

City Plan Commission Agenda
April 27, 2026
Reedsburg City Hall Council Chambers
5:15 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 APRIL 14, 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 Certified Survey map to divide property. - 3131 Skinner Dr; Parcel #276-2244-58230 - City of Reedsburg

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

April 14, 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, Beth DeForge

Absent: Steve Zibell, Derek Horkan

Staff: Max Buckner, Brian Duvall

Approval of Minutes: Motion by DeBaets, seconded by Frenz to approve the 2/10/26 meeting minutes.

Motion approved

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 14th St; Parcel # 276-2003-00000 – Christopher M. Gallagher / DENsight Tactical LLC
Gallagher stated that this would not create any extra noise or traffic. Sales would occur onsite.

Motion by Hyde, seconded by DeForge to approve the CUP as presented.

Motion approved

Consider Site Plan Review for a new gym/fitness center. – 3131 Skinner Dr; Parcel # 276-2244-58230 – Victor Statz

Discussion was held on the development agreement, landscaping, signs, stormwater, building exterior and lighting (focusing downward).

Motion by Frenz, seconded by DeForge to approve the site plan as presented.

Motion approved

Consider Certified Survey Map to divide property into two new lots, one outlot, and a new portion of 10th Street. – 1700 Lands End Ln; 276-2046-30000 – Ivan Alicea, Vierbicher

Motion by Hyde, seconded by DeBaets to recommend approval.

Motion approved

Discuss mailbox policy for new housing.

Discussion held on post policy for new housing, where the mailboxes must be grouped together.

Motion by Frenz, seconded by DeForge to adjourn at 6:30 PM.

Motion approved

Respectfully submitted,
Brian Duvall, Planner/Building Inspector

RESOLUTION
(CSM – 3131 Skinner Dr; parcel #276-2244-58230)

File No. 4597-26

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 27th day of April 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of April 2026.

Jacob Crosetto
City Clerk

Plan Commission

DATE: April 27, 2026

APPLICANT: Victor Statz

LOCATION: 3131 Skinner Dr; parcel #276-2244-58230

ZONING: B-2 Business

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM to divide property for future Statz Gym.

General Findings

SURROUNDING LAND USES:

- North – Golf Course
- West – Commercial
- South – Vacant
- East – Residential

ZONING:

- North – Ag
- West – B-2 Business
- South – I-4
- East – R-2 Residential

TOPOGRAPHY: None known

STREET R.O.W./TRAFFIC/ACCESS: Skinner Dr / Hwy 23-23; 66' / 90' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

