

City Plan Commission Agenda  
April 14, 2026  
Reedsburg City Hall Council Chambers  
**6:00 PM**

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

CALL TO ORDER

APPROVAL OF MINUTES

**I. APPROVE MINUTES FOR THE MEETING HELD ON FEBRUARY 10, 2026:**

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

**I. GENERAL BUSINESS:**

- A. Consider Conditional Use Permit for home-based scheduled retail sales of sporting goods and firearms. This type of business requires a federal firearms license (FFL). – 1139 14<sup>th</sup> St; Parcel # 276-2003-00000 – Christopher M. Gallagher / DENsight Tactical LLC
- B. Consider Certified Survey Map to divide property into two new lots, one outlot, and a new portion of 10<sup>th</sup> Street. – 1700 Lands End Ln; 276-2046-30000 – Ivan Alicea, Vierbicher
- C. Discuss mailbox policy for new housing.

**II. ADJOURN:**



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

**Reedsburg Plan Commission**  
February 10, 2026



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

**Present:** Alder Sonny Hyde, Alder Missy Frenz, Dan DeBaets, Steve Zibell, Derek Horkan

**Absent:** Beth DeForge

**Staff:** Max, Buckner, Brian Duvalle

**Approval of Minutes:** Motion by Frenz, seconded by Hyde to approve the 1/10/26 meeting minutes.  
Motion approved

**Consider annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; Parcel #s 3180 & 3202 - Sauk County Land Resources & Environment Dept.**

The neighboring church expressed concern about past tractors driving on their lawn. The tractors are supposed to enter and exit from Clark St.

Motion by DeBaets, seconded by Frenz to approve the as presented and with the following conditions:

1. Hours of operation 7am-9pm
2. Remove crops by December 1, 2026
3. Notify neighbors 24 hours prior in person or with door hangers for spraying or harvesting
4. Maintain/trim along curbs
5. 5' setback along adjacent lots
6. Winter wheat and cover crop
7. Enter & exit site from Clark St

Motion approved

**Consider Certified Survey Map to divide parcel into two – E5455 Old Ironton Rd; 030-0244-20000 – Shaun Haag & Jamie Haag**

Motion by Estes, seconded by Zibell to recommend approval as presented.

Motion approved

**Consider Certified Survey Map to divide two existing parcels into four – 116 S Walnut St, 134 S Walnut St, 144 S Walnut St, 148 S Walnut St; 276-1000-00000 & 276-1001-00000 – Steve Alt, Team Engineering Inc.**

Motion by Zibell, seconded by Hyde to recommend approval as presented.

Motion approved

**Consider sign permit for a new electronic sign that would alter the existing ground sign in R-1 zone under §690-104 – 300 N Locust St; 276-0843-00000 – St. Peter's Lutheran Church**

Motion by Hyde, seconded by DeBaets to approve the sign as presented.

Motion approved

**Consider Certified Survey Map to divide two existing parcels & duplexes into four with a zero-lot line – 2442 Russell Ct, 2444 Russell Ct, 2452 Russell Ct, 2454 Russell Ct; 276-2760-00000 & 276-2759-00000– LP, LLC**

Motion by Zibell, seconded by Frenz to recommend approval as presented.

Motion approved

**Recommend ORD 1984-26 amending Subdivision of Land ordinance § 674-3 to allow additional lot splits for certified survey maps.**

This ordinance is presented to allow the City to create more than 4 new lots without a plat because there are instances when more lots are needed but the lot sizes are unknown for a plat. State law allows such divisions for commercial, multi-family and mixed-use lots.

Motion by Horkan, seconded by Zibell to recommend approval as presented.

Motion approved

**Recommend ORD 1985-26 amending Nuisance ordinance § 402-3(K) and § 402-3(L) for Junk and Junk Vehicles.**

Motion by Estes, seconded by DeBaets to recommend approval pending tree bank changes by the City Administrator.

Motion approved

Motion by Frenz, seconded by Horkan to adjourn at 6:20 PM.

Motion approved

Respectfully submitted,  
Brian Duvalle, Planner/Building Inspector

**City of Reedsburg Land Use Application**

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

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

**APPLICANT: Christopher M. Gallagher / DENsight Tactical LLC**

**ADDRESS: 1139 14<sup>th</sup> Street CITY: Reedsburg STATE: Wisconsin**

**ZIP: 53959 PHONE: 920-382-5781 PARCEL #: 2003**

**E- MAIL: DENsight.tactical@outlook.com**

**PROPERTY OWNER: (if different from Applicant) Jeff Skaife**

**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):** \_\_\_\_\_

**Conditional Use Permit: Home based business sales**

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.*

*Chris Gallagher*

13/5/2020

\_\_\_\_\_ / \_\_\_\_\_

**Applicant Signature / Date**

**Owner Signature / Date**

Account #10-461500-00

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

Cond Use Permit \$200	✓
Cond Use-Agriculture \$400	_____
Variance \$125	_____
Rezoning \$200	_____
C.S.M. \$175	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Site Plan Review \$175	_____
Annexation \$200	_____
Plan Amend \$200	_____
Date Paid	<u>3-17-2020</u>
Receipt #	<u>1.000053004</u>

**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.

- **DENsight Tactical LLC will be a home-based business conducting in the sales of sporting goods and firearm products (FFL). The business has no plans to change the current site. Sales will be conducted on a scheduled basis to avoid any changes to the normal traffic in the area. The sales will be conducted during normal business hours to avoid any after-hour noise due to traffic or foot traffic. The residence is equipped with camera surveillance and multiple safes to maintain product safety. No items will be on site that cause unwanted noise, smoke, fumes, glare and/or odors. The home-based business will not place extra demands on fire, police, or other public resources.**

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.

