

Zoning Board of Appeals Agenda
February 17, 2026
Reedsburg City Hall Council Chambers
12:00 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 17, 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 a zoning variance request for a 5.5' rear setback for a deck. The standard is 19' per §690-46(E)(3)(c). – Last southside property on Woodland Trail; Parcel # 276-2046-12160 – Looye Buildings LLC
- B. Annual Code of Ethics Review

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.

City of Reedsburg
Zoning Board of Appeals Minutes
December 17, 2024

Present: Walter Luepke, Richard Braun, Nathan Johnson, Jesse Arias

Absent: Jerry Zuhlke

Others: Brian Duvall

Chairman Nathan Johnson called the meeting to order at 12:00 PM.

Motion by Luepke, seconded by Arias to approve the minutes from the October 15, 2024, meeting.

Motion approved 4-0

Consider a zoning variance request to add a second sign face to a legal non-conforming billboard per §690-38 & §690-108 – Between 10 Viking Dr & 1733 E Main St; Parcel #276-2723-00000 – Lamar Outdoor Advertising.

The applicant requests to add a second face, which is in increase in the non-conforming use status of the sign.

Motion by Luepke, seconded by Arias to approve the variance request as presented with the condition that the sign remains the same size as the opposite face.

Motion approved 4-0

Motion by Arias, seconded by Braun to adjourn at 12:05 pm.

Motion approved 4-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer
City of Reedsburg

Staff Report

DATE: February 17, 2026 – 12:00 PM

APPLICANT: Looye Buildings LLC

LOCATION: Last southside property on Woodland Trail; Parcel # 276-2046-12160

ZONING: R-2 Residential

DESCRIPTION: Consider a zoning variance request for a 5.5' rear setback for a deck. The standard is 19' per §690-46(E)(3)(c).

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Slopes down to south

STREET R.O.W./TRAFFIC/ACCESS: Woodland Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: High-density residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Variance Findings – § 690-12(B)

- 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.**
 - a. The Board finds that the parcel is zoned R-2 Residential.
 - b. The Board finds that the existing parcel is vacant.
 - c. The Board finds that § 690-46(E)(3)(c) requires a 19' rear lot line setback.
 - d. The Board finds that an Oct 2021 variance approved a 10' rear setback.
 - e. The Board finds that the applicant proposes a 5.5' rear setback for two decks.
 - f. The Board finds that the lot is next to a 32'-wide recorded utility easement.
 - g. The Board finds that the lots consist of #16 of Plat of Fawn Valley Estates.
 - h. The Board finds that the lot size is 0.33 acres.

STAFF COMMENTS:

The original approval for this area was 16 four-unit dwellings under condominium ownership. Two of the 16 were built, and then the remaining are stayed vacant following the 2008 housing crash. The current owners reapplied to have the vacant area platted into individual lots. The streets, which were privately owned per the original approval, remained in the same location as they were already engineered as such.

Zoning variances were approved for a 10' rear setback for this lot and three others. However the applicant is proposing a 5.5' rear setback for proposed decks.

Exhibit List

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

City of Reedsburg Land Use Application

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

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

APPLICANT: Looye Buildings LLC

ADDRESS: Woodland Trail **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608)415-9933 **PARCEL #:** 276-2046-12160

E-MAIL: Scott@looyebuildings.com

PROPERTY OWNER: (if different from Applicant) Scott Looye and Hunter Repka

LOCATION: (if different from address above) Woodland Trail (see parcel ID)

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 & 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: Back yard setback 19' / 5.5'

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.

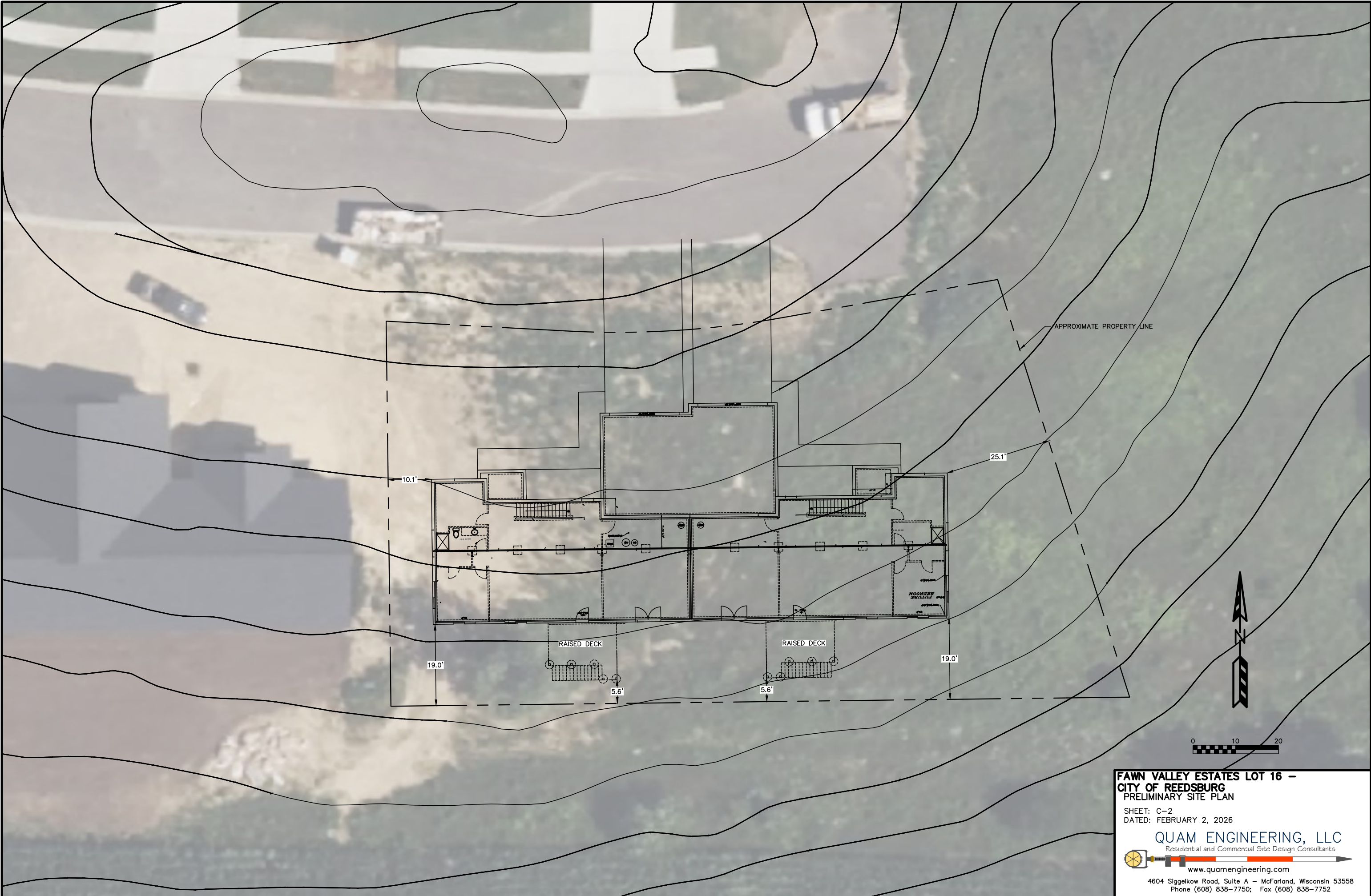
[Signature] 11/29/2026
Applicant Signature / Date

[Signature] 11/29/2026
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	<u>125</u>
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>2-4-2026</u>	_____
Receipt #	<u>100053322</u>	_____



