

COMMON COUNCIL AGENDA
February 23, 2026
REEDSBURG CITY HALL COUNCIL CHAMBERS
5:30 PM

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

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve Meeting Minutes from February 9, 2026 Common Council Meeting.
2. Approve Meeting Minutes from February 9, 2026 Common Council and Reedsburg Utility Commission Joint Meeting.

II. MAYOR PROCLAMATIONS & PRESENTATIONS:

1. Presentation From Tom Burkhalter, School District of Reedsburg Superintendent, Regarding April 7th Operational Referendum.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Recommendation from Plan Commission - Public Hearing: Ordinance 1981-26 Amending Section 402-3(F) of the Nuisance Ordinance Relating to Enforcement Process of Grass & Weed Violations.
2. Recommendation from Plan Commission - Approve/Deny: Ordinance 1981-26 Amending Section 402-3(F) of the Nuisance Ordinance Relating to Enforcement Process of Grass & Weed Violations.
3. Recommendation from Public Works - Public Hearing: Ordinance 1982-26 Amending Ch. 518 Solid Waste to Conform with Wisconsin Department of Natural Resources Requirements.
4. Recommendation from Public Works - Approve/Deny: Ordinance 1982-26 Amending Ch. 518 Solid Waste to Conform with Wisconsin Department of Natural Resources Requirements.
5. Recommendation from Parks and Recreation Committee - Public Hearing: Ordinance 1983-26 - Amending Section 615-9 Parking Limits to Permit the Parks and Recreation Committee to Restrict Parking in City-Owned Lots.
6. Recommendation from Parks and Recreation Committee - Approve/Deny: Ordinance 1983-26 - Amending Section 615-9 Parking Limits to Permit the Parks and Recreation Committee to Restrict



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.

Parking in City-Owned Lots.

7. Recommendation from Plan Commission - 1st Reading and Set for Public Hearing on March 23, 2026: Ordinance 1984-26 Amending Section 674-3 Increasing the Maximum Number of Parcels Created by a Certified Survey Map to 10 Parcels.
8. Recommendation from Plan Commission - 1st Reading and Set for Public Hearing on March 23, 2026: Ordinance 1985-26 Amending the Junk & Junk Vehicles Ordinance.
9. Recommendation from Plan Commission - Approve/Deny: Resolution 4588-26 Approving Certified Survey Map for Parcel 030-0244-20000 on Old Ironton Rd.
10. Recommendation from Plan Commission - Approve/Deny: Resolution 4589-26 Approving Certified Survey Map for Parcels 276-1000-00000 and 276-1001-00000 on South Walnut St.
11. Recommendation from Plan Commission - Approve/Deny: Resolution 4590-26 Approving Certified Survey Map for Parcels 276-2760-00000 and 276-2759-00000 on Russell Ct.

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. Historic Preservation, Plan Commission, Library Board, Public Works, Utility Commission, Zoning Board, CDA (any other committees or commissions with reports).

V. OFFICE OF THE MAYOR:

VI. ADJOURN:



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City of Reedsburg
Meeting of the Common Council
February 9, 2026

Present: Mayor Dave Estes, Alderpersons Sonny Hyde, John Deitrich, Missy Frenz, Phil Peterson, Jake Kummer, and Tim Becker.

Absent: Alderperson Dave Moon, Jason Schulte, and Aaron Bauer.

Others Present: City Administrator Max Buckner, Finance Director/Clerk-Treasurer Jacob Crosetto, Building Inspector/Zoning Administrator Brian Duvall

Mayor Dave Estes called the regular meeting of the Common Council to order at 5:30 p.m. in the Common Council Chambers.

Approve Consent Agenda: Meeting Minutes from the January 26, 2026 Common Council Meeting; Receive January Monthly Payments Report; Receive January Monthly Building Permit Report; and Receive January Monthly Ambulance Report.

Motion: Peterson, Second: Kummer to approve the consent agenda. Motion carried 6-0.

RECOMMENDATIONS FROM BOARDS, COMMITTEES, AND COMMISSIONS

A. Recommendation from Plan Commission – 2nd Reading and Public Hearing on Ordinance 1980-26 - Rezoning 821 and 875 Lucky Street.

a. **Motion: Becker, Second: Hyde to approve Ordinance 1980-26 as presented. Motion carried 6-0.**

Motion: Frenz, Second: Becker to adjourn.

Motion carried 6-0. The meeting adjourned at 5:36 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

City of Reedsburg
Joint Meeting of the Common Council and Reedsburg Utility Commission
February 9, 2026

Present: Mayor Dave Estes, Alderpersons Sonny Hyde, John Deitrich, Missy Frenz, Phil Peterson, Jake Kummer, and Tim Becker; Commission President Mike Glick and Commissioner Chad Routson.

Absent: Alderpersons Dave Moon, Aaron Bauer, and Jason Schulte; Commissioner Amy Reine.

Others Present: City Administrator Max Buckner, Finance Director/Clerk-Treasurer Jacob Crosetto, Utility General Manager Brett Schuppner, and Utility Electric Supervisor Dennis Horkan.

Mayor Dave Estes called the special joint meeting of the Common Council and Reedsburg Utility Commission to order at 5:45 p.m. in the Common Council Chambers.

GENERAL BUSINESS

Motion by Ald. Peterson with a **Second by Ald. Becker** to enter Closed Session pursuant to Wis. Stats. Section 19.85(1)(f) to discuss and consider protected customer information and account status and per Wis. Stats. section 19.85(1)(e) of the Wisconsin statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session

Motion Carried 8-0.

Time: 5:46 p.m.

Motion by Commission President Glick with a **Second by Ald. Detrich** to exit Closed Session.

Motion Carried 8-0.

Time: 6:55 p.m.

Motion by Ald. Becker with a **Second by Ald. Frenz** to adjourn the special joint meeting of the Common Council and Reedsburg Utility Commission.

Motion Carried 8-0.

Time: 6:55 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

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 an 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, 2026

2nd Reading at Council/Public Hearing:

February 23, 2026

Published, Enactment Date:

March 5, 2026

ORDINANCE NO. _____

(Amending Ch. 518 Solid Waste)

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

SECTION I: PURPOSE

The purpose of this ordinance is to amend Ch. 518 Solid Waste to Conform with Wisconsin Department of Natural Resources Requirements.

SECTION II: ORDINANCE AMENDED.

Chapter 518 is amended as follows:

§ 518-1. Purpose.

The purpose of this chapter is to promote recycling, composting and resource recovery through the administration of an effective recycling program, as provided in Ch. 287, Wis. Stats., and Ch. NR 544, Wis. Adm. Code.

§ 518-2. Statutory authority.

This chapter is adopted pursuant to § 287.09, Wis. Stats.

§ 518-3. Administration.

The provisions of this chapter shall be administered by the Public Works Director.