- **The business's sole purpose will be in sales. Business will not involve uses, activities, processes, materials, or equipment that would create a negative impact on the neighborhood. Sales for the business will be conducted on a scheduled basis. Scheduled sales and visits would ensure traffic and parking are not impacted. The business requires no additional equipment that would cause noise, smoke, fumes, glare or odor.**

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

- **The residence is already equipped with adequate electricity, water and sewer. The sales will not have an impact on disposal services or cause the need for additional 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.

- **The sales will be conducted inside the residence. The business requires no further additions or changes to the property to conduct business.**

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

- **The residence is already equipped with proper drainage for stormwater.**

C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

- **The residence allows access to emergency vehicles through 14<sup>th</sup> Street and driveway. The residence is equipped with multiple exits and entrances.**

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.

- **The residence already complies with the above exterior lighting requirements. The business has no plans to add**

**additional exterior lighting that will affect neighboring properties, traffic or night skies.**

D. 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.*

- **The business will conduct sales on a scheduled basis. The scheduled sales will allow DENsight Tactical to ensure traffic and parking is not increased due to business. The residence is equipped with a large driveway to accommodate multiple vehicles and off-street parking.**

E. 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.*

- **The business has no plans to add additional structures. The residence already complies with the above architectural plans.**

F. 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.*

- **DENsight Tacital LLC is already registered through the state of Wisconsin and possesses a valid sellers permit. The business will be applying for an FFL license if the conditional permit is approved. Sales will not be conducted until all City, State and Federal permits have been approved.**

C. **Site Plan Requirements, as applicable.**

- **Not applicable. DENsight Tactical has no plans to build or add to current residence.**

**City of Reedsburg Land Use Application**

134 S. Locust St  
PO Box 490  
Reedsburg, WI 53959  
Ph: 608-524-6404  
Fax: 608-524-8458  
bdnvaile@ci.reedsburg.wi.us

**APPLICANT: Christopher M. Gallagher / DENsight Tactical LLC**  
**ADDRESS: 1139 14<sup>th</sup> Street CITY: Reedsburg STATE: Wisconsin**  
**ZIP: 53959 PHONE: 920-382-5781 PARCEL #: \_\_\_\_\_**  
**E-MAIL: DENsight.tactical@outlook.com**  
**PROPERTY OWNER: (if different from Applicant) Jeff Skaife**

**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):** \_\_\_\_\_
- Conditional Use Permit: Home based business sales**  
 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.

Applicant Signature / Date \_\_\_\_\_

Owner Signature / Date \_\_\_\_\_

Account # 10-404500-00

03/03/26

Cond Use Permit	\$200	<input checked="" type="checkbox"/>
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 #		

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

- B. Please describe how your request meets each of the following criteria:**
- 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.
    - DENsight Tactical LLC will be a home-based business conducting in the sales of sporting goods and firearm products (FFL). The business has no plans to change the current site. Sales will be conducted on a scheduled basis to avoid any changes to the normal traffic in the area. The sales will be conducted during normal business hours to avoid any after-hour noise due to traffic or foot traffic. The residence is equipped with camera surveillance and multiple safes to maintain product safety. No items will be on site that cause unwanted noise, smoke, fumes, glare and/or odors. The home-based business will not place extra demands on fire, police, or other public resources.

**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.

**Staff Report**

**DATE:** April 14, 2026, 6:00 PM

**APPLICANT:** Christopher M. Gallagher / DENsight Tactical LLC

**LOCATION:** 1139 14<sup>th</sup> St; Parcel # 276-2003-00000

**ZONING:** R-2 Residential

**DESCRIPTION OF PROPERTY/IMPROVEMENTS:** Consider Conditional Use Permit for home-based scheduled retail sales of sporting goods and firearms. This type of business requires a federal firearms license (FFL). Sales are by appointment only, and items must be kept securely stored in safes per federal standards. Security cameras would also be used.

**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:** Flat slopes

**STREET R.O.W./TRAFFIC/ACCESS:** 14<sup>th</sup> St

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Low-density Residential

COMMENTS

- ADMINISTRATOR:
- AMBULANCE:
- FIRE:
- POLICE:
- PUBLIC WORKS:
- SCHOOL:
- UTILITIES:
- OTHER:

**Site Plan Review Findings of Fact for Section 690-33(A-G)**

**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.**

1. The Board finds that the property currently contains a single-family dwelling with attached garage.
2. The Board finds that section § 690-27 (C)(1) allows a home business as a conditional use.
3. The Board finds that a home business of retail sales of sporting goods and firearms is proposed.
4. The Board finds that the parcel is zoned B-2.
5. The Board finds that the undeveloped property is about 11,300 SF.
6. The Board finds that the sales would be scheduled and occur during normal business hours.
7. The Board finds that a federal firearms license is required (FFL).
8. The Board finds that cameras and safes would be utilized for the proposed home business.