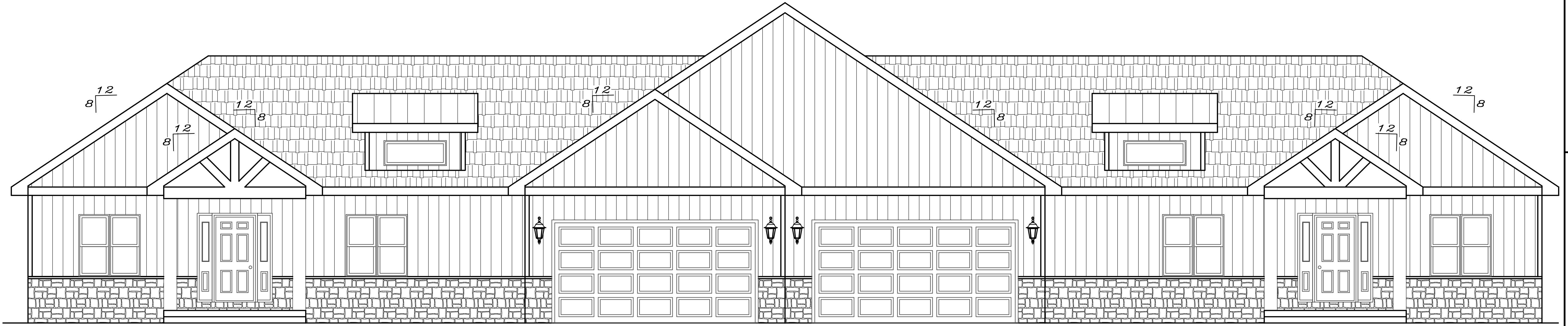
FAWN VALLEY ESTATES LOT 16 -
CITY OF REEDSBURG
PRELIMINARY SITE PLAN

SHEET: C-2
DATED: FEBRUARY 2, 2026

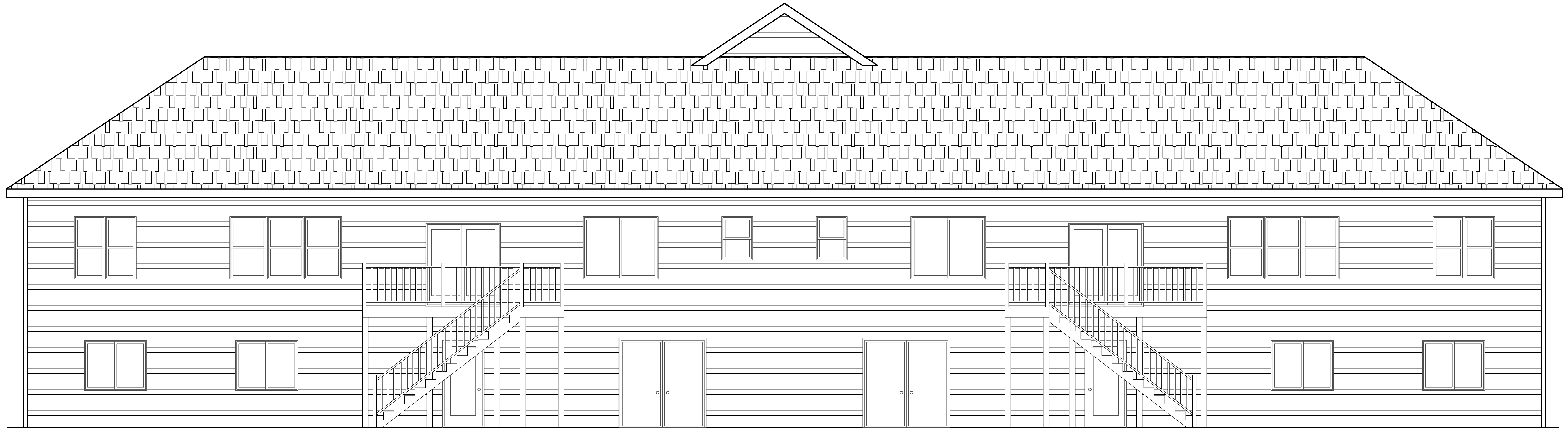
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.



FRONT ELEVATION
1/4" = 1'



REAR ELEVATION
1/4" = 1'