§ 518-4. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BIMETAL CONTAINER — A container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.

COMMERCIAL WASTE — Any refuse that is accumulated in or upon property used for wholesale or retail commercial purposes.

CONTAINER BOARD — Corrugated paperboard used in the manufacture of shipping containers and related products.

FOAM POLYSTYRENE PACKAGING — Packaging made primarily from form polystyrene that satisfies one of the following criteria:

- A. Is designed for serving food or beverages.
- B. Consists of loose particles intended to fill space and cushion the packaged article in a shipping container.
- C. Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.

GARBAGE — All kinds of organic kitchen waste resulting from the preparation of food, and all

decayed food products from any source whatsoever.

GLASS CONTAINER — A glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat-resistant glass such as pyrex, lead based glass such as crystal, or TV tubes.

HDPE — High-density polyethylene, labeled by the SPI-resin code No. 2.

INDUSTRIAL WASTE — Any refuse that is accumulated in or upon property used for manufacturing or industrial purposes.

LDPE — Low-density polyethylene, labeled by the SPI-resin code No. 4.

MAGAZINES — Magazines and other materials printed on similar paper.

MAJOR APPLIANCE — A residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, stove, furnaces, boilers, heat exchanger, dishwashers-dehumidifier, and water heaters.

MULTIPLE-FAMILY DWELLING — A property having three or more residential units, including those which are occupied seasonally.

NEWSPAPER — A newspaper and other materials printed on newsprint.

NONRESIDENTIAL FACILITIES AND PROPERTIES — Commercial, retail, industrial, institutional and governmental facilities and properties. Non-residential facilities and properties include any location at which goods or services are provided or manufactured, including locations under construction, demolition, or remodeling, or used for special events such as fairs, festivals, sport venues, conferences, and exhibits. This term does not include multiple family dwellings.

OFFICE PAPER — Variety of High-grade printing and writing. ~~papers from offices in nonresidential facilities and properties. Printed white ledger and computer printout are examples of office paper generally accepted as high-grade. This term does not include industrial process waste, newspaper or packaging.~~

OTHER RESINS or MULTIPLE RESINS — Plastic resins labeled by the SPI-resin code No. 7.

PERSON — Includes any individual, corporation, limited liability company, partnership, association, local governmental unit, as defined in § 66.0131, Wis. Stats., state agency or authority or federal agency.

“PETE” or “PET” — Polyethylene terephthalate, labeled by the SPI-resin code No. 1.

PLASTIC CONTAINER — An individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.

POST-CONSUMER WASTE — Solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in § 291.01(7), Wis. Stats., waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in § 289.01(1735), Wis. Stats.

PP — Polypropylene, labeled by the SPI-resin code

No. 5. PS — Polystyrene, labeled by the SPI-resin code No. 6.

PVC — Polyvinyl chloride, labeled by the SPI-resin code No. 3.

RECYCLABLE MATERIALS — Includes lead acid batteries; major appliances; waste oil; ~~h~~yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins; steel containers; waste tires; and bimetal containers.

REFUSE — All waste matter such as ashes, tin cans, glass, paper, rags, garden refuse, and other items of a similar nature, but shall not include leaves, trees, tree limbs, earth, stone, sewage, demolition material or manure.

RESIDENTIAL DWELLING UNIT — A property having a single-family dwelling or a duplex.

RESIDENTIAL WASTE COLLECTOR — The exclusive provider of residential solid waste services selected by the City to provide such services.

SOLID WASTE — Has the meaning specified in § 289.01(33), Wis. Stats.

SOLID WASTE FACILITY — Has the meaning specified in § 289.01(35), Wis. Stats.

SOLID WASTE TREATMENT — Any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste.

TREATMENT — Includes incineration.

WASTE TIRE — A tire that is no longer suitable for its original purpose because of wear, damage or defect.

YARD WASTE — Leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than six inches in diameter. This term does not include stumps, roots or shrubs with intact root balls.

§ 518-5. License required.

- A. Nonresidential waste collector. Collector of nonresidential waste may not operate in the City of Reedsburg without a nonexclusive nonresidential waste collector license issued by the City Clerk-Treasurer.
- B. Residential waste collector. Residential waste in the City shall be collected only by the exclusive residential waste collector selected and licensed by the City.

§ 518-6. Selection of residential waste collector.

- A. ~~On or before May 1, 2002, t~~The City shall solicit bids for the exclusive residential solid waste collection license. ~~Applications shall be submitted not later than June 1, 2002, on forms to be prepared by the City Administrator.~~
- B. The applications shall be forwarded to the Public Works Committee, which shall make a recommendation to the Common Council.
- C. The Common Council shall select a licensee. ~~for a three-year period commencing September 1, 2002.~~
- D. The Mayor and City Clerk-Treasurer are authorized to enter into a ~~three-year~~ contract with the licensee.
- E. The license application and issuance process shall be repeated at least every ~~five~~three years.

§ 518-7. Mandatory residential service.

- A. The residents of residential dwelling units shall have their solid waste and recycling collected by the Residential Waste Collector contracted by the City. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- B. The residential waste collector shall provide its residential customers a container for solid waste and a container for recyclables.

§ 518-8. Fees; solid waste fund.

- A. The fees to be paid for the residential waste collection service shall be established from time to time by the Common Council by resolution.
- B. Fees shall be billed by the City on an annual basis as a special charge on the tax roll.
- C. Unpaid fees may be collected as a special charge against real property pursuant to § 66.0627, Wis. Stats.
- D. Fees collected for residential waste collection services shall be to a separate, segregated Solid Waste Fund to be managed and administered by the City Administrator. The City Administrator may create subaccounts within the fund and may establish rules for the administration of the residential solid waste collection service.

§ 518-9. Frequency of pickups.

- A. The residential waste collector shall collect solid waste and recyclables from its customers at least weekly at the same time.
- B. Collections shall not take place on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. Collections scheduled for those days shall take place within 48 hours of the scheduled collection day.
- C. Nonresidential collections shall take place pursuant to schedules negotiated between the providers and their customers.

§ 518-10. Collection facilities and equipment; condition.

- A. All facilities and equipment used in the collection of solid waste and recyclables in the City shall be kept and maintained in a safe, clean and sanitary condition.
- B. All vehicles used in the collection of solid waste and recyclables in the City shall be completely enclosed.
- C. All solid waste and recyclables collected in the City shall be deposited directly from the collection container to the collection vehicle.

§ 518-11. Condition of containers and refuse.

- A. All solid waste shall be placed in the pickup area in a covered metal or plastic container with a close-fitting lid.
- B. The containers for solid waste and recyclables shall be well-drained and shall be kept and maintained in a clean and sanitary condition.