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

1. Not applicable

**Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.**

1. The Board finds that the parcel is located on 14<sup>th</sup> St.
2. The Board finds that there are no changes proposed.

**Exterior lighting shall be arranged as follows:**

- It is deflected away from adjacent properties.
  - It does not impede the vision of traffic along adjacent streets.
  - It does not unnecessarily illuminate night skies.
1. Not applicable

**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.**

1. The Board finds that the property currently contains a single-family dwelling with attached garage.
2. The Board finds that a home business of retail sales of sporting goods and firearms is proposed.
3. The Board finds that the sales would be scheduled and occur during normal business hours.

**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.**

1. Not applicable

**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.**

1. The Board finds that future use is low-density residential.

**Conditional Use Permit Findings of Fact for Section 690-19(A-C)**

**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.**

1. The Board finds that the property currently contains a single-family dwelling with attached garage.
2. The Board finds that section § 690-27 (C)(1) allows a home business as a conditional use.
3. The Board finds that a home business of retail sales of sporting goods and firearms is proposed.
4. The Board finds that the parcel is zoned B-2.
5. The Board finds that the undeveloped property is about 11,300 SF.
6. The Board finds that the sales would be scheduled and occur during normal business hours.
7. The Board finds that a federal firearms license is required (FFL).
8. The Board finds that cameras and safes would be utilized for the proposed home business.

**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.**

1. The Board finds that the property currently contains a single-family dwelling with attached garage.
2. The Board finds that the area is zoned R-2 Residential.

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

1. Not applicable.

**STAFF COMMENTS:**

The Plan Commission has approved several of these requests in the past few years, and so far there have been no issues from those. This request will just have to meet the home business standards, which I believe does per the application, and FFL requirements.

**Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. April 14, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report



0 15 30  
ft  
Scale: 1 in. = 58 ft.  
1 : 697



DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

City of Reedsburg  
134 S. Locust Street  
PO Box 490  
Reedsburg, WI 53959  
608-524-6404

Notes

**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: Ivan Alicea

ADDRESS: 201 E. MAIN SUITE 100 CITY: REEDSBURG STATE: WI

ZIP: 53959 PHONE: 608 279 7188 PARCEL #: 276-2046-3000  
276-2046-52000

E-MAIL: jali@vierbicher.com

PROPERTY OWNER: (if different from Applicant) CITY OF REEDSBURG

LOCATION: (if different from address above) 1700 LANDS END LN

**LAND USE REQUEST**

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

Certified Survey Map (CSM): 3 LOT CSM + 2 PUBLIC DEDICATIONS

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.