DATE 9/25/2025

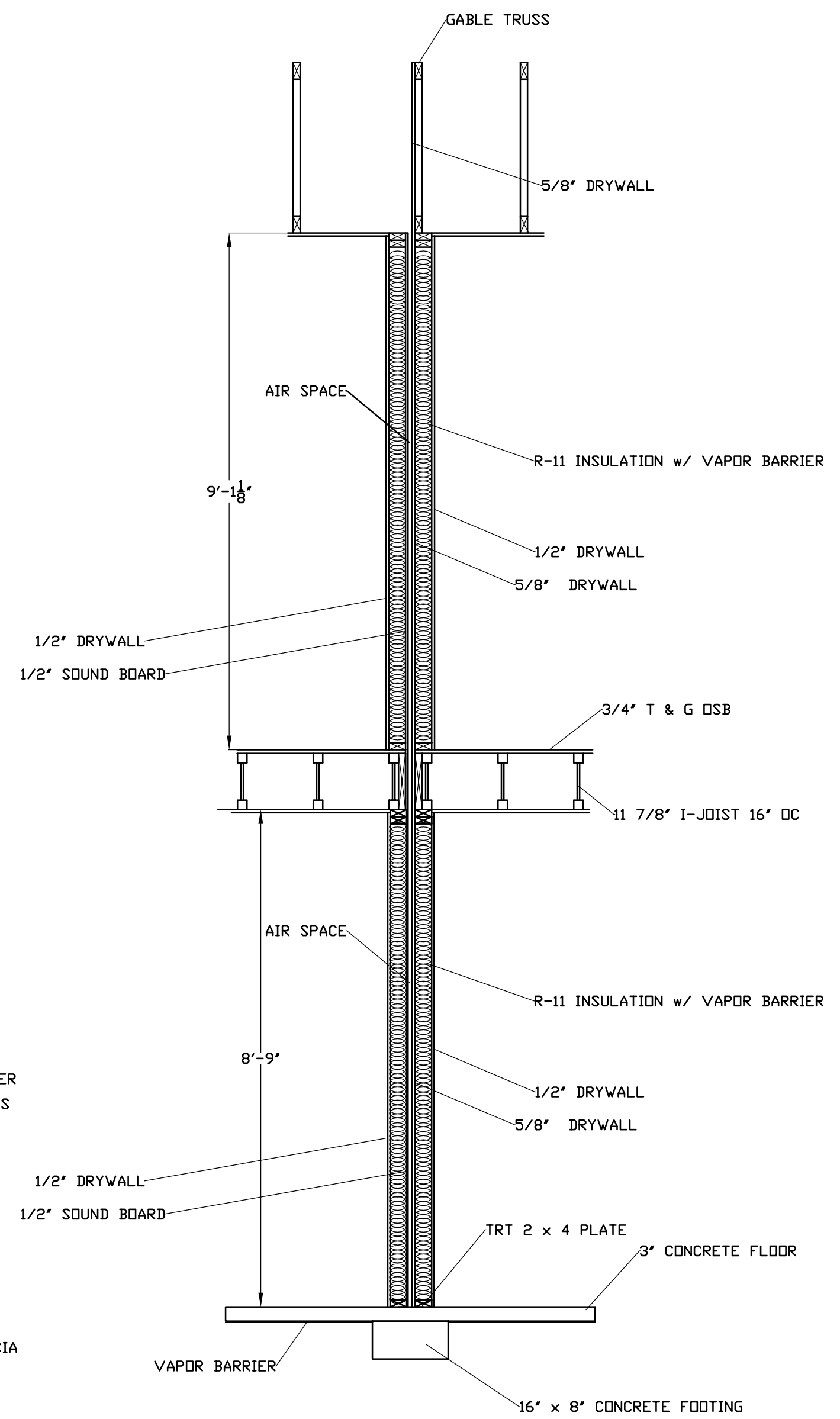
DRAWN BY SMB
REVISED 10/6/2025

LOOYE BUILDINGS

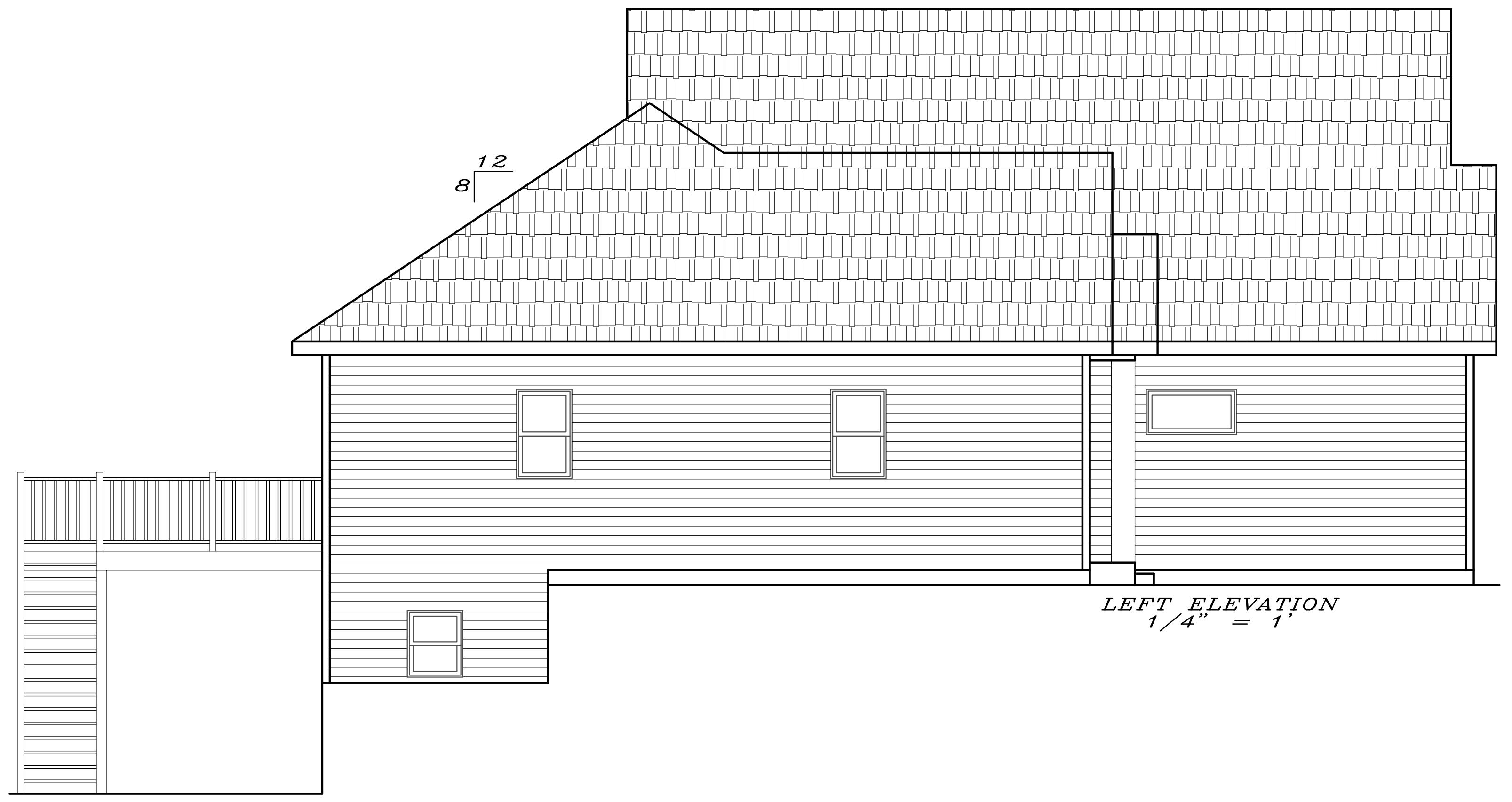
ELEVATIONS

S. LOOYE / H. REPKA

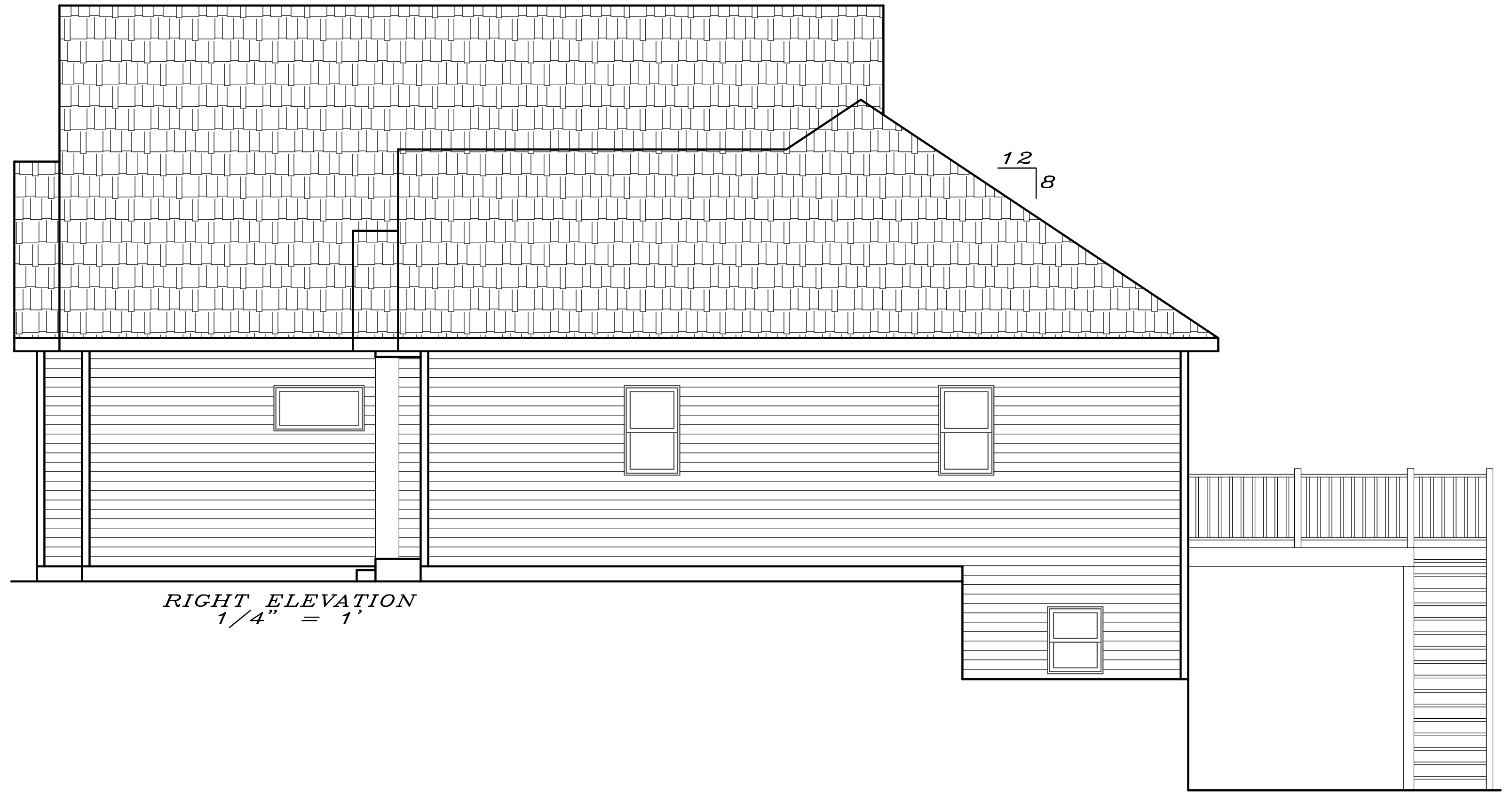
STEVE'S DRAFTING SERVICE
STEVEN M. BUSS
702 CLARDELL DRIVE
SUN PRAIRIE, WI 53590
E-MAIL: steve.sds@charter.net
www.stevesdraftingservice.com



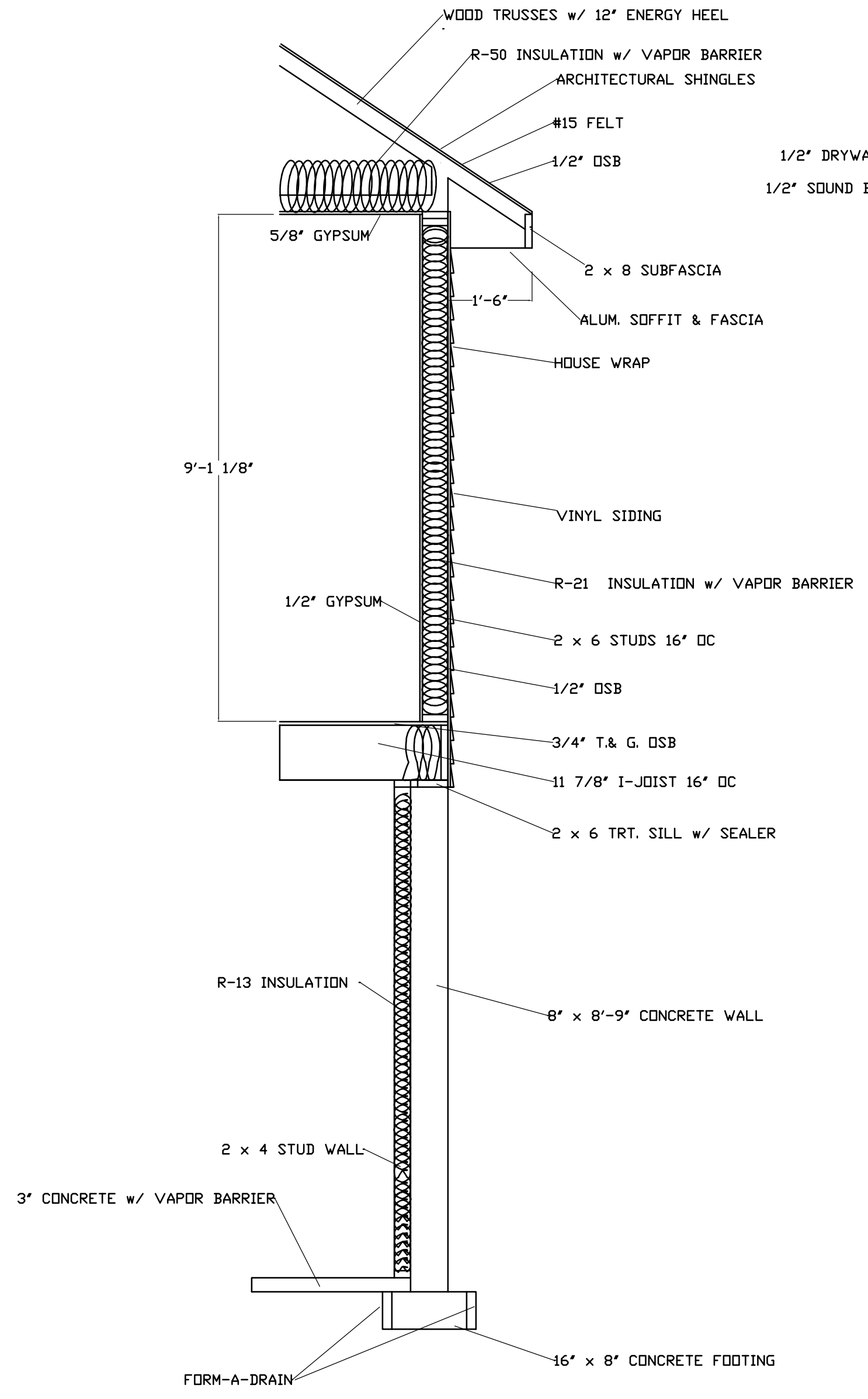
PARTITION WALL SECTION
1/2" = 1'