- C. Containers with residential solid waste and recyclables shall be placed curbside for pickup unless the customer and the collector agree upon an alternate pickup site.
- D. The City may, from time to time, establish by resolution rules and guidelines regarding the preparation and collection of solid wastes and recyclables.
- E. A collector of solid waste or recyclables may refuse to collect refuse which is not in accord with this chapter. If refuse is refused, the collector shall advise the customer, in writing, of the reason by attaching a tag to the refused refuse or container.

§ 518-12. Transport to approved facilities.

Solid waste and recyclables generated in the City shall be disposed of at sites approved by the Wisconsin Department of Natural Resources or other approval agency.

§ 518-13. Separation of recyclable materials.

The following recyclable materials shall be separated from post-consumer waste:

- A. Lead acid batteries.
- B. Major appliances.
- C. Waste oil.
- D. Yard waste.
- E. Aluminum containers.
- F. Bimetal containers.
- G. Corrugated paper or other container board.
- H. Foam polystyrene packaging.
- I. Glass containers.
- J. Magazines.
- K. Newspaper.
- L. Office paper.
- M. Rigid plastic containers made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins.
- N. Steel containers.
- O. Waste tires.

§ 518-14. Separation requirements exempted.

The separation requirements of § 518-13 of this chapter do not apply to the following:

- A. Solid waste and recyclables processed at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials from solid waste in as pure a form as is technically feasible.

- B. Solid waste which is burned as a supplemental fuel at a facility if less than 30% of the heat input to the facility is derived from the solid waste burned as supplemental fuel.
- C. A recyclable material specified in § 518-13 for which a variance has been granted by the Department of Natural Resources under § 287.11(2m), Wis. Stats., or § NR 544.14, Wis. Adm. Code.

§ 518-15. Care of separated recyclable materials.

To the greatest extent practicable, the recyclable materials separated in accordance with § 518-13 of this chapter shall be clean and kept free of contaminants such as food or product residue, oil or grease, or other nonrecyclable materials, including but not limited to household hazardous waste, medical waste, and agricultural chemical containers. Recyclable materials shall be stored in a manner which protects them from wind, rain and other inclement weather conditions.

§ 518-16. Disposal-Management of lead acid batteries, major appliances, waste oil and yard waste.

- A. Lead acid batteries shall be disposed of as provided in § 287.18, Wis. Stats.
- B. Major appliances shall be picked up at curbside on an as-needed basis by a licensed hauler or during annual or semiannual pickup events sponsored by the City. The property owner shall be responsible for the pickup charges.
- C. Waste oil may be delivered to service stations within the City with facilities to receive the oil or may be disposed of as provided by § 287.15, Wis. Stats.
- D. Yard waste shall be disposed of through the use of personal compost piles with larger materials being broken down, packaged and picked up on a semiannual/annual basis by the City.

§ 518-17. Responsibilities of Owners or Designated Agents of Multiple-Family Dwellings

A. Owners or designated agents of multiple-family dwellings shall do all of the following to recycle the materials specified in s. 518-13(E-O):

- a) Provide adequate, separate containers for the recycling program established in compliance with the ordinance. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:
 - i. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.
 - ii. The ratio of trash container volume to recycling container volume is at most 2:1.
 - iii. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.
- b) Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.

- c) Provide for the collection of the materials separated from the solid waste by the tenants and the delivery of the materials to a recycling facility.
- d) Notify tenants which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

B. The requirements specified in 1) do not apply to the owners or designated agents of multiple-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in s. 1.11(5) through (15) from solid waste in as pure a form as is technically feasible.

§ 518-18. Responsibilities of Owners or Designated Agents of Non-Residential Facilities and Properties.

A. A. Owners or designated agents of non-residential facilities and properties shall do all of the following to recycle the materials specified in s. 518-13(E-O):

- (a) Provide adequate, separate containers for the recycling program established under this section. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.
- (b) Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.
- (c) Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility.
- (d) Notify users, tenants and occupants which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

B. The requirements specified in 1) do not apply to the owners or designated agents of non-residential facilities and properties if the postconsumer waste generated within the facility or property is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in s. 518-13 (E-O) from solid waste in as pure a form as is technically feasible.

§ 518-197. General prohibitions.

A. No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the recyclable materials specified in § 518-13 which have been separated for recycling, except waste tires may be burned with energy recovery in a solid waste treatment facility.

- B. No person shall deposit, throw, or place any solid waste or recyclables on or within any public street, alley, park, sidewalk or other public place, or within or upon any private property or premises, whether owned, kept or controlled by such person or not, unless the same shall be placed in containers as herein provided, or disposed of through a mechanical disposal unit connected to a sanitary sewer.
- C. No person shall bury or burn any solid waste or recyclables on private or public property but cause to be collected and/or disposed of in the manner herein provided.
- D. Except as otherwise provided in this chapter, no person other than a City-authorized refuse collector shall collect or interfere with any garbage, refuse, or recycling materials after they shall have been put into a recycling receptacle and deposited at the curb for the collector, nor shall any person molest, hinder, or delay or in any manner interfere with the City-authorized refuse collector in the discharge of its duties. No person shall hoard garbage for periods longer than a normal collection period. After any recyclable are placed at the curb for collection, they shall become and are the property of the City of Reedsburg. No one other than the authorized refuse collector for the City of Reedsburg is allowed to collect, pick up or receive recyclable materials placed at the curb for collection. **[Added 5-14-2007]**

§ 518-2018. Enforcement.

- A. For the purpose of ascertaining compliance with the provisions of this chapter, any authorized officer, employee or representative of the City of Reedsburg may inspect recyclable materials separated for recycling, post-consumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multiple-family dwellings and nonresidential facilities and properties, and any records relating to recycling activities, which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the City of Reedsburg who requests access for purposes of inspection and who presents appropriate credentials. No person may obstruct, hamper or interfere with such an inspection.
- B. Any person who violates a provision of this chapter may be issued a citation by the Public Works Director or his/her designee to collect forfeitures. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law relating to the same or any other matter shall not preclude the issuance of a citation under this subsection.
- C. The occupant of a one- or two-family dwelling may have the opportunity to correct a violation of this chapter and retain the material not prepared properly for collection for the next regular pickup.
- D. Penalties for violating this chapter may be assessed as follows:
 - (1) Any person who violates § 518-198A may be required to forfeit \$50 for a first violation, \$200 for a second violation and not more than \$2,000 for a third or subsequent violation, together with taxable court costs.
 - (2) Any person who violates a provision of this chapter, except § 518-198A, may be required to forfeit not less than \$10 nor more than \$1,000 for each violation, together with taxable court costs.

§ 518-2119. Interpretation.

