1 Residential
- East- R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: N Locust & 3rd St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Institutional

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

§ 690-104 ELECTRONIC SIGNS.

- A. *Electronic signs are permitted in the B-2 District or otherwise as approved by the Plan Commission, subject to the following:*
 - 1. *Notice shall be given to parties of interest.*
 - 2. *The proposed electronic sign shall not create a substantially negative impact on other properties in the area.*
- B. *Electronic signs, or that portion of the overall sign, shall be a maximum 35 square feet or less, as permitted in this article, per zoning district; signs with an electronic component of just time and temperature are exempt from § 690-106.*
- C. *The spacing between electronic signs shall be a minimum 100 feet.*
- D. *Electronic signs may not be located in such a manner as to obscure, or otherwise physically interfere with the effectiveness of, an official traffic sign, signal or device; or obstruct or physically interfere with the driver's view of approaching, merging, or intersecting traffic.*
- E. *No message may be displayed for less than 1/2 of a second.*
- F. *No message may be repeated at intervals of less than two seconds.*
- G. *No traveling message may travel at a rate slower than 16 light columns per second or faster than 32 columns per second.*
- H. *The louver rotation time to change a message shall be one second or less and the time a message remains in a fixed position shall be six seconds or more.*
- I. *No variable-message sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility.*
- J. *Electronic signs may be used to advertise activities conducted on the property on which the signs are located, to promote on- or off-premises fund drives or events of civic, philanthropic, educational or religious organizations, or to present public service information.*

§ 690-102 Signage in residential districts.

- A. *One ground sign and one wall sign for public, charitable or religious institutions, not to exceed a combined total of 32 square feet in area.*

STAFF COMMENTS: We've approved three similar signs in the past. The only complaint was about Seventh Day Adventist's sign (too bright). But that sign is dimmable which resolved the issue.

An email from a neighbor is attached but refers to the bell ringing.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. February 10, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

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: St. Peter Lutheran Church

ADDRESS: 345 N. Pine St. CITY: Reedsburg STATE: WI

ZIP: 53959 PHONE: 524-4066 FAX: _____

E-MAIL: st.peters.reedsburg.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: Reedsburg, WI PARCEL #: 0843

LAND USE REQUEST

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

Certified Survey Map (CSM): _____

Conditional Use Permit: _____

For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.

Preliminary Plat: _____ Final Plat: _____ Name of Plat: _____

Rezoning - From: _____ To: _____

Site Plan Review: (See "B" on back page) _____

Zoning Appeal / Interpretation: _____

Zoning Variance: _____

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

Other: Worship Sign

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.

Donald McCueley, 1-23-2026

Applicant Signature / Date

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	_____
Zone Change \$200	_____
_____	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Site Plan Review 175	<u>175.00</u>
Comp Plan Amend \$200	_____
Date Paid	<u>1-23-26</u>
Receipt #	<u>1.000053254</u>

**ST. PETER'S
LUTHERAN CHURCH**

L.C.M.S.

SERVICES:

SAT 5:00P.M.

SUN 900 A.M.

**NO JESUS,
NO PEACE,
KNOW JESUS,
KNOW PEACE**

PASTOR PAUL CROLIUS

IN MEMORY OF
MR. B. KATZKE
DIED FEBRUARY 23, 1961



ZION EV.
LUTHERAN
CHURCH
L.C.M.S.

Come Worship the Lord
Sundays 9:00 am

Bible Study
Tues 1:00

For Spiritual Counsel Call
Vicar Shane Anderson (608) 432-9763
Rev. Tim Anderson (608) 495-0871

From: [Mike Rothwell](#)
To: [Brian Duvall](#)
Subject: St Peter's Sign Improvement Request
Date: Monday, February 2, 2026 1:59:53 PM

You don't often get email from rothwell.mike@yahoo.com. [Learn why this is important](#)

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

Hi Brian,

I am writing as a neighbor to St Peter's in favor of the upgrade to their existing sign as this will help St Peter's more effectively and efficiently communicate with the public.

I do have one request related to St Peter's is that they would observe "quiet hours" with the bell sounding off at the top and bottom of every hour all 24 hours of the day. I would suggest that the bells do not ring after the 10:00pm sounding and resume again at 6:00am. Having been a resident in this community for 30 years I know the former fire alarm has been changed to observe these quiet hours and this would fall in line with that ordinance.