Ivan Alicea, 3/2/2026  
Applicant Signature / Date

\_\_\_\_\_  
Owner Signature / Date

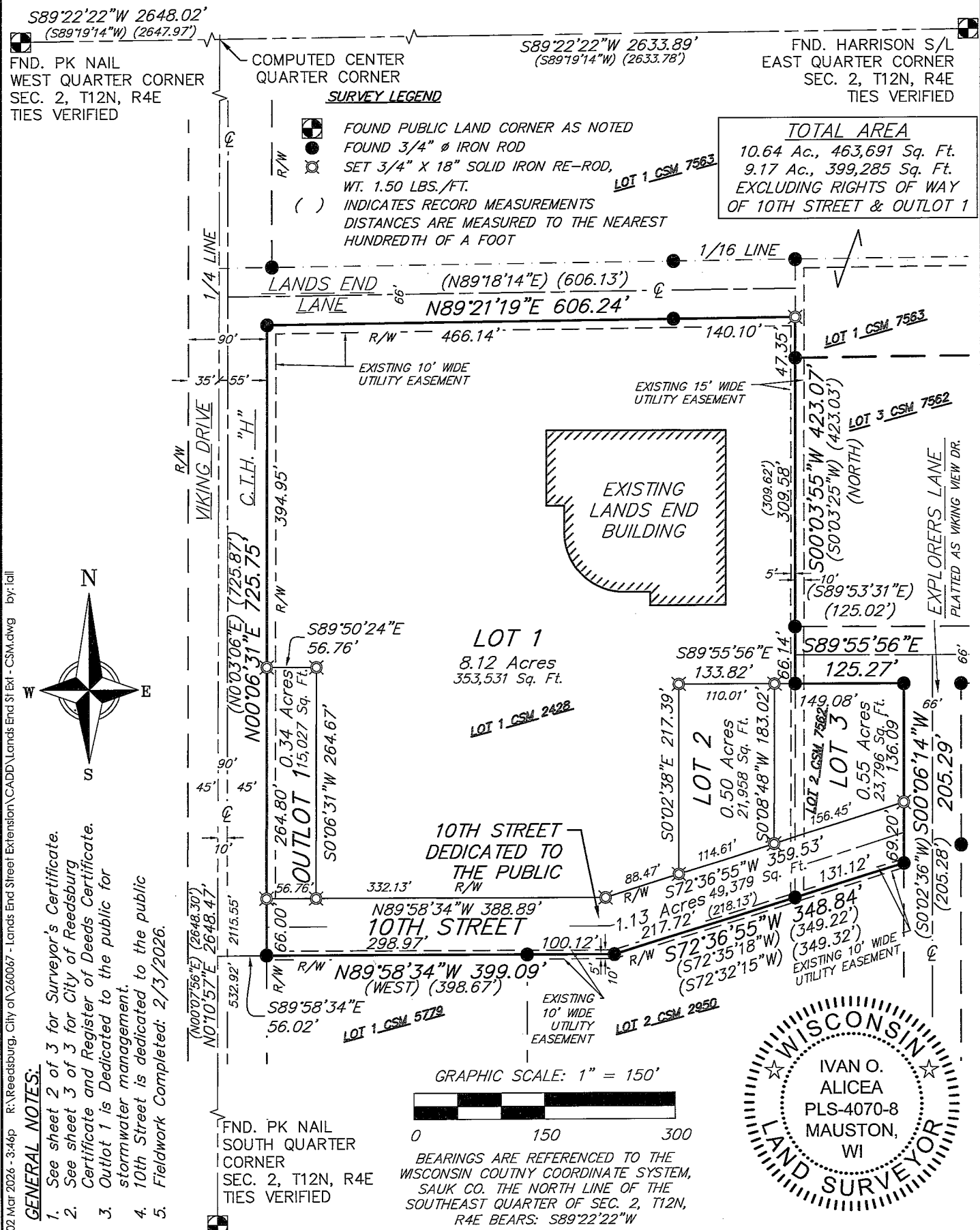
Account #10-461500-00

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

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

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

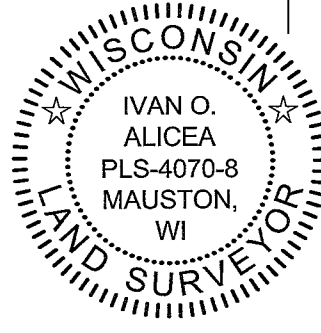
ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 2428 DOC. NO. 552734 VOL. 10 PG. 2428 - 2428B RECORDED IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS OFFICE, AND ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 7562, DOCUMENT NO. 1271940 VOL. 50 PG. 7562 - 7562E RECORDED IN THE SAUK COUNTY REGISTER OF DEEDS OFFICE. LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SEC. 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



02 Mar 2026 - 3:46p R:\Reedsburg, City of\260067 - Lands End Street Extension\CADD\Lands End St Ext - CSM.dwg by: idl

**GENERAL NOTES:**

- See sheet 2 of 3 for Surveyor's Certificate.
- See sheet 3 of 3 for City of Reedsburg Certificate and Register of Deeds Certificate.
- Outlot 1 is Dedicated to the public for stormwater management.
- 10th Street is dedicated to the public
- Fieldwork Completed: 2/3/2026.



<p><b>vierbicher</b> advisors/engineers/surveyors</p>	Job #: 260067 Date: 02/19/2026 Rev: MM/DD/YYYY Drafted By: idl Checked By: sdls	SURVEYED FOR: City of Reedsburg 134 S. Locust Street Reedsburg, WI 53959	SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468	SHEET 1 OF 3
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© Vierbicher Associates, Inc.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 2428 DOC. NO. 552734 VOL. 10 PG. 2428 - 2428B RECORDED IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS OFFICE, AND ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 7562, DOCUMENT NO. 1271940 VOL. 50 PG. 7562 - 7562E RECORDED IN THE SAUK COUNTY REGISTER OF DEEDS OFFICE. LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SEC. 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Ivan O. Alicea, Wisconsin Professional Land Surveyor No. 4070-8, 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 the City of Reedsburg, I have surveyed, divided, mapped and dedicated this Certified Survey; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southwest Quarter of the Southeast Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, containing 10.64 acres of land and described as follows:

All of Lot 1, Sauk County Certified Survey Map No. 2428, recorded as Document No. 552734 in Volume 10, Pages 2428 - 2428B in the Office of the Sauk County Register of Deeds and all of Lot 2 Sauk County Certified Survey Map No. 7562, recorded as Document No. 1271940 in Volume 50, Pages 7562 - 7562E in the Office of the Sauk County Register of Deeds, and , located in the Southwest Quarter of the Southeast Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin described as follows.