LEFT ELEVATION
1/4" = 1'

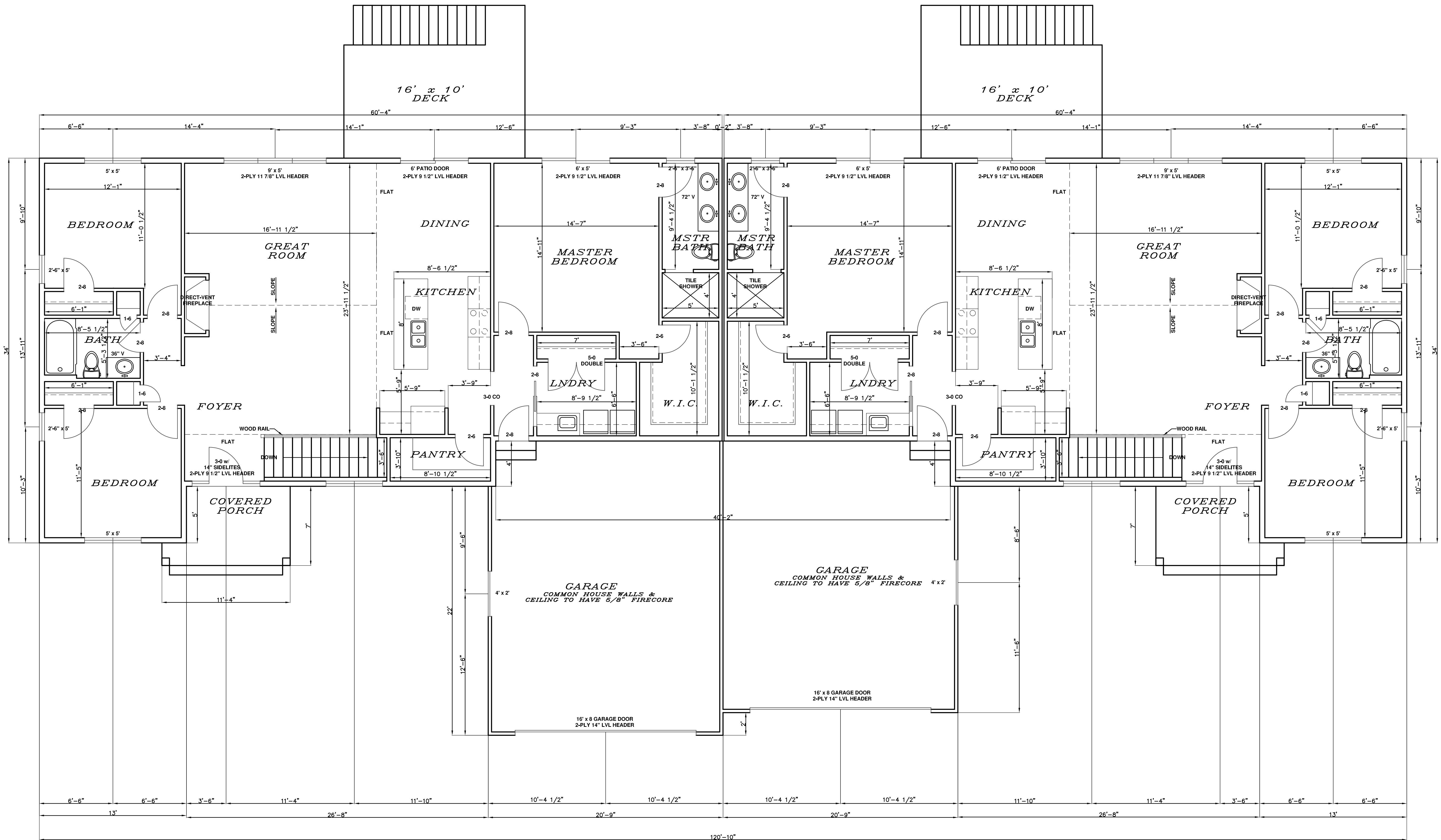


RIGHT ELEVATION
1/4" = 1'



WALL SECTION
1/2" = 1'

DATE	9/25/2025
DRAWN BY	SMB
REVISED	10/6/2025
LOOYE BUILDINGS	
ELEVATIONS	
S. LOOYE / H. REPKA	
STEVE'S DRAFTING SERVICE STEVEN M. BUSS 702 CLARDELL DRIVE SUN PRAIRIE, WI 53590 P [608] 837-6669 E-MAIL: steve.sds@charter.net www.stevesdraftingservice.com	



FLOOR PLAN
 1/4" = 1'
 1736 SQ.FT. / SIDE

NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 25" DEEP
- 3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
- 4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

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 www.stevesdraftingservice.com