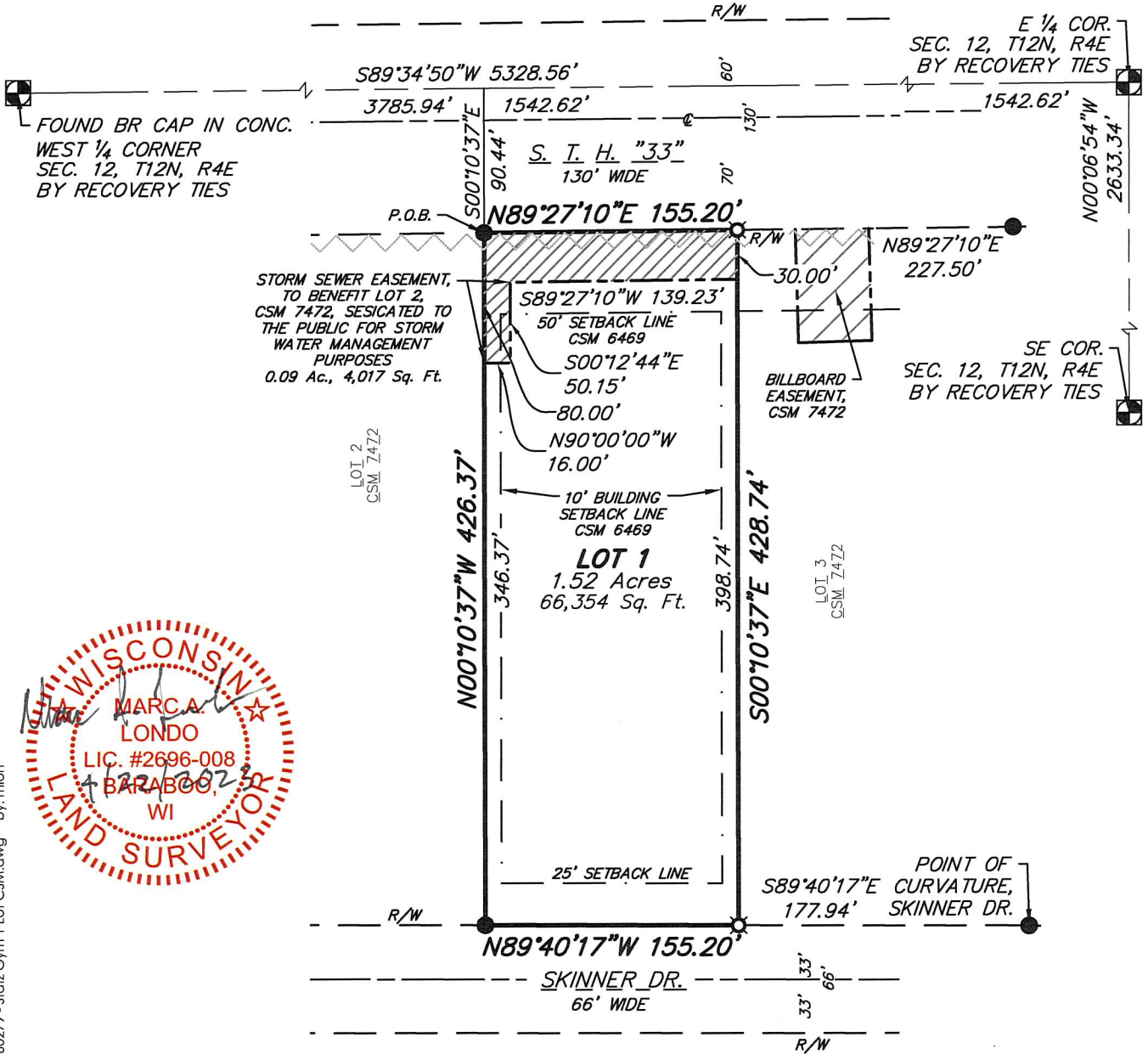
PARKS:

Exhibit List

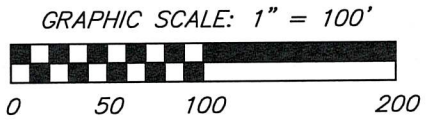
- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. April 14, 2026, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

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CERTIFIED SURVEY MAP NO. _____
PART OF LOT 3 OF SAUK COUNTY CERTIFIED SURVEY
MAP NO. 7472, RECORDED AS DOCUMENT NO. 1264048
IN VOLUME 49 OF CERTIFIED SURVEYS, PAGES
7472-7472-A ALL IN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 12, T12N, R4E, CITY
OF REEDSBURG, SAUK COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN
COUNTY COORDINATE SYSTEM, SAUK COUNTY
(WCCS, SAUK). THE NORTH LINE OF THE
SOUTHEAST QUARTER OF SECTION 12, T12N, R4E
BEARS S89°34'50"W



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- ACCESS RESTRICTION TO S.T.H. "33"

TAX PARCEL: 276-2244-58230
FIELDWORK COMPLETED: 4/22/2026

<p>vierbicher advisors / engineers / surveyors</p>	Job #: 260279 Date: 4/22/2026	SURVEYED FOR: Maximilian Buckner City Administrator City of Reedsburg 134 Locust Street Reedsburg, WI 53959	SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468	<p>SHEET 1 OF 2</p>
	Rev:			
	Drafted By: mlon			
	Checked By: sdis			