Commencing at a found 'PK' Masonry Nail at the South Quarter Corner of Section 2, T12N, R4E; Thence, N00°10'57"E, along the West line of the Southeast Quarter of said Section 2, 532.92 feet; Thence, S89°58'34"E, 56.02 feet, to a found 3/4" diameter iron rod at the east right-of-way line of Viking Drive and the southwest corner of Lot 1, Sauk County Certified Survey Map No. 2428 and the Point of Beginning (P.O.B.) of this description;

Thence, N00°06'31"E, along said west right-of-way line of Viking Drive, 725.75 feet to a found 3/4" diameter iron rod at the northwest corner of said Lot 1, Sauk County Certified Survey Map No. 2428; Thence, N89°21'19"E, along the north line of said Lot 1, Sauk County Certified Survey Map No. 2428 and the south right-of-way line of Lands End Lane, 606.24 feet, to a set 3/4" diameter iron rod at the northeast corner of Lot 1, Sauk County Certified Survey Map No. 2428;

Thence, S00°03'55"W, along the east line of said Lot 1, Sauk County Certified Survey Map No. 2428, 423.07 feet, to a found 3/4" diameter iron rod at the northwest corner of Lot 2, Sauk County Certified Survey Map No. 7562;

Thence, S89°55'56"E, along the north line of said Lot 2, Sauk County Certified Survey Map No. 7562, 125.27 feet to a found 3/4" diameter iron rod at the northeast corner of Lot 2, Sauk County Certified Survey Map No. 7562;

Thence, S00°06'14"W, along the east line of Lot 2, Sauk County Certified Survey Map No. 7562, 205.29 feet, to a found 3/4" diameter iron rod, at the southeast corner of Lot 2, Sauk County Certified Survey Map No. 7562 and northeast corner of Lot 2, Sauk County Certified Survey Map No. 2950;

Thence, S72°36'55"W, along the south line of Lot 2, Sauk County Certified Survey Map No. 2950, 348.84 feet to a found 3/4" diameter iron rod;

Thence, N00°58'34"W, Along the north line of Lot 2, Sauk County Certified Survey Map No. 2950 and north line of Lot 1, Sauk County Certified Survey Map No. 5779, 399.09 feet, returning to the Point of Beginning.

Certified Survey Map contains 10.64 ac., 463,691 Sq. Ft., (9.17 Ac., 399,285 Sq. Ft. excluding the right-of-way of 10th Street and Outlot 1) and is subject to all other easements and rights-of-way of record.

Ivan O. Alicea, WI PLS #4070-8  
Vierbicher Associates, Inc

Date



R:\Reedsburg. City of\260067 - Lands End Street Extension\CADD\Lands End St Ext - CS.M.dwg by: idl 19 Feb 2026 - 4:42p



**vierbicher**  
advisors / engineers / surveyors

Job #: 260067  
Date: 02/19/2026  
Rev: MM/DD/YYYY  
Drafted By: idl  
Checked By: sd/s

SURVEYED FOR:  
City of Reedsburg  
134 S. Locust Street  
Reedsburg WI, 53959

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

**SHEET**  
**2 OF 3**



## **Plan Commission**

**DATE OF MEETING:** April 14, 2026

**APPLICANT:** Ivan Alcea, Vierbicher

**LOCATION:** 1700 Lands End Ln; 276-2046-30000

**PROPOSED LAND USE CHANGE:** Certified Survey Map

**DESCRIPTION OF PROPERTY/IMPROVEMENTS:** Consider Certified Survey Map to divide property into two new lots, one outlot, and a new portion of 10<sup>th</sup> Street.

## **General Findings**

### **SURROUNDING LAND USES:**

- North – Commercial
- West – Nishan Park
- South – Commercial
- East – Commercial; Vacant

### **ZONING:**

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

**TOPOGRAPHY:** Slopes up to the south

**STREET R.O.W./TRAFFIC/ACCESS:** Viking Dr & Explorers Tr; 90' & 66' ROW

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Commercial

## **Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. April 14, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

RESOLUTION  
(CSM – 1700 Lands End Ln; 276-2046-30000)

File No. 45XX-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 27<sup>th</sup> day of April 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27<sup>th</sup> day of April 2026.

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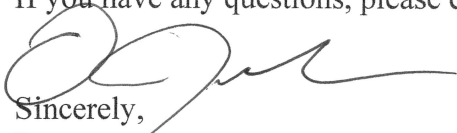
Jacob Crosetto  
City Clerk

City of Reedsburg  
PO Box 490  
Reedsburg, WI 53959

February 13, 2026

I am writing to inform you of current postal regulations for mail delivery. Any development where three or more houses will be built, and mail will be delivered, cannot have stand-alone mailboxes. The number of lots will determine the type of mail receptacle. I have included necessary documents for your review for future reference. It would be the builder/developer's responsibility to contact the postal service about mailbox placement at the earliest stages. I have included necessary documents for your review for future reference.

If you have any questions, please contact our office at 608-524-2211.



Sincerely,  
Postmaster  
Reedsburg, WI 53959

## 631.2 Centralized Delivery (Preferred Mode)

Centralized delivery service is the preferred mode of delivery and may be provided to call windows, horizontal locked mail receptacles, cluster box units (CBUs), wall-mounted receptacles, or mechanical conveyors (mechanical conveyors are only for high-rise and multiple-tenant buildings, and only if certain conditions are met; consult your postmaster for details).

