

COMMON COUNCIL AGENDA
April 27, 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 March 23, 2026 Common Council Meeting.
2. Approve Meeting Minutes from April 13, 2026 Common Council Meeting.
3. Approve Meeting Minutes from April 21, 2026 Common Council Reorganization Meeting.
4. Approve Alcohol Beverage License Application for Panchos LG LLC d/b/a Panchos Mexican Grill.
5. Approve Appointment of Jesse Arias to the Reedsburg Area Development Council.

II. GENERAL BUSINESS:

1. Approve/Deny: Insurance Liability Claim Dated Jan. 16, 2026. Mjelde Enterprises, Inc.
2. Approve/Deny: Insurance Liability Claim Dated March 28-30, 2026. Deb and Gerry Rego. 924 Justin Cir.
3. Related to the Operation and Improvements to the Reedsburg Fieldhouse, per section 19.85(1)(e) of the Wisconsin statutes, the Common Council will consider entering closed session 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.
4. Approve/Deny: Concept Map for Phase 2 Construction of Legends Park for Softball Diamonds.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Recommendation from Plan Commission: Approve/Deny: Resolution 4594-26 CSM - 1700 Lands End Ln; 276-2046-30000.
2. Recommendation from Plan Commission: Approve/Deny: Resolution 4597-26 CSM 3131 Skinner Dr; 276-2244-58230.



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.

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. Plan Commission, Parks & Recreation, Utility Commission, 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
March 23, 2026

Present: Mayor Dave Estes, Alderpersons Dave Moon, Jason Schulte, Sonny Hyde, John Deitrich, Missy Frenz, Jake Kummer, and Tim Becker.
Absent: Alderpersons Phil Peterson and Aaron Bauer.
Others Present: City Administrator Max Buckner, Public Works Director Steve Zibell, Finance Director/Clerk-Treasurer Jacob Crosetto, Police Chief Patrick Cummings, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, and Library Director Sue Ann Kucher.

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: consisting of the approval of the minutes from the Council meeting held on March 9, 2026; and approval of Alcohol Beverage License to Villa Inn LLC DBA Hungry Huddle.

Motion: Kaney, Second: Frenz to approve the consent agenda. Motion carried 7-0.

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

- A. Recommendation from Plan Commission - Approve/Deny: Certified Survey Map to Divide Property - E6352 Ski Hill Rd.; 030-0607-00000 & 030-0606-10000 - Michala Gerads, Vierbicher.
 - a. **Motion: Deitrich, Second: Hyde to approve the CSM as presented. Motion carried 7-0.**
- B. Recommendation from Public Works Committee - Approve Notice of Award to Ray Zobel & Sons for 2026 Annual Rental Contract.
 - a. **Motion: Becker, Second: Deitrich to approve the notice of award as presented. Motion carried 7-0.**
- C. Recommendation from Public Works Committee - Approve Notice of Award to D.L. Gasser for 2026 Asphalt Pavement Contract.
 - a. **Motion: Deitrich, Second: Schulte to approve the notice of award as presented. Motion carried 7-0.**
- D. Recommendation from Public Works Committee - Approve Notice of Award to Ray Zobel & Sons for 10th Street Construction Contract.
 - a. **Motion: Becker, Second: Deitrich to approve the notice of award as presented. Motion carried 7-0.**
- E. Recommendation from Public Works Committee - Approve Notice of Award to Augelli for 2026 Curb and Cutter Contract A.
 - a. **Motion: Deitrich, Second: Becker to approve the notice of award as presented. Motion carried 7-0.**
- F. Recommendation from Plan Commission - Approve/Deny: Ordinance 1984-26 Amending Section 674-3 Increasing the Maximum Number of Parcels Created by a Certified Survey Map to 10 Parcels.
 - a. **Motion: Becker, Second: Hyde to approve Ordinance 1984-26 as presented. Motion carried 7-0.**
- G. Recommendation from Plan Commission - Approve/Deny: Ordinance 1985-26 Amending the Junk & Junk Vehicles Ordinance.
 - a. **Motion: Moon, Second: Frenz to approve Ordinance 1985-26 as presented. Motion carried 7-0.**

Motion: Frenz, Second: Kummer to adjourn.

Motion carried 7-0. The meeting adjourned at 5:43 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

City of Reedsburg
Meeting of the Common Council
April 13, 2026

Present: Mayor Dave Estes Alderpersons Dave Moon, Sonny Hyde, Jason Schulte, John Deitrich, Missy Frenz, Aaron Bauer, Jake Kummer, and Tim Becker.
Absent: Phil Peterson and Finance Director/Clerk-Treasurer Jacob Crosetto
Others Present: City Administrator Max Buckner, Deputy Clerk-Treasurer Julie Strutz, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, and citizens.