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LOOYE BUILDINGS

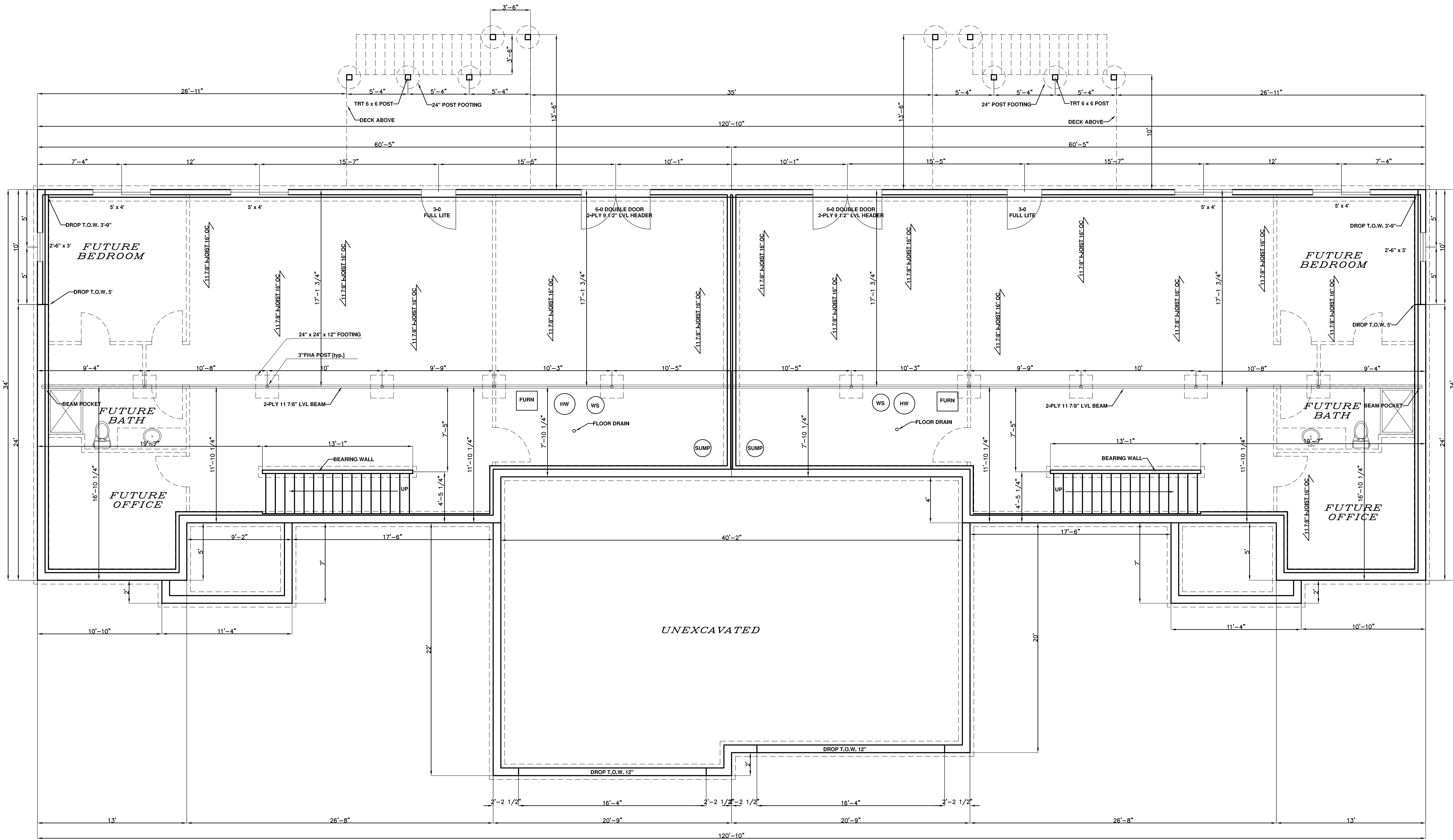
S. LOOYE / H. REPKA

FLOOR PLAN

DATE 9/25/2025

DRAWN BY SMB

REVISED 10/6/2025



FOUNDATION PLAN
 1/4" = 1'

ELEVATIONS AND CONCRETE DROPS (EXPOSURE) PER BUILDER
 PLAN MAY NOT REFLECT SITE CONDITIONS
 BASEMENT WINDOWS PER BUILDER

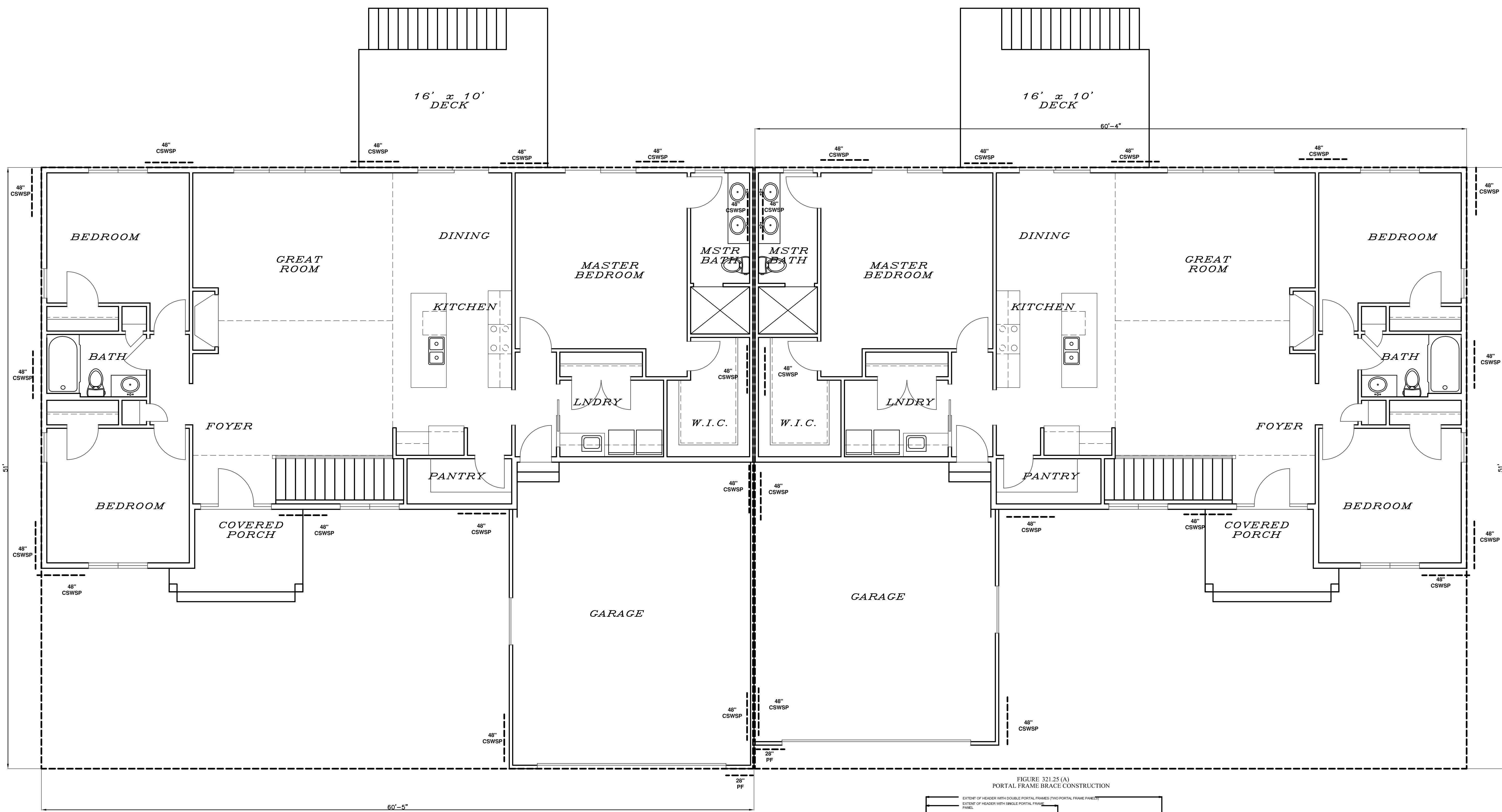
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S. LOOYE / H. REPKA

LOOYE BUILDINGS
 FOUNDATION PLAN

DATE: 9/25/2025
 DRAWN BY: SMB
 REVISED: 10/6/2025

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**BOTH SIDES BRACING NOTES:
CONTINUOUS BRACING METHOD USED
RECTANGLE SIZE IS 60'-4" x 51'
SIDE PERPENDICULAR TO THE 60'-4" SIDE REQUIRES 13'-1" OF BRACING
SIDE PERPENDICULAR TO THE 51' SIDE REQUIRES 11'-2" OF BRACING**

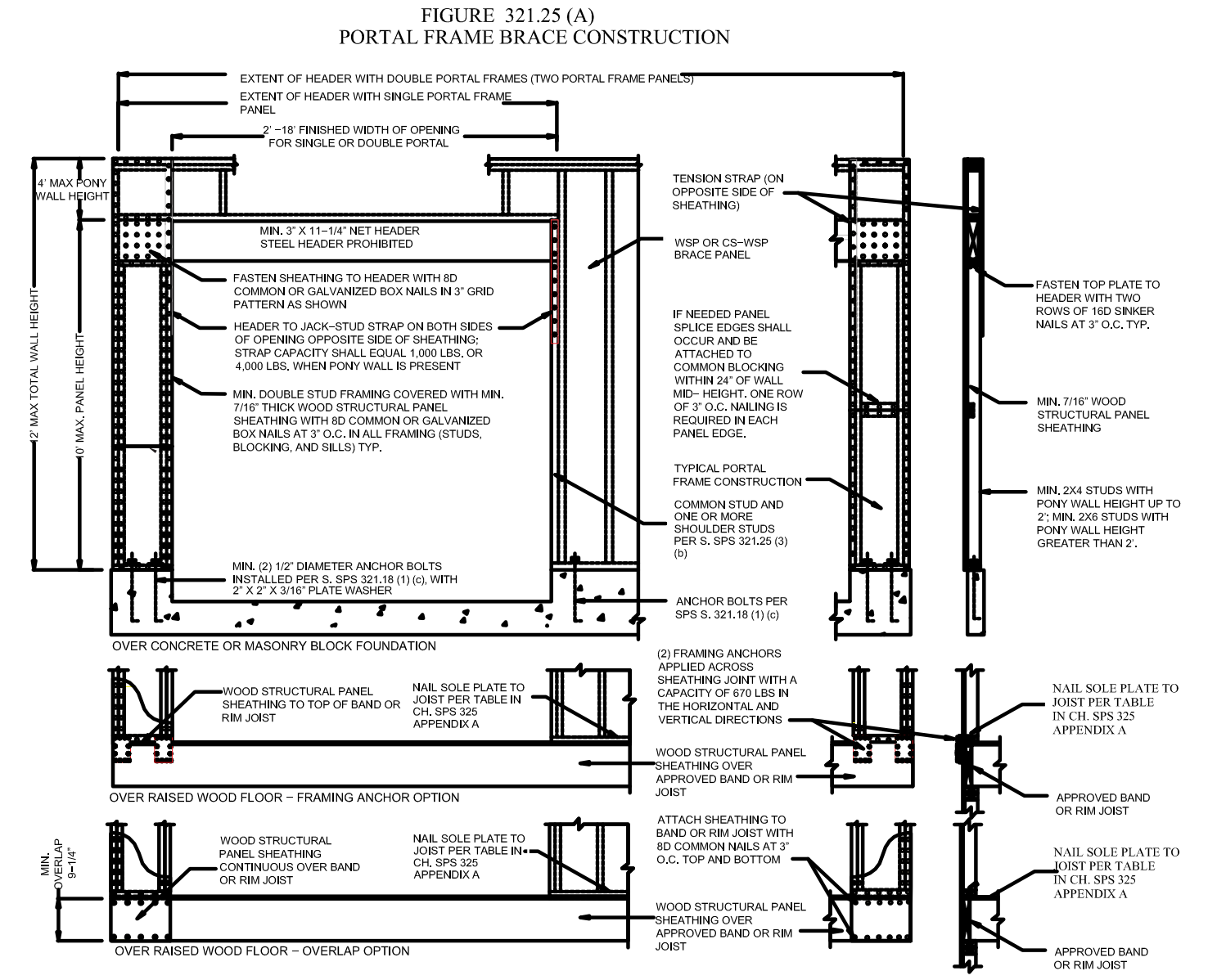
**WALL HEIGHT = 9'
EAVE - RIDGE HEIGHT = 14'-8"
MAX. OPENING HEIGHT = 6'-8"
WIND EXP. = B
MIN. PANEL WIDTH = 30"
MIN. PF WIDTH = 18"**