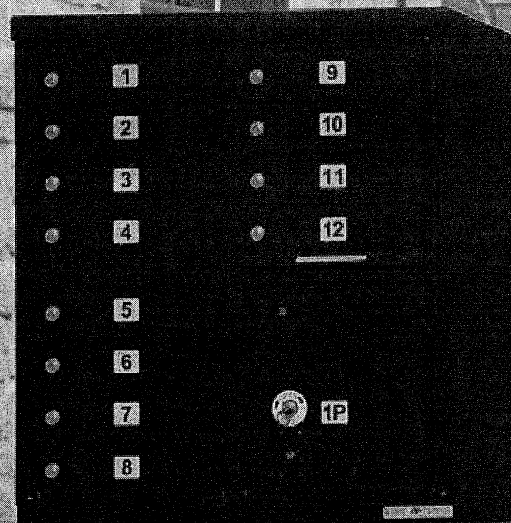
a. Delivery requirements: CBUs and USPS STD 4C (wall-mounted) equipment may be approved for use at one or more centralized delivery points in a residential housing community or business location. The local postal manager or District designees must approve the mailbox sites and type of equipment. Boxes must be safely located so that customers are not required to travel an unreasonable distance to obtain their mail and to provide sufficient access to mailbox locations. Normally, it is appropriate for the receptacle to be within one block of the residence.

b. Centralized delivery addresses: Centralized delivery mail receptacles (including USPS STD 4C equipment and CBUs, delivery centers, and postal centers) must be identified by the same addresses as the dwellings for which they serve as mail receptacles. The respective, conforming addresses should be displayed inside the boxes and visible only to the carrier and customer when accessing that receptacle. USPS does not assign addresses; however, the sequential ordering of any centralized delivery equipment is subject to USPS approval for operational efficiency and to accommodate special circumstances or requests for hardship delivery. For security or privacy, mailer associations or customer groups may use another alphanumeric identification system on the outside of receptacles that is not part of, or used in, the mailing address.

# Centralized Mail Delivery Residential Applications

Another Concept in Delivery Service

Publication 265-A  
October 2017



# Centralized Mail Delivery Residential Applications

**C**entralized Mail Delivery provides delivery and collection services for a number of residences from a convenient, centrally located installation.

Benefits to developers, builders, and owners who use Centralized Mail Delivery in innovative installations, such as the ones depicted in this publication, include:

## Increased Security

Centralized Mail Delivery installations are less isolated and more visible to others.

## Other Advantages

Customer compartments in Centralized Mail Delivery equipment may be large enough to accommodate several days' accumulation of mail, eliminating the need to have mail held at the Post Office™ during short periods away from home.