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: March Monthly Payments Report; March Monthly Building Permit Report; Temporary Alcohol Beverage License to Distinctly Downtown Reedsburg for the Reedsburg Wine Walk on April 25, 2026; Temporary Alcohol Beverage License to Reedsburg Jaycees for Hunters Night Out on November 7, 2026; Temporary Alcohol Beverage License to Reedsburg Jaycees for Reedsburg Butterfest on June 15, 2026 Through June 21, 2026; Temporary Alcohol Beverage License to Reedsburg Pirates Home Talent Baseball for 2026 Reedsburg Pirates Home Baseball Games in 2026; Temporary Alcohol Beverage License to Sacred Heart for the Sacred Heart Brat Feed on April 25, 2026; and Appointment of Tom Burkhalter as the School District of Reedsburg's Representative on the Reedsburg Economic Development Commission.

Motion: Bauer, Second: Schulte to approve the consent agenda. Motion carried 8-0.

MAYOR PROCLAMATIONS & PRESENTATIONS

Promotional Designating April 12-18, 2026 as National Public Safety Telecommunications Week and Recognizing Arbor Day 2026.

GENERAL BUSINESS

- A. Approve/Deny: Resolution 4593-26 Recognizing May 9, 2026 as World Migratory Bird Day
 - a. **Motion: Schulte, Second: Hyde to approve Resolution 4593-26 Recognizing May 9, 2026 as World Migratory Bird Day. Motion carried 8-0.**

- B. Approve/Deny: Notice of Award to Prestige Landscaping for Nuisance Abatement Contract for 2026.
 - a. **Motion: Deitrich, Second: Becker to approve Notice of Award to Prestige Landscaping for Nuisance Abatement Contract for 2026. Motion carried 8-0.**

Motion: Becker, Second: Moon to adjourn.

Motion carried 8-0. The meeting adjourned at 5:44 p.m.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

Special Reorganization Meeting of the
City of Reedsburg Common Council
April 21, 2026

Present: Mayor Dave Estes, Alderpersons Roy Mares, Jason Schulte, Missy Frenz, Phil Peterson, and Aaron Bauer.
Absent: Alderpersons Sonny Hyde, John Deitrich, and Jake Kummer
Others Present: City Administrator Max Buckner, Finance Director/City Clerk-Treasurer Jacob Crosetto, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Citizens, Press.

Mayor Dave Estes called the special session of the Common Council to order at 5:00 p.m. in the Common Council Chambers.

GENERAL BUSINESS

- A. Approve/Deny: Mayoral appointments to Boards, Committees & Commissions.
 - a. **Motion: Peterson, Second: Frenz to approve the Mayoral appointments as presented. Motion carried 5-0.**

- B. Election of Common Council President for a one-year term
 - a. **Motion: Peterson, Second: Bauer to nominate Missy Frenz as Council President. No other nominations submitted. Frenz elected Council President for a one-year term commencing immediately. Motion carried 5-0.**

- C. Approve/Deny: Appointment of Joe Hasler the Office of Miller, Spankowski & Waldinger as the City Attorney for a one-year term.
 - a. **Motion: Schulte, Second: Peterson to approve the appointment of Miller, Spankowski & Waldinger as the City Attorney for a one-year term commencing immediately. Motion carried 5-0.**

- D. Approve/Deny: Appointment of Rebecca Richards-Bria of Richards-Bria Law Office LLC as the City Prosecuting Attorney for a one-year term.
 - a. **Motion: Mares, Second: Schulte to approve the appointment of REbecca Richards-Bria as the City Prosecuting Attorney for a one-year term commencing immediately. Motion carried 5-0.**

- E. Approve/Deny: Resolution 4595-26 Designating the Independent Star News as the official City Newspaper
 - a. **Motion: Bauer, Second: Frenz to approve Resolution 4595-26 as presented. Motion carried 5-0.**

- F. Approve/Deny: Resolution 4596-26 Designating the Public Depositories for City funds.
 - a. **Motion: Peterson, Second: Mares to approve Resolution 4596-26 as presented. Motion carried 5-0.**

- G. Approve/Deny: Certification of the Municipal Bond Schedule.
 - a. **Motion: Schulte, Second: MAres to approve the certification of the Municipal Bond Schedule as presented. Motion carried 5-0.**

- H. Approve/Deny: Certification of the City Corporate Boundary.
 - a. **Motion: Peterson, Second: Bauer to approve the certification of the City Corporate Boundaries as presented. Motion carried 5-0.**

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality City of Reedsburg
License Period 4-28-2026 to 6-30-2026

Application Type (check one)