In their interpretation and application, the provisions of this chapter shall be held to be the minimum requirements and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes. Where any terms or requirements of this chapter may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this chapter is required by Wisconsin Statutes, or by a standard in Ch. NR 544, Wis. Adm. Code, and where the ordinance provision is unclear, the provision shall be interpreted in light of the Wisconsin Statutes and Ch. NR 544, Wis. Adm. Code, standards in effect on the date of the adoption of this chapter, or in effect on the date of the most recent text amendment to this chapter.

§ 518-~~2220~~. Severability.

Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

§ 518-~~2321~~. Abrogation and greater restrictions.

It is not intended by this chapter to repeal, abrogate, annul, impair or interfere with any existing rules, regulations, ordinances or permits previously adopted or issued pursuant to law. However, whenever this chapter imposes greater restrictions, the provisions of this chapter shall apply.

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 518.

Dated this 23rd day of February, 2026.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer/Finance
Director

1st Reading at Council:	January 26, 2026
Public Hearing Noticed:	February 5, 2026
2nd Reading at Council/Public Hearing:	February 23, 2026
Published, Enactment Date:	March 5, 2026

§ 518-1. Purpose.

The purpose of this chapter is to promote recycling, composting and resource recovery through the administration of an effective recycling program, as provided in Ch. 287, Wis. Stats., and Ch. NR 544, Wis. Adm. Code.

§ 518-2. Statutory authority.

This chapter is adopted pursuant to § 287.09, Wis. Stats.

§ 518-3. Administration.

The provisions of this chapter shall be administered by the Public Works Director.

§ 518-4. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BIMETAL CONTAINER — A container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.

COMMERCIAL WASTE — Any refuse that is accumulated in or upon property used for wholesale or retail commercial purposes.

CONTAINER BOARD — Corrugated paperboard used in the manufacture of shipping containers and related products.

FOAM POLYSTYRENE PACKAGING — Packaging made primarily from form polystyrene that satisfies one of the following criteria:

- A. Is designed for serving food or beverages.
- B. Consists of loose particles intended to fill space and cushion the packaged article in a shipping container.
- C. Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.

GARBAGE — All kinds of organic kitchen waste resulting from the preparation of food, and all decayed food products from any source whatsoever.

GLASS CONTAINER — A glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat-resistant glass such as pyrex, lead based glass such as crystal, or TV tubes.

HDPE — High-density polyethylene, labeled by the resin code No. 2.

INDUSTRIAL WASTE — Any refuse that is accumulated in or upon property used for manufacturing or industrial purposes.

LDPE — Low-density polyethylene, labeled by the resin code No. 4.

MAGAZINES — Magazines and other materials printed on similar paper.

MAJOR APPLIANCE — A residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, stove, furnaces, boilers, heat exchanger, dehumidifier, and water heaters.

MULTIPLE-FAMILY DWELLING — A property having three or more residential units, including those which are occupied seasonally.

NEWSPAPER — A newspaper and other materials printed on newsprint.

NONRESIDENTIAL FACILITIES AND PROPERTIES — Commercial, retail, industrial, institutional and governmental facilities and properties. Non-residential facilities and properties include any location at which goods or services are provided or manufactured, including locations under construction, demolition, or remodeling, or used for special events such as fairs, festivals, sport venues, conferences, and exhibits. This term does not include multiple family dwellings.

OFFICE PAPER — Variety of high-grade printing and writing. This term does not include industrial process waste, newspaper or packaging.

OTHER RESINS or MULTIPLE RESINS — Plastic resins labeled by the resin code No. 7.

PERSON — Includes any individual, corporation, limited liability company, partnership, association, local governmental unit, as defined in § 66.0131, Wis. Stats., state agency or authority or federal agency.

“PETE” or “PET” — Polyethylene terephthalate, labeled by the resin code No. 1.

PLASTIC CONTAINER — An individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.

POST-CONSUMER WASTE — Solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in § 291.01(7), Wis. Stats., waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in § 289.01(17), Wis. Stats.

PP — Polypropylene, labeled by the resin code No. 5.

PS — Polystyrene, labeled by the resin code No. 6.

PVC — Polyvinyl chloride, labeled by the resin code No. 3.

RECYCLABLE MATERIALS — Includes lead acid batteries; major appliances; waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins; steel containers; waste tires; and bimetal containers.

REFUSE — All waste matter such as ashes, tin cans, glass, paper, rags, garden refuse, and other items of a similar nature, but shall not include leaves, trees, tree limbs, earth, stone, sewage, demolition material or manure.

RESIDENTIAL DWELLING UNIT — A property having a single-family dwelling or a duplex.

RESIDENTIAL WASTE COLLECTOR — The exclusive provider of residential solid waste services selected by the City to provide such services.

SOLID WASTE — Has the meaning specified in § 289.01(33), Wis. Stats.

SOLID WASTE FACILITY — Has the meaning specified in § 289.01(35), Wis. Stats.

SOLID WASTE TREATMENT — Any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste.

TREATMENT — Includes incineration.

WASTE TIRE — A tire that is no longer suitable for its original purpose because of wear, damage or defect.

YARD WASTE — Leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than six inches in diameter. This term does not include stumps, roots or shrubs with intact root balls.

§ 518-5. License required.

- A. Nonresidential waste collector. Collector of nonresidential waste may not operate in the City of Reedsburg without a nonexclusive nonresidential waste collector license issued by the City Clerk-Treasurer.
- B. Residential waste collector. Residential waste in the City shall be collected only by the exclusive residential waste collector selected and licensed by the City.

§ 518-6. Selection of residential waste collector.

- A. The City shall solicit bids for the exclusive residential solid waste collection license.
- B. The applications shall be forwarded to the Public Works Committee, which shall make a recommendation to the Common Council.
- C. The Common Council shall select a licensee.
- D. The Mayor and City Clerk-Treasurer are authorized to enter into a contract with the licensee.
- E. The license application and issuance process shall be repeated at least every five years.

§ 518-7. Mandatory residential service.

- A. The residents of residential dwelling units shall have their solid waste and recycling collected by the Residential Waste Collector contracted by the City. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- B. The residential waste collector shall provide its residential customers a container for solid waste and a container for recyclables.

§ 518-8. Fees; solid waste fund.

- A. The fees to be paid for the residential waste collection service shall be established from time to time by the Common Council by resolution.
- B. Fees shall be billed by the City on an annual basis as a special charge on the tax roll.
- C. Unpaid fees may be collected as a special charge against real property pursuant to § 66.0627, Wis. Stats.
- D. Fees collected for residential waste collection services shall be to a separate, segregated Solid Waste Fund to be managed and administered by the City Administrator. The City Administrator may create subaccounts within the fund and may establish rules for the administration of the residential solid waste collection service.

§ 518-9. Frequency of pickups.

- A. The residential waste collector shall collect solid waste and recyclables from its customers at least weekly at the same time.
- B. Collections shall not take place on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. Collections scheduled for those days shall take place within 48 hours of the scheduled collection day.
- C. Nonresidential collections shall take place pursuant to schedules negotiated between the providers and their customers.