## Centralized Installations

### Types

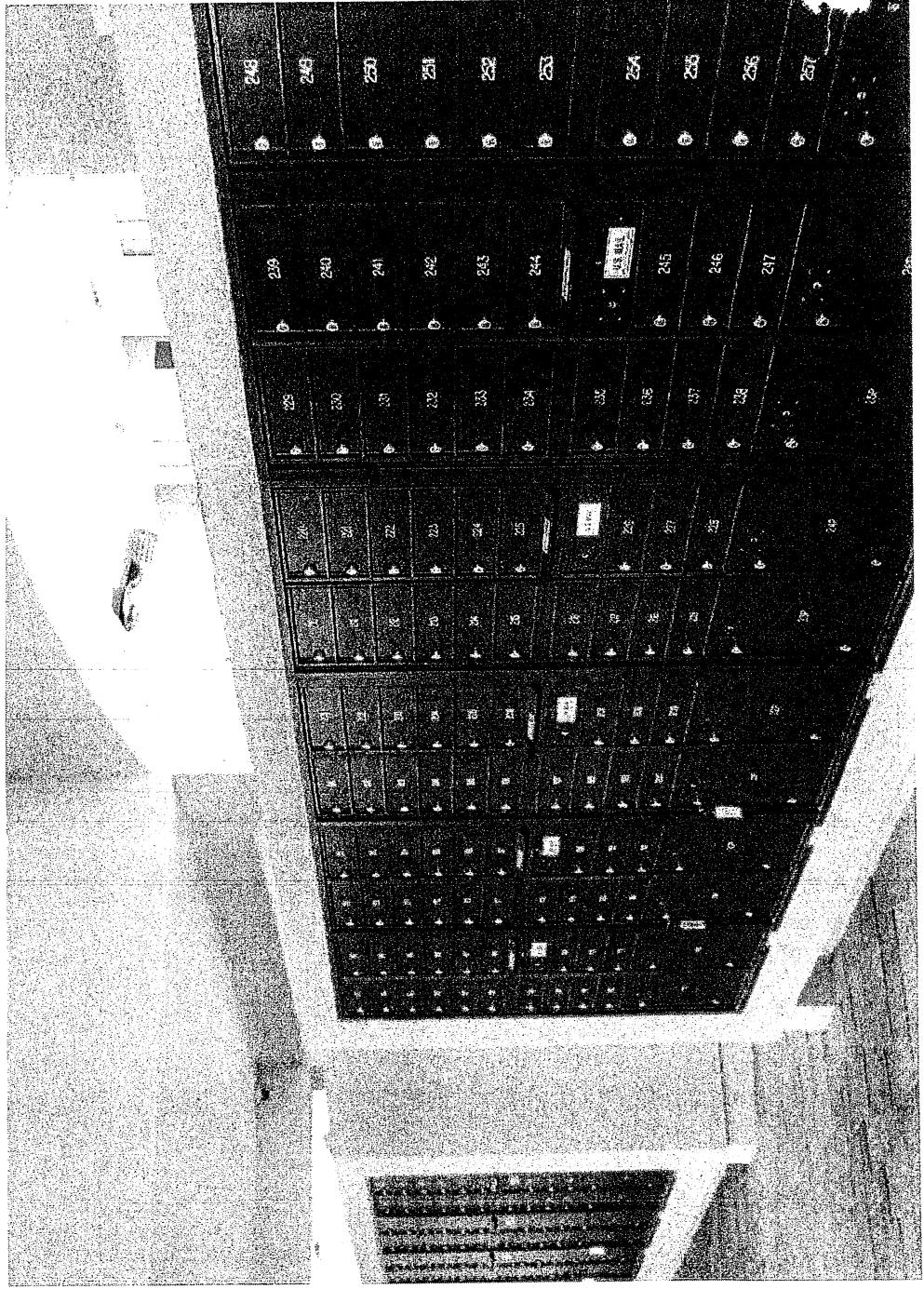
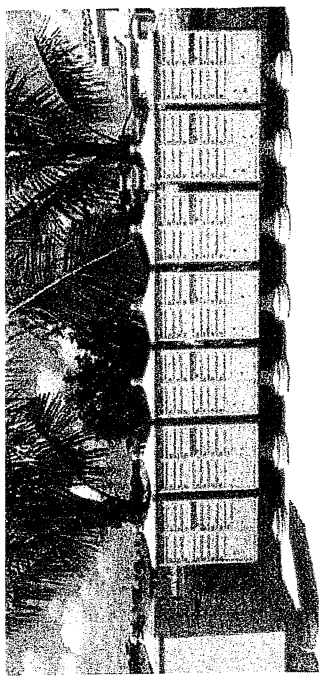
A **Neighborhood Delivery Center** is a freestanding, sheltered or enclosed installation containing a large number of individually locked, wall-mounted mailboxes.

A **Cluster Box Unit (CBU)** is a freestanding, pedestal-mounted mailbox containing 8, 12, 13, or 16 individually locked mailboxes and parcel compartments.

Manufacturers can modify installations to blend with any community décor.

## Planning

The Postal Service prefers to establish the most efficient mode of delivery in new residential developments, including