Initial (New) Renewal

License(s) Requested: (up to two boxes may be checked)

Class "A" Beer \$ _____ Class "B" Beer \$ 125.00
 Class A" Liquor \$ _____ Regular "Class B" Liquor \$ _____
 "Class A" Liquor (cider only) \$ _____ Reserve "Class B" Liquor \$ _____
 "Class C" Liquor (wine only) \$ 125.00 Above-Quota "Class B" Liquor \$ _____

Fees	
License Fee(s)	\$ <u>250.00</u> 42.00
Background Check Fee	\$.00
Publication Fee	\$ 25.00
Total Fees	\$ <u>275.00</u> 67.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) <u>Pancho's LG LLC</u>			
2. Business Trade Name or DBA <u>Pancho's</u>			
3. FEIN <u>41-4556363</u>		4. Wisconsin Seller's Permit Number <u>1032382863</u>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.</small>			
7. State of Organization <u>WI</u>		8. Date of Organization <u>03/01/2026</u>	
9. Wisconsin DFI Registration Number <u>P098229</u>			
10. Premises Address <u>1232 E main St.</u>			
11. City <u>Reedsburg</u>		12. State <u>WI</u>	13. Zip Code <u>53959</u>
14. County <u>Sauk</u>		15. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village <small>of: <u>REEDSBURG</u></small>	
16. Aldermanic District		17. Premises Phone <u>608 768 0606</u>	
18. Premises Email		19. Website	
20. Premises Description Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. <input type="checkbox"/> <u>mexican restaurant with one open dining room and bar. betw Alcohol is behind bar and in employee only back room in kitchen quarters.</u>			
21. Mailing Address (if different from premises address)			
22. City		23. State	24. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. Yes No
 If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date	
Penalty Imposed	Was sentence completed?		<input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Trial Date	
Penalty Imposed	Was sentence completed?		<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. Yes No
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? Yes No
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. Yes No
 5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? Yes No
 6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? Yes No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

- I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.
- I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.
- (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.
- I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Guenther Chavella</i>	First Name <i>Luis E</i>	M.I. <i>A.</i>
Title <i>Owner</i>	Email	Phone <i>608 860 5208</i>
Signature <i>[Signature]</i>		Date <i>03/19/20</i>

Part E: For Clerk Use Only

Date Application Was Filed With Clerk <i>3-20-2026</i>	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Alcohol Beverage Appointment of Agent

Date
3-20-2026

Agent Type (check one)	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) <p style="text-align: center; font-size: 1.2em;">Panchos LG LLC</p>	
2. Business Trade Name or DBA <p style="text-align: center; font-size: 1.2em;">Panchos</p>	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	

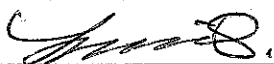
Part B: Agent Information			
1. Last Name <p style="font-size: 1.2em;">Guerrero Chavella</p>	2. First Name <p style="font-size: 1.2em;">LOIS</p>	3. M.I. <p style="font-size: 1.2em;">A</p>	
4. Email		5. Phone <p style="font-size: 1.2em;">608 860 5205</p>	
6. Home Address <p style="font-size: 1.2em;">1333 Ridgeway Ave.</p>			
7. City <p style="font-size: 1.2em;">Owascota</p>	8. State <p style="font-size: 1.2em;">WI</p>	9. Zip Code <p style="font-size: 1.2em;">54658</p>	10. Date of Birth
11. Driver's License/State ID Number		12. Driver's License/State ID S <p style="font-size: 1.2em;">WISconsin</p>	

Part C: Agent Questions	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

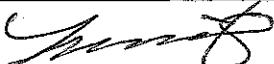
Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Guerrero Chevella		First Name LUIS	M.I. A
Title Owner	Email		Phone 608 860 5205
Signature 			Date 3/19/2026

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Guerrero Chevella		First Name LUIS	M.I. A
Signature 			Date 3/19/2026

Citizen Participation Packet/Application

Dear Mayor and Members of the City Council,

Date: 4/14/20

I am a City of Reedsburg resident or reside within the School District of Reedsburg and am interested in serving on the following boards, commissions or committees.