§ 518-10. Collection facilities and equipment; condition.

- A. All facilities and equipment used in the collection of solid waste and recyclables in the City shall be kept and maintained in a safe, clean and sanitary condition.
- B. All vehicles used in the collection of solid waste and recyclables in the City shall be completely enclosed.
- C. All solid waste and recyclables collected in the City shall be deposited directly from the collection container to the collection vehicle.

§ 518-11. Condition of containers and refuse.

- A. All solid waste shall be placed in the pickup area in a covered metal or plastic container with a close-fitting lid.
- B. The containers for solid waste and recyclables shall be well-drained and shall be kept and maintained in a clean and sanitary condition.
- C. Containers with residential solid waste and recyclables shall be placed curbside for pickup unless the customer and the collector agree upon an alternate pickup site.
- D. The City may, from time to time, establish by resolution rules and guidelines regarding the preparation and collection of solid wastes and recyclables.
- E. A collector of solid waste or recyclables may refuse to collect refuse which is not in accord with this chapter. If refuse is refused, the collector shall advise the customer, in writing, of the reason by attaching a tag to the refused refuse or container.

§ 518-12. Transport to approved facilities.

Solid waste and recyclables generated in the City shall be disposed of at sites approved by the Wisconsin Department of Natural Resources or other approval agency.

§ 518-13. Separation of recyclable materials.

The following recyclable materials shall be separated from post-consumer waste:

- A. Lead acid batteries.
- B. Major appliances.
- C. Waste oil.
- D. Yard waste.
- E. Aluminum containers.
- F. Bimetal containers.
- G. Corrugated paper or other container board.
- H. Foam polystyrene packaging.
- I. Glass containers.
- J. Magazines.
- K. Newspaper.
- L. Office paper.
- M. Rigid plastic containers made of PETE, HDPE, PVC, LDPE, PP, PS, and other resins or multiple resins.
- N. Steel containers.
- O. Waste tires.

§ 518-14. Separation requirements exempted.

The separation requirements of § 518-13 of this chapter do not apply to the following:

- A. Solid waste and recyclables processed at a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials from solid waste in as pure a form as is technically feasible.
- B. Solid waste which is burned as a supplemental fuel at a facility if less than 30% of the heat input to the facility is derived from the solid waste burned as supplemental fuel.
- C. A recyclable material specified in § 518-13 for which a variance has been granted by the Department of Natural Resources under § 287.11(2m), Wis. Stats., or § NR 544.14, Wis. Adm. Code.

§ 518-15. Care of separated recyclable materials.

To the greatest extent practicable, the recyclable materials separated in accordance with § 518-13 of this chapter shall be clean and kept free of contaminants such as food or product residue, oil or

grease, or other nonrecyclable materials, including but not limited to household hazardous waste, medical waste, and agricultural chemical containers. Recyclable materials shall be stored in a manner which protects them from wind, rain and other inclement weather conditions.

§ 518-16. Management of lead acid batteries, major appliances, waste oil and yard waste.

- A. Lead acid batteries shall be disposed of as provided in § 287.18, Wis. Stats.
- B. Major appliances shall be picked up at curbside on an as-needed basis by a licensed hauler or during annual or semiannual pickup events sponsored by the City. The property owner shall be responsible for the pickup charges.
- C. Waste oil may be delivered to service stations within the City with facilities to receive the oil or may be disposed of as provided by § 287.15, Wis. Stats.
- D. Yard waste shall be disposed of through the use of personal compost piles with larger materials being broken down, packaged and picked up on a semiannual/annual basis by the City.

§ 518-17. Responsibilities of Owners or Designated Agents of Multiple-Family Dwellings

- A. A. Owners or designated agents of multiple-family dwellings shall do all of the following to recycle the materials specified in s. 518-13(E-O):
 - a) Provide adequate, separate containers for the recycling program established in compliance with the ordinance. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:
 - i. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.
 - ii. The ratio of trash container volume to recycling container volume is at most 2:1.
 - iii. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.
 - b) Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.
 - c) Provide for the collection of the materials separated from the solid waste by the tenants and the delivery of the materials to a recycling facility.
 - d) Notify tenants which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.
- B. The requirements specified in 1) do not apply to the owners or designated agents of multiple-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in s. 1.11(5) through (15) from solid waste in as pure a form as is technically feasible.

§ 518-18. Responsibilities of Owners or Designated Agents of Non-Residential Facilities and Properties.

- A. A. Owners or designated agents of non-residential facilities and properties shall do all of the following to recycle the materials specified in s. 518-13(E-O):
- (a) Provide adequate, separate containers for the recycling program established under this section. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.
 - (b) Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.
 - (c) Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility.
 - (d) Notify users, tenants and occupants which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.
- B. The requirements specified in 1) do not apply to the owners or designated agents of non-residential facilities and properties if the postconsumer waste generated within the facility or property is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in s. 518-13 (E-O) from solid waste in as pure a form as is technically feasible.

§ 518-19. General prohibitions.

- A. No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the recyclable materials specified in § 518-13 which have been separated for recycling, except waste tires may be burned with energy recovery in a solid waste treatment facility.
- B. No person shall deposit, throw, or place any solid waste or recyclables on or within any public street, alley, park, sidewalk or other public place, or within or upon any private property or premises, whether owned, kept or controlled by such person or not, unless the same shall be placed in containers as herein provided, or disposed of through a mechanical disposal unit connected to a sanitary sewer.
- C. No person shall bury or burn any solid waste or recyclables on private or public property but cause to be collected and/or disposed of in the manner herein provided.
- D. Except as otherwise provided in this chapter, no person other than a City-authorized refuse collector shall collect or interfere with any garbage, refuse, or recycling materials after they shall have been put into a recycling receptacle and deposited at the curb for the collector, nor shall any person molest, hinder, or delay or in any manner interfere with the City-authorized

refuse collector in the discharge of its duties. No person shall hoard garbage for periods longer than a normal collection period. After any recyclable are placed at the curb for collection, they shall become and are the property of the City of Reedsburg. No one other than the authorized refuse collector for the City of Reedsburg is allowed to collect, pick up or receive recyclable materials placed at the curb for collection. **[Added 5-14-2007]**

§ 518-20. Enforcement.