**BRACING PLAN
1/4" = 1'**

BRACING LEGEND

**CSWSP = "CONTINUOUS SHEATHED WSP" 3/8" FOR MAXIMUM 16" O.C. STUD SPACING
7/16" FOR 24" O.C. STUD SPACING. FASTENED w/ 5d COMMON NAIL
OR 8d BOX NAIL (21/2" LONG x .0113" DIA.), FASTENERS SPACED 6" EDGES, 12" FIELD**

**PF = "PORTAL FRAME" 12' MAX HT., REFER TO FIGURE 321.25 (A) FOR MINIMUM PANEL
WIDTH, MIN FASTENERS, & MAX FASTNER SPACING**



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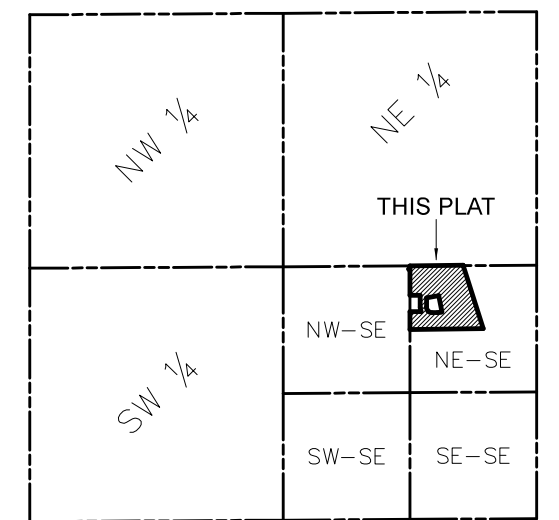
LOOYE BUILDINGS
 S. LOOYE / H. REPKA

BRACING PLAN

DATE: 10/6/2025
 DRAWN BY: SMB
 REVISED:

LOCATION SKETCH

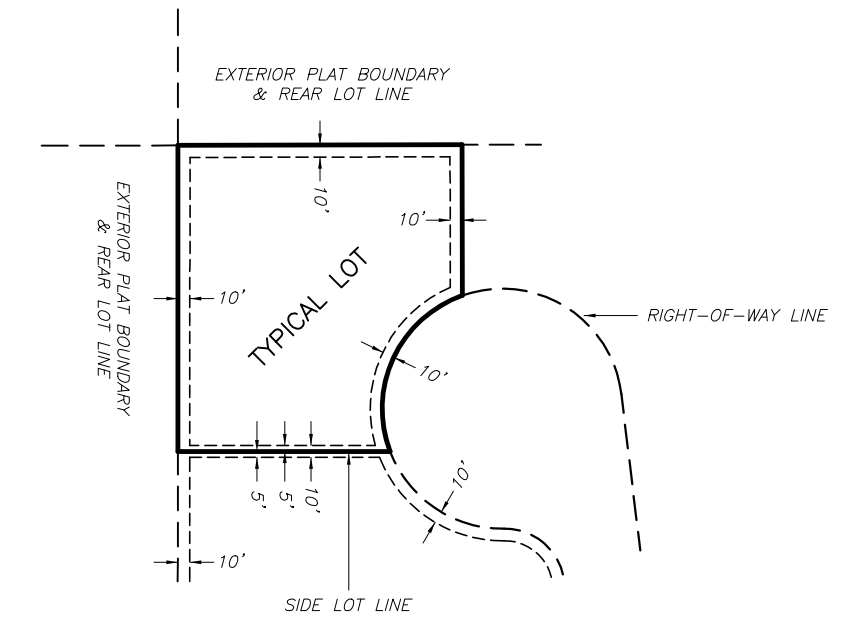
SECTION 2 - T12N - R4E
SCALE: 1" = 2000 FEET ±



TYPICAL UTILITY EASEMENT DETAIL

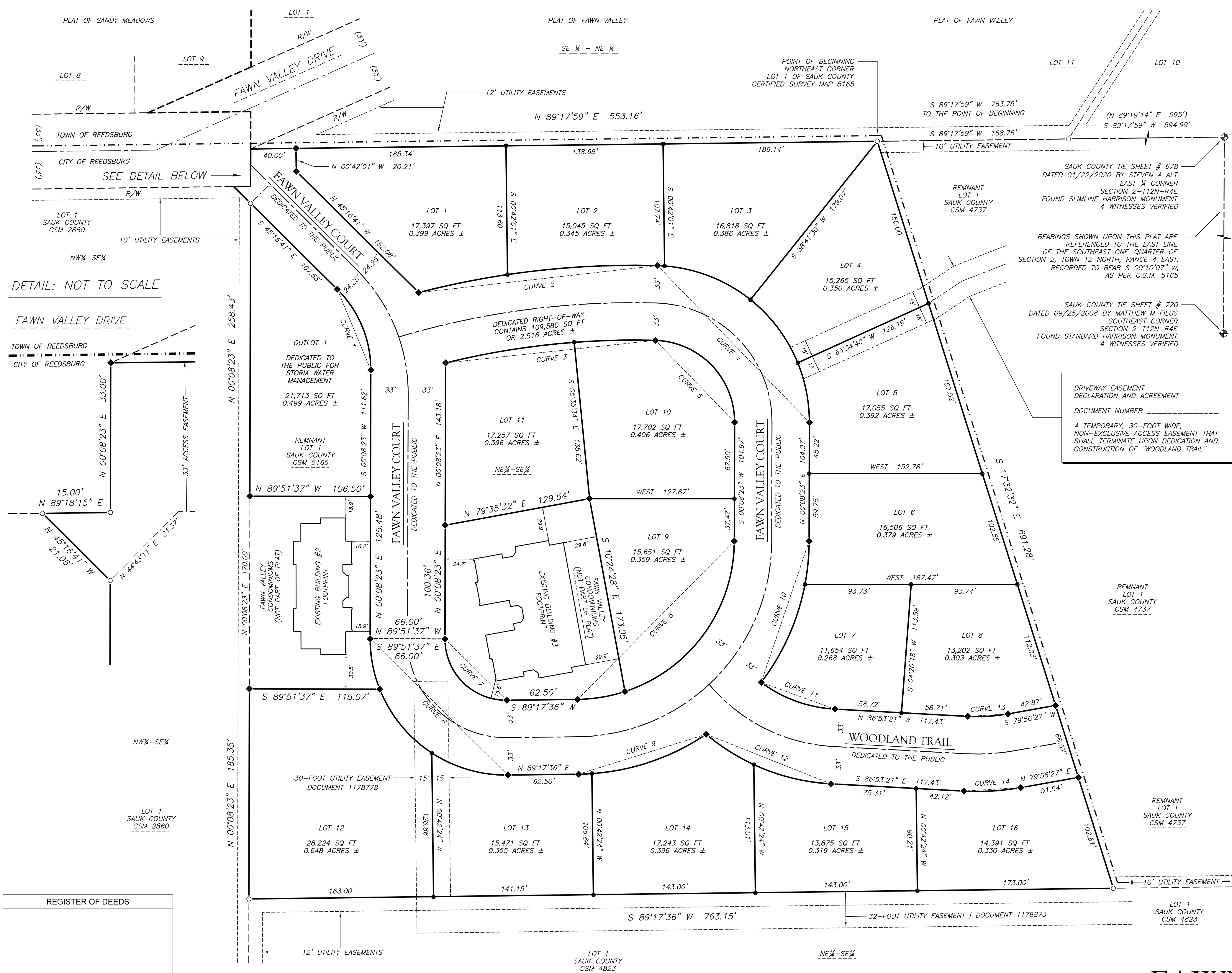
- NOT TO SCALE -

ALL LOTS WITHIN THIS SUBDIVISION PLAT ARE SUBJECT TO UTILITY EASEMENTS AS SHOWN BELOW FOR THE BENEFIT OF THE CITY OF REEDSBURG AND OTHER UTILITIES SERVING THE AREA.