I thank you for your consideration in this matter.
Have a great day,

Mike Rothwell
244 N Locust St
Reedsburg WI 53959
608-345-7876

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: S2037 Park Lane **CITY: Reedsburg **STATE:** WI**

ZIP: 53959 PHONE: 608-393-1881 PARCEL(s)

#:276-2760-00000 & 276-2759-00000

E- MAIL: pfaff.neil@gmail.com

PROPERTY OWNER: (if different from Applicant) **LP, LLC**

LOCATION: (if different from address above) _____

LAND USE REQUEST

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

Certified Survey Map (CSM): Lot 1, 2, 3 & 4 of CSM # XXXXX

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.

 _____
02/03/2026

LP, LLC - Member
 _____
02/03/2026

Applicant Signature / Date

Owner Signature / Date

**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.

CERTIFIED SURVEY MAP No.

LOT 18 & LOT 19, 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



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- FOUND 1-1/4" Ø IRON ROD
- SET 3/4" Ø x 18" IRON ROD 1.50 Lb./Ft.

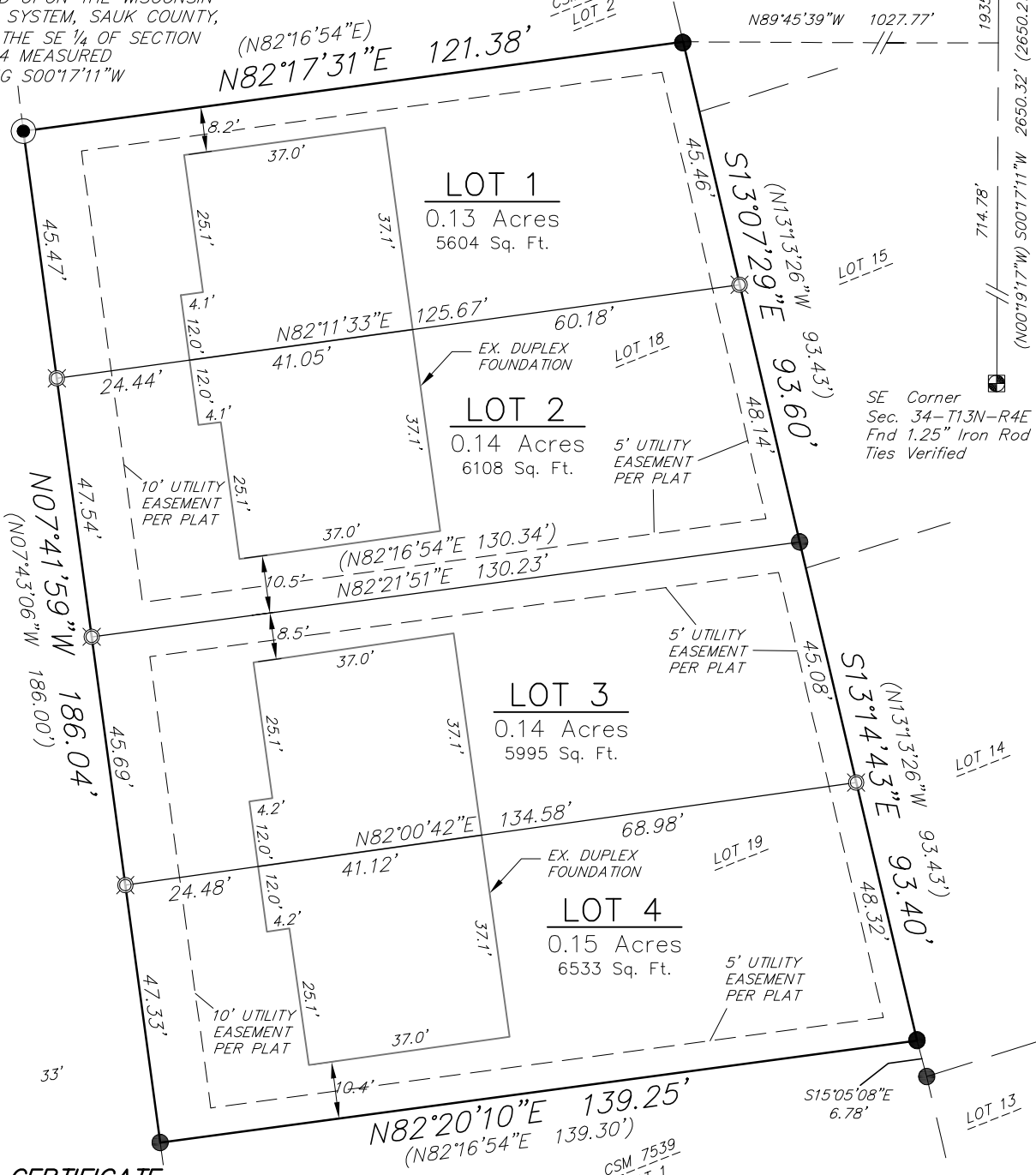
NOTE: FIELD WORK COMPLETED ON 01-23-26

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

SE Corner Sec. 34-T13N-R4E Fnd 1.25" Iron Rod Ties Verified

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

RUSSELL COURT

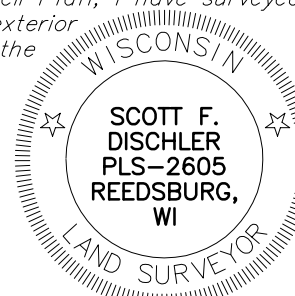


SURVEYOR'S CERTIFICATE

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 0.56 acres of land and described as follows:

All of Lot 18 and Lot 19, Hay Creek Estates

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



03 Feb 2026 - 9:01 a J:\NFPA\Lot 18 19 Hay Creek\Lot 18 19 CSM.dwg By: sdis

vierbicher
planners | engineers | advisors



Job #: _____
Date: 01/30/26
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

© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____

LOT 18 & LOT 19, 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 _____, 2026.
In presence of:

LP LLC – Neil Pfaff (Member) DATE

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 2026, 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



J:\NPFA\Lot 18 19 Hay Creek\Lot 18 19 CSM.dwg By: sdis 03 Feb 2026 - 9:02a

 planners engineers advisors		Job #:	SURVEYED FOR:	SURVEYED BY:	SHEET 2 OF 2