- A. For the purpose of ascertaining compliance with the provisions of this chapter, any authorized officer, employee or representative of the City of Reedsburg may inspect recyclable materials separated for recycling, post-consumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multiple-family dwellings and nonresidential facilities and properties, and any records relating to recycling activities, which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the City of Reedsburg who requests access for purposes of inspection and who presents appropriate credentials. No person may obstruct, hamper or interfere with such an inspection.
- B. Any person who violates a provision of this chapter may be issued a citation by the Public Works Director or his/her designee to collect forfeitures. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law relating to the same or any other matter shall not preclude the issuance of a citation under this subsection.
- C. The occupant of a one- or two-family dwelling may have the opportunity to correct a violation of this chapter and retain the material not prepared properly for collection for the next regular pickup.
- D. Penalties for violating this chapter may be assessed as follows:
 - (1) Any person who violates § 518-19A may be required to forfeit \$50 for a first violation, \$200 for a second violation and not more than \$2,000 for a third or subsequent violation, together with taxable court costs.
 - (2) Any person who violates a provision of this chapter, except § 518-19A, may be required to forfeit not less than \$10 nor more than \$1,000 for each violation, together with taxable court costs.

§ 518-21. Interpretation.

In their interpretation and application, the provisions of this chapter shall be held to be the minimum requirements and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes. Where any terms or requirements of this chapter may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this chapter is required by Wisconsin Statutes, or by a standard in Ch. NR 544, Wis. Adm. Code, and where the ordinance provision is unclear, the provision shall be interpreted in light of the Wisconsin Statutes and Ch. NR 544, Wis. Adm. Code, standards in effect on the date of the adoption of this chapter, or in effect on the date of the most recent text amendment to this chapter.

§ 518-22. Severability.

Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

§ 518-23. Abrogation and greater restrictions.

It is not intended by this chapter to repeal, abrogate, annul, impair or interfere with any existing rules, regulations, ordinances or permits previously adopted or issued pursuant to law. However, whenever this chapter imposes greater restrictions, the provisions of this chapter shall apply.

ORDINANCE NO. _____

(Amending Section 615-9 – Parking Limits)

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

SECTION I: PURPOSE

The purpose of this ordinance is to amend Section 615-9 to add restrictions to parking in parks.

SECTION II: ORDINANCE AMENDED.

Section 615-9(M) is created as follows:

M. City-owned parks. All parking limitations in parking areas within City-owned parks shall be based on signage in place at the time. That signage may be designated and changed by the Parks and Recreation Committee with the approval of the Director of Parks and Recreation and Police Chief.

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 615.

Dated this 23rd day of February, 2026.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer/Finance
Director

1st Reading at Council:	January 26, 2026
Public Hearing Noticed:	February 5, 2026
2nd Reading at Council/Public Hearing:	February 23, 2026
Published, Enactment Date:	March 5, 2026

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 (10) 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

ORDINANCE NO. 1985-26
(Nuisance Junk & Junk Vehicle amendment)

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

SECTION I: PURPOSE.

Amend the nuisance ordinance for enforcement process of Junk & Junk Vehicle violations.

SECTION II: PROVISIONS AMENDED.

§ 402-3 Public nuisances affecting health.

K. (2) Abandonment prohibited. No person shall park, store, leave, or permit the parking, storing, or leaving of any motor vehicle of any kind that is in an abandoned, wrecked, inoperative, unlicensed, dismantled, or unroadworthy condition upon any private property within the City. This section shall not apply to any vehicle enclosed within a building on private property, to any vehicle held in connection with a lawful business within the City ~~or its extraterritorial area~~, such as a junkyard, salvage yard, or auto repair business, or to temporary repair work that is performed within 24 hours of a vehicle becoming unexpectedly unroadworthy.

(a) Notice shall be sent to the property owner and/or vehicle owner with an order that ~~the owner shall~~, within 30 days, make the vehicle operable and roadworthy and license any vehicle that may not be licensed or, in the alternative, place such vehicle in an enclosed structure or remove the vehicle from the property.

(b) The notice shall further advise the owner that if the nuisance is not corrected, the vehicle is subject to be towed, stored, and, if not redeemed, disposed of at owner's expense following a hearing before the ~~Ordinance Committee~~ **Plan Commission**.

(c) A written notice shall be provided to that owner either personally or by registered mail. ~~All hearings shall be scheduled within a reasonable time after receipt of the written request.~~

(d) Failure to appear at the hearing may be grounds for an immediate towing under the terms of this chapter. If, at the conclusion of the hearing, the Commission finds that there is probable cause to believe that the vehicle is in violation pursuant to the definitions contained in this chapter, a citation provided in Chapter 1, General Provisions, § 1-3 of this Code shall be issued and the vehicle shall be impounded. In the event that **If** the vehicle is impounded, the owner shall remain liable for all towing charges, and these charges shall be assessed over and above the penalties set forth in Chapter 1, § 1-3, if the person is found to be guilty of a violation of this chapter.

L. Debris, junk: order to remove and penalties.

(1) Whenever City Staff finds that conditions on any premises within the City create a fire or health hazard or shall find that, by virtue of any accumulation of unsightly materials, junk or debris of any nature on any premises or for any other reason, any premises are detrimental to the appearance, neatness of cleanliness of a neighborhood so as to tend to depreciate property values therein or create a nuisance or offend the aesthetic character of the immediate neighborhood or produce blight or deterioration by reason of such conditions, City staff may order the owner of said premises to correct any such condition or to remove therefrom any such unsafe, hazardous or unsightly articles, material or debris. Examples of junk, refuse, litter, garbage, and scrap or waste matter shall include, but are not limited to, appliances, furniture, tires, wood, machinery parts, boats recreational vehicles, or other unsightly debris that is wrecked, dismantled, partially dismantled, discarded, or inoperative.

(a) The order shall specify a time not to exceed 30 days within which the owner and/or occupant shall comply therewith.

(b) The order shall further advise the owner that if the nuisance is not corrected, the debris/junk is subject to be removed and, if not redeemed, disposed of at owner's expense following a hearing before the ~~Ordinance Committee~~ **Plan Commission**.

(c) A written notice shall be provided to that owner either personally or by registered mail. ~~All hearings shall be scheduled within a reasonable time after receipt of the written request.~~

(d) Failure to appear at the hearing may be grounds for the City to take immediate action to remove junk/debris under the terms of this chapter **and to issue a citation**. If, at the conclusion of the hearing, the Commission finds that there is probable cause to believe that the junk/debris is in violation pursuant to the definitions contained in this chapter, a citation provided in Chapter 1, General Provisions, § 1-3, of the Code of the City of Reedsburg shall be issued and the junk/debris shall be removed. In the event that **If the junk/debris is removed, the owner shall remain liable for all removal charges and these charges shall be assessed over and above the penalties set forth in § 1-3 if the person is found to be guilty of a violation of this chapter.**

(2) Junk and similar items that are placed in the tree bank or other public right-of-way area and are not scheduled for removal by the waste hauler under Chapter 518, may be ordered for pick up at the property owner's expense. Said costs for junk removal and administration shall be added to the tax roll if the same is not paid for 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 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

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 and 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. _____

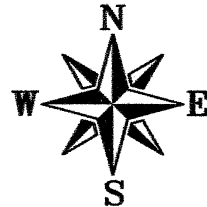
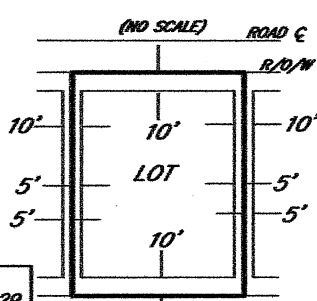
BEING DESCRIBED AS LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 5029 RECORDED AS DOCUMENT NUMBER 841315; LOCATED IN THE NE1/4-NW1/4 OF SECTION 8, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN.