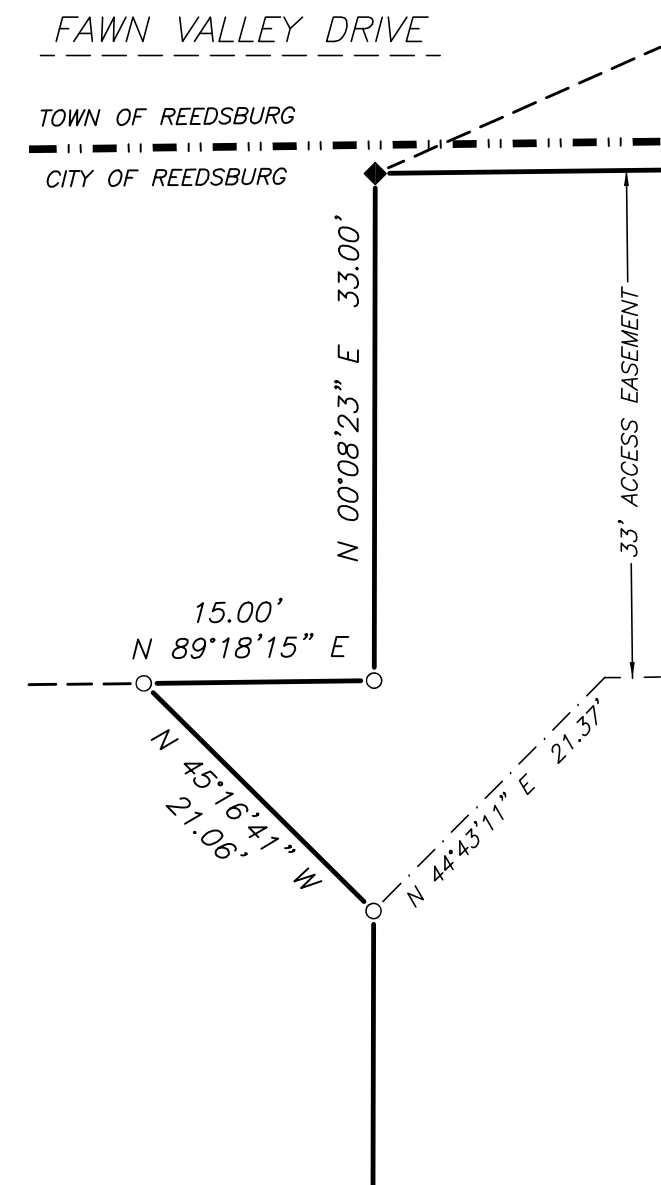


LEGEND

- ⊕ P.L.S.S. CORNER DESCRIBED
- 0.75" O.D. IRON ROD FOUND
- ◆ 1.25" X 18" IRON ROD PLACED 4.17 POUNDS / LF MINIMUM WEIGHT
- 0.75" X 18" IRON ROD PLACED 1.50 POUNDS / LF MINIMUM WEIGHT
- (XXX) RECORDED DATA OR INFORMATION
- CSM CERTIFIED SURVEY MAP



DETAIL: NOT TO SCALE



DRIVEWAY EASEMENT
DECLARATION AND AGREEMENT
DOCUMENT NUMBER _____
A TEMPORARY, 30-FOOT WIDE, NON-EXCLUSIVE ACCESS EASEMENT THAT SHALL TERMINATE UPON DEDICATION AND CONSTRUCTION OF "WOODLAND TRAIL"

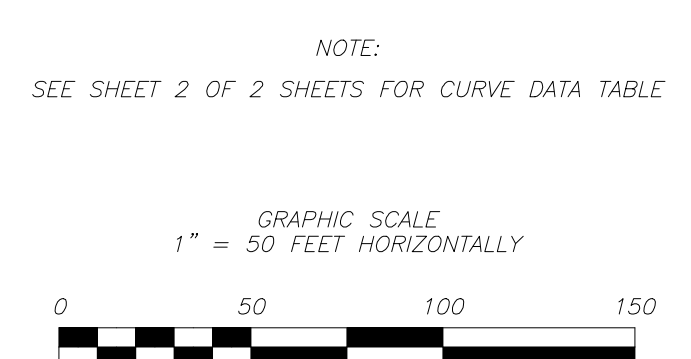
REGISTER OF DEEDS

SHEET 1 OF 2 SHEETS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



The Excelsior Group, LLC Date _____
Matthew M. Filus
Wisconsin Professional Land Surveyor Number 2185
PO Box 486
Reedsburg, WI 53959
Phone: (608) 381-6882

FAWN VALLEY ESTATES

A SUBDIVISION PLAT BEING A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5165, LOCATED IN THE NE 1/4-SE 1/4 & THE NW 1/4-SE 1/4, SECTION 2, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Matthew M. Filus, Wisconsin Professional Land Surveyor Number 2185, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Reedsburg, and under the direction of Fawn Valley Estates LLC, a Wisconsin Limited Liability Company, I have surveyed, divided and mapped the plat of FAWN VALLEY ESTATES; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; that the lands being plotted are described as being a portion of Lot 1 of Sauk County Certified Survey Map (CSM) Number 5165, located in the NE¼-SE¼ and the NW¼-SE¼ of Section 2, Town 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin, containing 9.046 acres of land, more or less, described as follows:

Commencing at the east one-quarter corner of Section 2, Town 12 North, Range 4 East; thence S 89°17'59" W, a distance of 763.75 feet along the north line of the southeast one-quarter of Section 2; to the northeast corner of Lot 1 of CSM 5165 and the POINT OF BEGINNING;

thence S 17°32'32" E, a distance of 691.28 feet along the east line of Lot 1 of CSM 5165;

thence S 89°17'36" W, a distance of 763.15 feet along the south line Lot 1 of CSM 5165;

thence N 00°08'23" E, a distance of 185.35 feet along the west line of Lot 1 of CSM 5165;

thence S 89°51'37" E a distance of 115.07 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence along a curve turning to the right, radius 120.00 feet (the chord of which bears N 10°44'59" W, 45.34 feet), a distance of 45.61 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence along a tie line of zero width, S 89°51'37" E, a distance of 66.00 feet;

thence N 00°08'23" E, a distance of 100.36 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence N 79°35'32" E, a distance of 129.54 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence S 10°24'28" E, a distance of 173.05 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence along a curve turning to the right, radius 140.00 feet (the chord of which bears S 80°35'59" W, a distance of 42.32 feet), a distance of 42.48 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence S 89°17'36" W, a distance of 62.50 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence along a curve turning to the right, radius 54.00 feet (the chord of which bears N 45°17'00" W, a distance of 76.93 feet), a distance of 85.62 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence along a tie line of zero width, N 89°51'37" W, a distance of 66.00 feet

thence N 00°08'23" E, a distance of 125.48 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS;

thence N 89°51'37" W, a distance of 106.50 feet along the exterior boundary of the Condominium Plat of FAWN VALLEY CONDOMINIUMS to the west line of Lot 1 of CSM 5165;

thence N 00°08'23" E, a distance of 258.43 feet along the west line of Lot 1 of CSM 5165;

thence N 45°16'41" W, a distance of 21.06 feet along the west line of Lot 1 of CSM 5165;

thence N 89°18'15" E, a distance of 15.00 feet along the west line of Lot 1 of CSM 5165;

thence N 00°08'23" E, a distance of 33.00 feet along the west line of Lot 1 of CSM 5165;

thence N 89°17'59" E, a distance of 553.16 feet along the north line of Lot 1 of CSM 5165 to the POINT OF BEGINNING.

I further certify that the plat of FAWN VALLEY ESTATES has been completed in full compliance with Chapter A-E 7 of the Wisconsin Administrative Code, Minimum Standards For Property Surveys and the field work for said plat was completed upon May 1st, 2020.