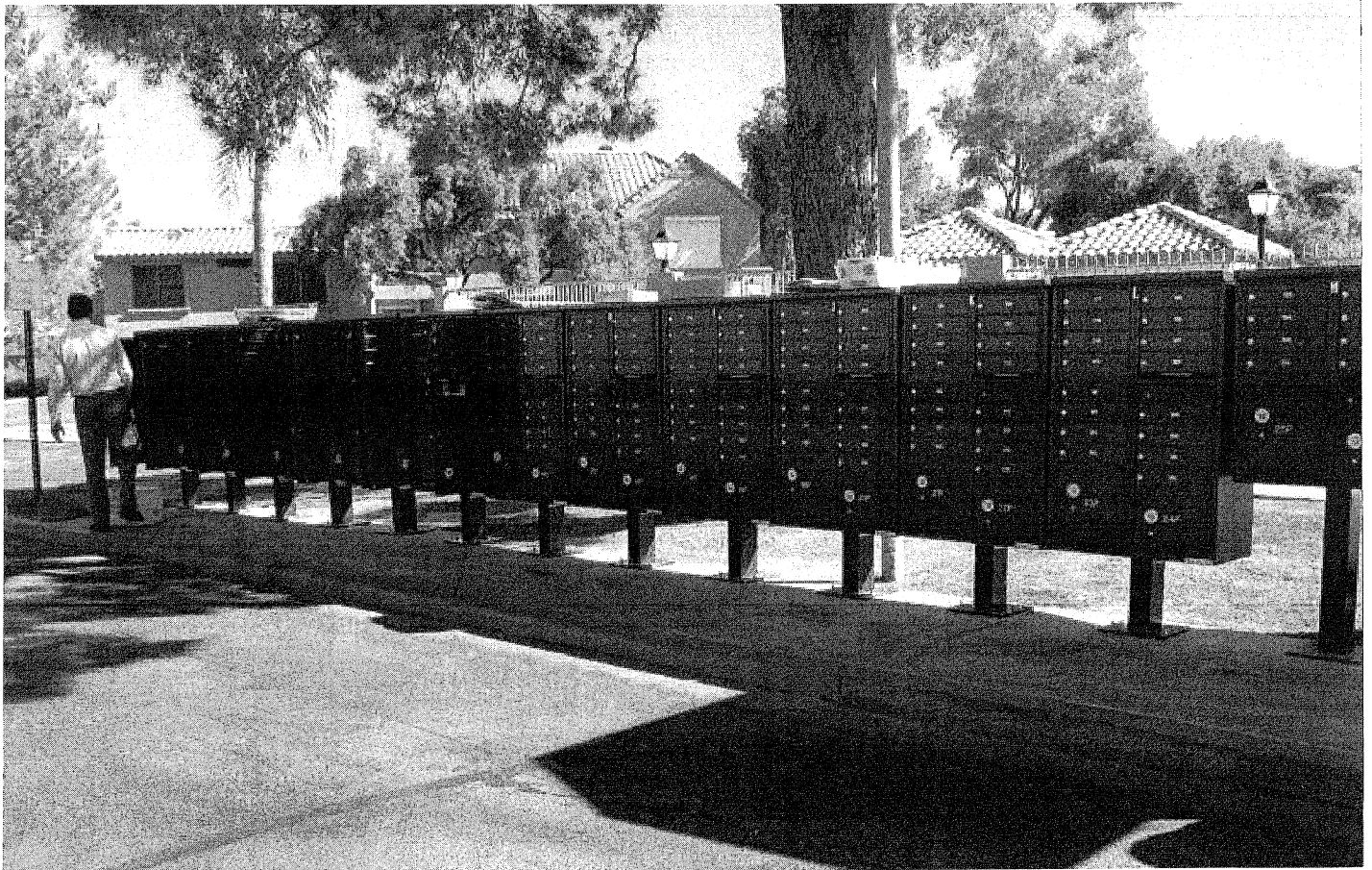


the determination of the type and location of mail delivery receptacles and collection boxes. During a new residential development's design and planning phase (i.e., before the developers and builders finalize plans and site plats with the appropriate planning/zoning authorities), developers and builders must notify the Postal Service. Then, the Postal Service will consider input from these parties. Developers and builders should plan

for basic or customized Centralized Mail Delivery Installations for residential communities (i.e., Neighborhood Delivery Centers or CBUs).

For more information on Centralized Mail Delivery, contact your local Post Office or visit <http://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/welcome.htm>.

Publication 265-A, October 2017  
PSN 7610-03-000-3573



Subject: Mode of Mail Delivery

Dear Homeowner or Homeowner Association:

In light of today's changing mail environment, centralized delivery is a convenient way to receive mail and packages that enhance customer convenience.

There is a variety of "package friendly" Postal Service™ approved mailboxes designed to accommodate the majority of packages delivered through the U.S. Mail. These mailboxes are called Cluster Box Units (CBUs). CBUs provide secure delivery for each tenant, an outgoing mail slot, and parcel lockers for packages.

This is a national initiative with significant benefits to our customers and for the Postal Service. CBUs provide security at a time when identity theft is prevalent throughout the world. CBUs include locked parcel lockers that allow customers to receive large items at their home delivery location without having to go to the Post Office to retrieve a package.

These lockers also avoid the problem of deposit of packages at adjacent doorsteps, which leaves them susceptible to weather damage. We believe CBUs represent a win-win for both residents and the Postal Service.

If you have any questions, please feel free to email us at XXXXX.X.XXXXXX@usps.gov or call me at (XXX) XXX-XXXX.

Sincerely,  
Local Postmaster



Name  
Address  
City, ST XXXXX

RE: New Mode of Mail Delivery for Builder or Developer Associations

Dear Builder or Developer Association:

The United States Postal Service® is proud to continue its vital role in today's changing mail environment. That role includes responsibility for establishing the method or mode of delivery, the type of mailbox, and location of the mailbox for each street delivery address. Centralized delivery, through the use of Cluster Box Units (CBUs), is our preferred delivery method and box type. These CBU boxes have the advantage of being "package friendly," in that they are designed to accommodate the majority of packages delivered through the U.S. Mail.

Online ordering of merchandise has dramatically increased package volume. Many residential delivery mailboxes in use today are designed on the basis of specifications implemented nearly a century ago and are too small to accommodate contemporary parcel volume. As a result, packages delivered by our carriers often cannot fit into residential mail receptacles and must be redelivered, retrieved at a Post Office™, or left on adjacent doorsteps. This latter option leaves the packages susceptible to weather damage. Centralized delivery minimizes these risks.

The Postal Service™ is directed by statute to provide reliable and efficient service. Centralized delivery fulfills our responsibility for safe, efficient delivery for both the customer and the Postal Service as we move into the 21st Century. Postal Operations Manual section 631.2 explains the standards used by local postal managers in determining the mode through which such delivery is to be provided, including type of equipment and location of boxes.

I am available to meet with you or any members of your association in the early planning stages of community development or redesign to ensure that all options are provided to you and that mailboxes are installed in an approved location. Meeting early in the planning process will help avoid potential service problems or disruptions.

Please contact me at (XXX) XXX-XXXX or [XXXXX.X.XXXXXX@usps.gov](mailto:XXXXX.X.XXXXXX@usps.gov) to schedule a time to discuss.

Sincerely,  
POSTMASTER