ZONED: E.T.

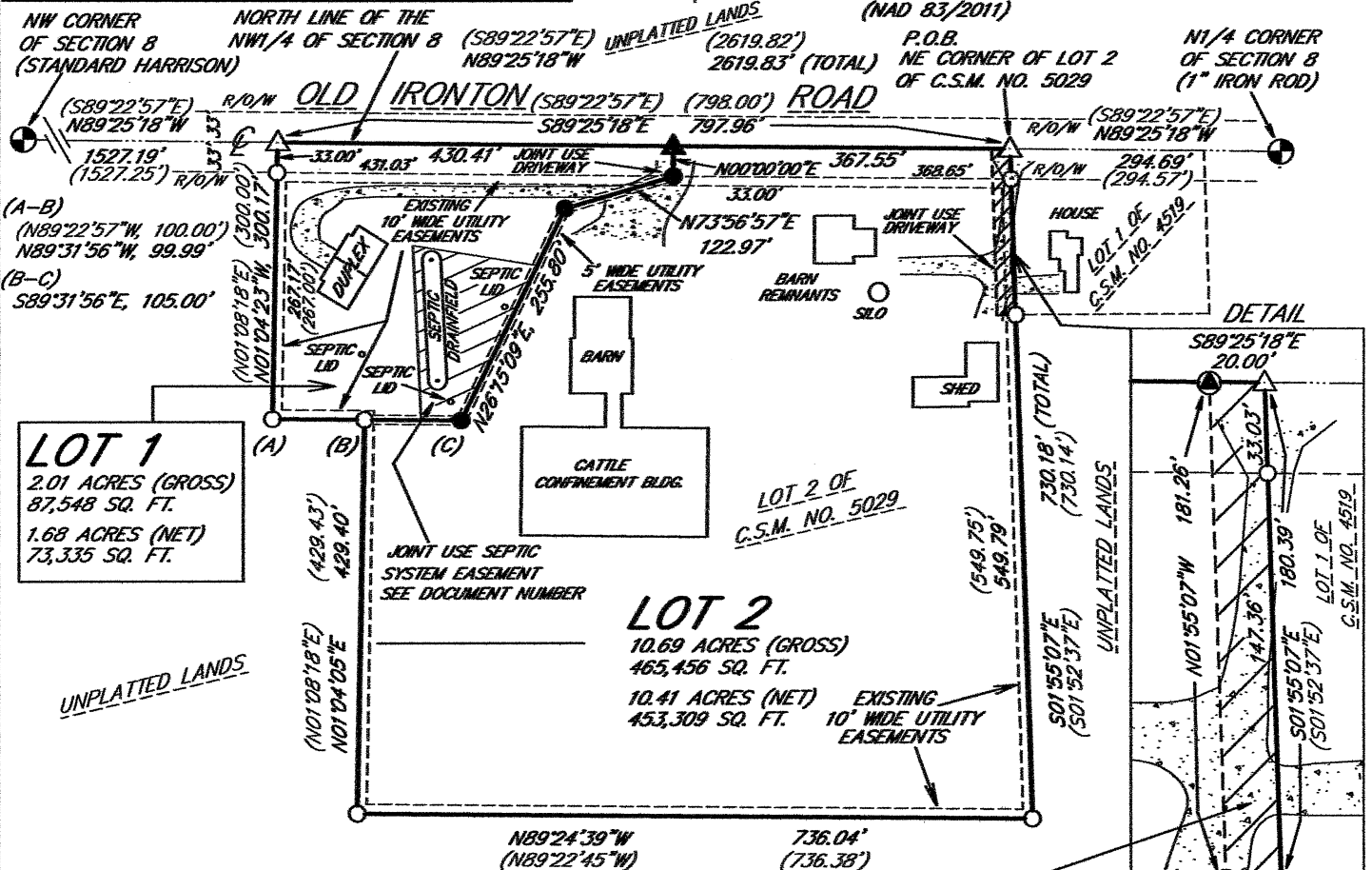
UTILITY EASEMENTS

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.

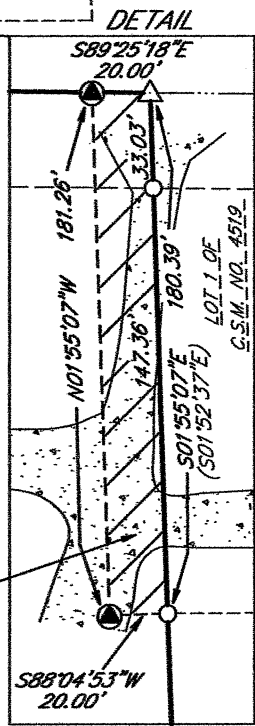


BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW1/4 OF SECTION 8, ASSUMED TO BEAR S89°25'18"E USING THE SAUK COUNTY COORDINATE SYSTEM. (NAD 83/2011)



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

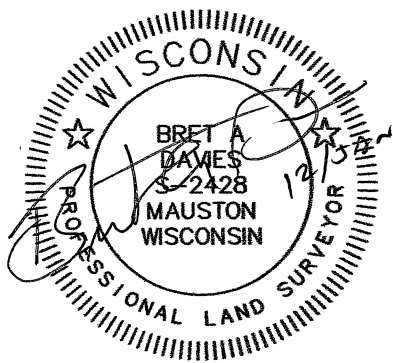
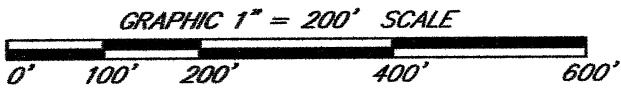
LOT 2
10.69 ACRES (GROSS)
465,456 SQ. FT.
10.41 ACRES (NET)
453,309 SQ. FT.