The Excelsior Group, LLC Date
Matthew M. Filus
Wisconsin Professional Land Surveyor Number 2185

PO Box 486
Reedsburg, WI 53959

Phone: (608) 381-6882

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
1-OUTLOT 1	100.00'	79.27'	77.21'	S 22°34'09" E	45°25'04"	N 00°08'23" E	N 45°16'41" W
2-LOT 1	756.00'	80.00'	80.00'	N 78°32'03" E	6°03'57"	N 75°30'04" E	N 81°34'01" E
2-LOT 2	756.00'	132.76'	132.59'	N 86°35'52" E	10°03'43"	N 81°34'01" E	S 88°22'16" E
2-TOTAL	756.00'	212.80'	212.10'	N 83°33'54" E	16°07'40"	N 75°30'04" E	S 88°22'16" E
3-LOT 10	690.00'	71.65'	71.61'	S 88°39'15" W	3°56'57"	N 88°22'16" W	S 85°40'47" W
3-LOT 11	690.00'	116.13'	115.00'	S 80°53'58" W	9°33'37"	S 85°40'47" W	S 76°07'09" W
3-TOTAL	690.00'	187.78'	186.21'	S 83°52'26" W	15°30'35"	N 88°22'16" W	S 76°07'09" W
4-LOT 2	138.00'	6.25'	6.25'	S 87°04'23" E	2°35'45"	S 88°22'16" E	S 85°46'31" E
4-LOT 3	138.00'	82.71'	81.48'	S 68°36'19" E	34°20'23"	S 85°46'31" E	S 51°26'07" E
4-LOT 4	138.00'	70.33'	69.57'	S 36°50'09" E	29°11'57"	S 51°26'07" E	S 22°14'11" E
4-LOT 5	138.00'	53.89'	53.55'	S 11°02'54" E	22°22'34"	N 00°08'23" E	N 22°14'11" W
4-TOTAL	138.00'	213.18'	192.61'	S 44°06'57" E	88°30'39"	S 88°22'16" E	S 00°08'23" W
5-LOT 10	72.00'	111.23'	100.49'	S 44°06'57" E	88°30'39"	S 88°22'16" E	S 00°08'23" W
6-EXTERIOR	120.00'	45.61'	45.34'	N 10°44'59" W	21°46'44"	N 21°38'21" W	N 00°08'23" E
6-LOT 12	120.00'	73.73'	72.57'	N 39°14'23" W	35°12'05"	N 56°50'25" W	N 21°38'21" W
6-LOT 13	120.00'	70.93'	69.90'	S 73°46'26" E	33°51'59"	S 56°50'25" E	N 89°17'36" E
6-TOTAL	120.00'	190.27'	170.95'	S 45°17'00" E	90°50'42"	S 00°08'23" W	N 89°17'36" E
7-EXTERIOR	54.00'	85.62'	76.93'	N 45°17'00" W	90°50'42"	S 89°17'36" W	N 00°08'23" E
8-LOT 9	140.00'	175.36'	164.12'	S 36°01'23" W	71°45'59"	N 71°54'22" E	N 00°08'23" E
8-EXTERIOR	140.00'	42.48'	42.32'	S 80°35'59" W	17°23'14"	N 89°17'36" E	N 71°54'22" E
8-TOTAL	140.00'	217.84'	196.52'	S 44°43'00" W	89°09'13"	N 89°17'36" E	N 00°08'23" E
9-LOT 13	206.00'	117.78'	117.78'	N 87°39'17" E	3°18'38"	N 89°17'36" E	N 86°00'58" E
9-LOT 14	206.00'	107.95'	106.72'	N 71°00'12" E	30°01'32"	N 86°00'58" E	N 55°59'26" E
9-TOTAL	206.00'	119.74'	118.06'	N 72°38'31" E	33°18'10"	N 89°17'36" E	N 55°59'26" E
10-LOT 6	206.00'	38.26'	38.21'	S 05°27'39" W	10°38'33"	N 10°46'56" E	N 00°08'23" E
10-LOT 7	206.00'	95.59'	94.74'	S 24°04'34" W	26°35'17"	N 37°22'13" E	N 10°46'56" E
10-TOTAL	206.00'	133.86'	131.52'	S 18°45'18" W	37°13'59"	N 37°22'13" E	N 00°08'23" E
11-LOT 7	120.00'	70.30'	69.30'	N 70°06'26" W	33°33'52"	S 33°19'29" E	S 86°53'21" E
12-LOT 14	186.00'	49.98'	49.83'	S 57°27'11" E	15°23'44"	S 49°45'19" E	S 65°09'03" E
12-LOT 15	186.00'	70.57'	70.15'	S 76°01'12" E	21°44'12"	S 65°09'03" E	S 86°53'21" E
12-TOTAL	186.00'	120.55'	118.45'	S 68°19'20" E	37°08'02"	S 49°45'19" E	S 86°53'21" E
13-LOT 8	154.00'	35.40'	35.32'	S 86°31'33" W	13°10'12"	S 86°53'21" E	N 79°56'27" E
14-LOT 16	220.00'	50.57'	50.46'	S 86°31'33" W	13°10'12"	S 86°53'21" E	N 79°56'27" E

CITY OF REEDSBURG APPROVAL

Resolved, that the plat of FAWN VALLEY ESTATES, in the City of Reedsburg, Sauk County Wisconsin is hereby approved by the Reedsburg Common Council this _____ day of _____, 2021.

David Estes, City of Reedsburg, Wisconsin Mayor Date

I hereby certify that the Reedsburg Common Council approves the foregoing this _____ day of _____, 2021.

Timothy Becker, City of Reedsburg, Wisconsin Administrator Date

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
SAUK COUNTY) SS

I, Jacob Crosetto, being the duly appointed, qualified and acting City Treasurer of the City of Reedsburg, Sauk County, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2021 on any of the land included in the plat of FAWN VALLEY ESTATES.

Jacob Crosetto, Treasurer Date
City of Reedsburg, Wisconsin

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
SAUK COUNTY) SS

I, Elizabeth Geoghegan, being the duly elected, qualified and acting treasurer of Sauk County, Wisconsin, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2021 affecting the lands included in the plat of FAWN VALLEY ESTATES.

Elizabeth Geoghegan, Sauk County Treasurer Date

OWNER'S CERTIFICATE OF DEDICATION

Fawn Valley Estates LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it has caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Fawn Valley Estates LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Approving Authorities:

City of Reedsburg, Wisconsin

Objecting Agencies:

Wisconsin Department of Administration

IN WITNESS WHEREOF, Fawn Valley Estates LLC, has caused these presents to be signed by Shea Geffert, its Managing Member, at Reedsburg, Wisconsin, on this _____, day of _____, 2021.

In the presence of:

Fawn Valley Estates LLC

Shea Geffert, Managing Member Date

STATE OF WISCONSIN)
SAUK COUNTY) SS

Personally came before me this _____ day of _____, 2021, Shea Geffert, managing Member of the above named Fawn Valley Estates, LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such official of said Fawn Valley Estates LLC, and acknowledged that he executed the foregoing instrument as such officer.

(Notary Seal) _____

Notary Public, _____, Wisconsin

My commission expires _____

REGISTER OF DEEDS

SHEET 2 OF 2 SHEETS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



FAWN VALLEY ESTATES

A SUBDIVISION PLAT BEING A PORTION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5165, LOCATED IN THE NE¼-SE¼ & THE NW¼-SE¼, SECTION 2, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

ZONING VARIANCE

Property Owner: Fawn Valley LLC **Applicant:** Fawn Estates LLC – Shea Geffert
Parcel #: 2046-12000 **Action Date:** 10/19/2021
Property Address: 2067 Fawn Valley Dr
Legal Description: S 2-12-4 PRT N1/2 SE1/4 = CSM 5165 LOT 1 EXC FAWN VALLEY CONDOMINIUMS
(EXPANSION LANDS) (FMLY PRT CSM'S 3822 & 4737) (S/RESTR PER D-884733)
(S/EASE'S PER D-1025964, D-1178778 & D-1189575) 7.79A
Request: Consider zoning variance per § 690-Attachment 1 to have rear setbacks less than the
required 25'. The applicant proposes a 10' rear setback to keep the future buildings inline
with Lot 16.
ZBA Action: Motion by Brumer, seconded by Luepke to approve variance as presented with a 10' rear
yard setback based on the re-platting and neighboring views.

Motion Carried 3-0



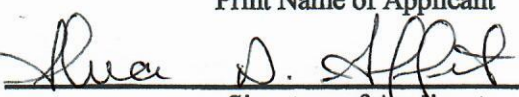
Brian Duvalle
Planner/Building Inspector

11-10-21

Date

Affidavit: I agree to comply with the action(s) shown above.

SHEA D. GEFFERT

Print Name of Applicant


Signature of Applicant

11-10-21

Date