		Date: 01/30/26	LP LLC, Neil Pfaff	Vierbicher Associates, Inc.	
		Rev:	S2037 Park Lane	201 E Main St	
		Drafted By: sdis	Reedsburg, WI 53959	Suite 100	
Checked By: mlon		Reedsburg, WI 53959	(608) 524-6468		

Plan Commission

DATE OF MEETING: February 17, 2026

APPLICANT: LP, LLC

LOCATION: 2442 Russell Ct, 2444 Russell Ct, 2452 Russell Ct, 2454 Russell Ct; 276-2760-00000 & 276-2759-00000

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to divide two existing parcels & duplexes into four 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 the east

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. February 17, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

RESOLUTION
(CSM – 2442 Russell Ct, 2444 Russell Ct, 2452 Russell Ct, 2454 Russell Ct;
276-2760-00000 & 276-2759-00000)

File No. 4590-26

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 23rd day of February 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 23rd day of February 2026.

Jacob Crosetto
City Clerk

**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 3 & 4 of Certified Survey Map XXX
PROPERTY ADDRESS: 2442 & 2444 Russell Court, Reedsburg, WI 53959
Tax Parcel #276-2760-00000 & 276-XXXX-XXXXXX

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, utilities 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

ORDINANCE NO. 1984-26
(Amending Chapter 674 to exceed the 4-Lot CSM process)

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

SECTION I: PURPOSE.

This amendment would permit the option to create more than four (4) lots every five (5) years with a CSM under §236.34(1)(ar)1.

SECTION II: PROVISION CREATED.

§ 674-3 Jurisdiction and approval.

E. The maximum number of parcels that is greater than four (4) into which land that is situated in the city and zoned for commercial, multifamily dwelling, as defined in s. 101.01 (8m), industrial, or mixed-use development may be divided by certified survey map up to ten parcels of land regardless of size.

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 VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 674.

Dated this 23rd day of March, 2026.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

February 23, 2026
March 5 & March 12, 2026
March 23, 2026
April 2, 2026