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;

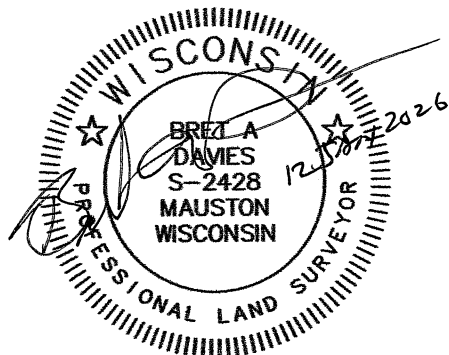
Commencing at the North 1/4 of Section 8; thence N89°25'18"W, 294.69 feet along the North line of the Northwest 1/4 of Section 8 to the Northeast corner of Lot 2 of Sauk County Certified Survey Map Number 5029, said point being the point of beginning; thence S01°55'07"E, 730.18 feet along the Easterly 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

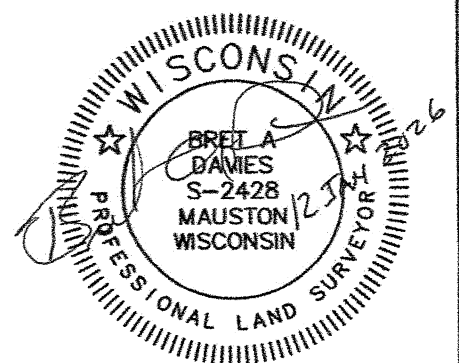
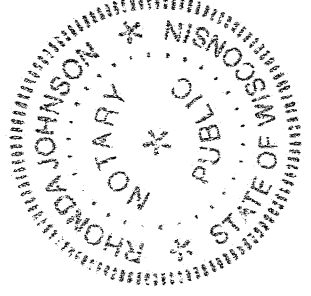
[Signature]
Jamie R. Haag

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] 1-2-3-26

Applicant Signature / Date

[Signature] 1

Owner Signature / Date

Account #10-461500-00

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

C:\Users\salt\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\YPJC9EM

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.

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
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 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

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:

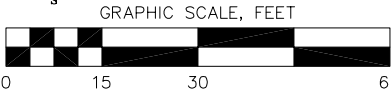
- 1) The variance will not be contrary to the public interest.
- 2) Substantial justice will be done by granting the variance. _____
- 3) The variance is needed so that the spirit of the ordinance is observed.
- 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance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

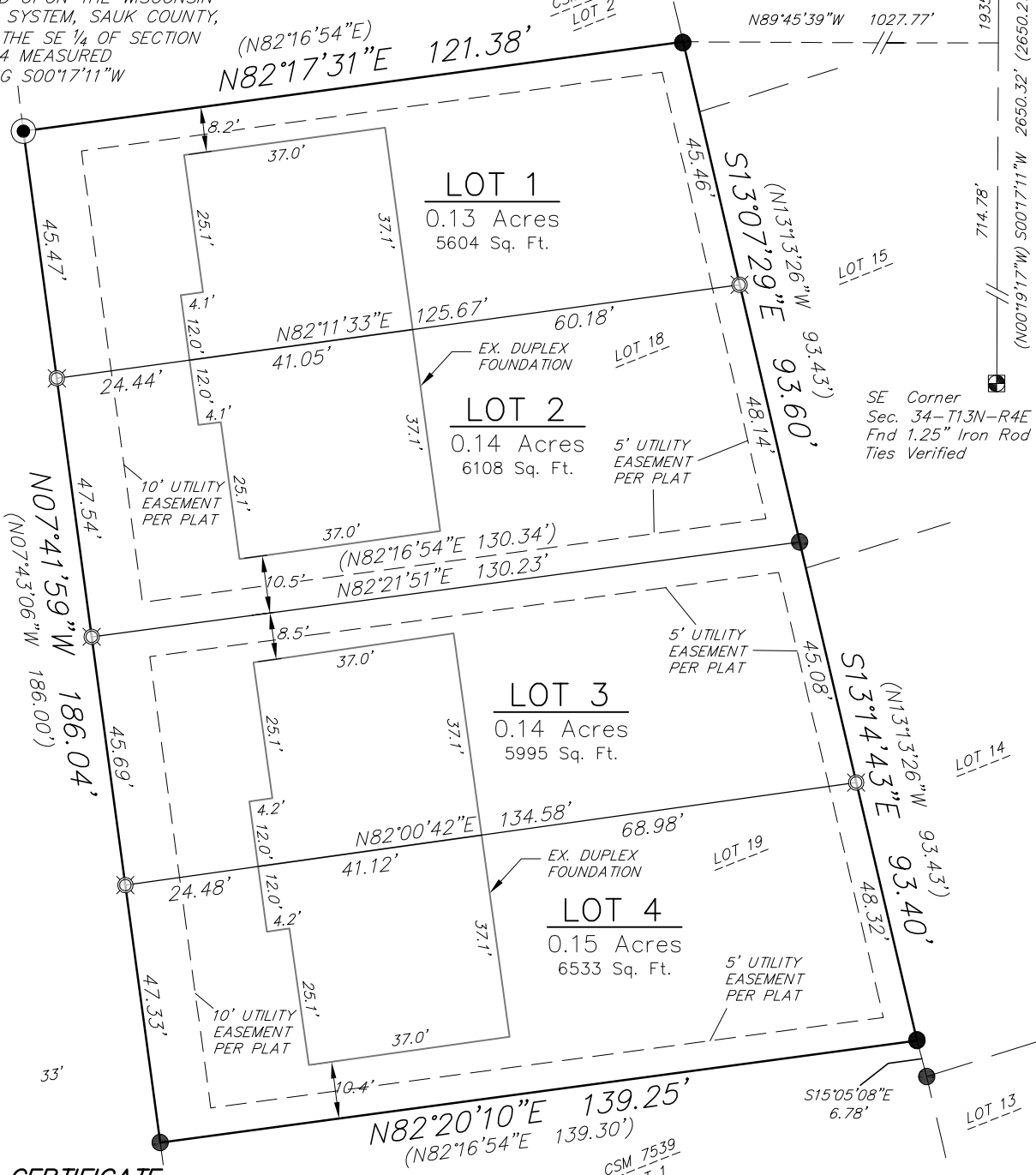
- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- FOUND 1-1/4" Ø IRON ROD
- SET 3/4" Ø x 18" IRON ROD 1.50 Lb./Ft.

NOTE: FIELD WORK COMPLETED ON 01-23-26

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

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

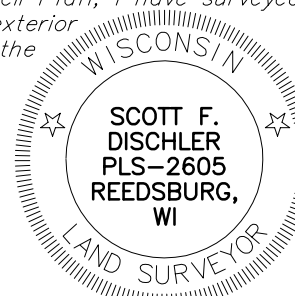


SURVEYOR'S CERTIFICATE

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:\NFA\Lot 18 19 Hay Creek\Lot 18 19 CSM.dwg By: sdis

<p>planners engineers advisors</p>	Job #: Date: 01/30/26	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
	Rev:	Drafted By: sdis		
	Checked By: mlon			

© 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: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468	SHEET 2 OF 2
		Date: 01/30/26	LP LLC, Neil Pfaff 52037 Park Lane Reedsburg, WI 53959		
		Rev:			
		Drafted By: sdis			
		Checked By: mlon			

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