Please place an "X" in the box for the committees for which you are interested:

Committees	X
Airport Commission – manages the Reedsburg Airport	<input type="checkbox"/>
Board of Review – considers appeals of property assessments	<input type="checkbox"/>
Zoning Board of Appeals – considers hardship variances to the Zoning Codes	<input type="checkbox"/>
City Plan Commission – plans and manages the growth and development of the City and extraterritorial areas	<input type="checkbox"/>
Community Development Authority – economic development body of the City, works on redevelopment of properties for economic development	<input type="checkbox"/>
Ethics Committee – advise employees and elected officials about application of the ethics code	<input type="checkbox"/>
Historic Preservation Committee – advise the Mayor and City Council regarding historic properties	<input type="checkbox"/>
Economic Development Commission – direct development of Reedsburg's Industrial areas	<input type="checkbox"/>
Library Board – manage the library	<input type="checkbox"/>
Ordinance Committee – advise the Mayor and City Council about new laws and review applications for various licenses	<input type="checkbox"/>
Parks and Recreation Committee – advise on the operation of park, recreation and forestry programs	<input type="checkbox"/>
Personnel Committee – set personnel policies, participate in labor negotiations	<input type="checkbox"/>
Police and Fire Commission – civil service body for the Police and Fire Departments	<input type="checkbox"/>
Public Works – advise the Mayor and City Council about streets, sidewalks, wastewater treatment plant and other facilities	<input type="checkbox"/>
Reedsburg Area Development Council – zoning review in the extraterritorial area	<input checked="" type="checkbox"/>
Room Tax Commission – manage the room tax funds for tourism promotion and development	<input type="checkbox"/>
Utility Commission – manages the water, electrical & telecommunications utility	<input type="checkbox"/>

Name: Jesse Arias Telephone: 608-408-4274

Address: 404 N. Park St, Reedsburg, WI 53959 Email: jarias@rvcls.net

Qualifications/Special Interest: _____

**Return this application to: City of Reedsburg
134 S. Locust St., PO BOX 490
Reedsburg, WI 53959-0490**

For more information call City Hall 608-524-6404 or email us at cityhall@reedsburgwi.gov

Jacob Crosetto

From: Ann Marie Carini <annmariec@cvmic.com>
Sent: Thursday, April 9, 2026 11:40 AM
To: Jacob Crosetto
Cc: Steve Zibell
Subject: ALPD075032 Liability claim Reedsburg, City of; DOL: 1/16/2026 related to #APD080190 PW 2022 DUMP TRUCK

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

Hi Jacob,

I am in receipt of the claim that has been filed on behalf of Mjelde Enterprises d.b.a. Top Hat Fireplace and Chimney Specialists against the City of Reedsburg, in the amount of \$25,507.38, for damages related to an accident between a City snowplow and another vehicle on January 16, 2026. As you are aware, the City of Reedsburg is self-insured for claims up to \$37,500 and should the City decide to settle this matter, the settlement would come from City funds.

In reviewing pertinent claim documentation, I note that the accident was caused by a City of Reedsburg DPW vehicle (snowplow) when it performed a U-turn in an intersection and struck another vehicle. The City of Reedsburg police report confirms the facts of loss. As such, it is my recommendation is that the claim be paid in the amount of \$19,307.38, which is the \$25,507.38 ACV less the salvage proceeds of \$6200 that the other party was able to recover.

Prior to any payment being issued, I recommend Federated Reserve Insurance Company sign full and final settlement release.

Please let us know if you need anything further.

Thank you,
Ann Marie



Service First. Insurance Always.

Ann Marie Carini

(She/Her/Hers)

Liability & Auto Physical Damage Claims Adjuster

tel: (414) 831-5984

office: (262) 784-5666 (ext 184)

email: annmariec@cvmic.com

web: cvmic.com

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copying of this communication is strictly prohibited. If you received this communication in error, please notify the original sender immediately by telephone or return e-mail and delete this message along with any attachments from your computer and destroy any printed copies. **Thank you.**

From: Jacob Crosetto <jcrosetto@reedsburgwi.gov>
Sent: Wednesday, April 1, 2026 2:58 PM
To: Ann Marie Carini <annmariec@cvmic.com>
Cc: Steve Zibell <szibell@reedsburgwi.gov>
Subject: RE: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

Hello!

I will do that and cc you.

Thanks!
Jacob

From: Ann Marie Carini <annmariec@cvmic.com>
Sent: Wednesday, April 1, 2026 2:50 PM
To: Jacob Crosetto <jcrosetto@reedsburgwi.gov>
Cc: Steve Zibell <szibell@reedsburgwi.gov>
Subject: RE: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

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

Hi again:
Thank you for the date info.
Unless there are additional attachments you did not send, then the other insurance company has not provided you with a complete subrogation packet.
Please request the ACV (Actual/Average Cash Value) details from them.
I only see their subrogation letter with a loss amount/deductible/payment amount, and tow/salvage info.
They need to further document how they came up with the those amounts on the letter.
Please let us know if you have questions. Thanks!
Ann Marie



Service First. Insurance Always.

Ann Marie Carini

(She/Her/Hers)

Liability & Auto Physical Damage Claims Adjuster

tel: (414) 831-5984

office: (262) 784-5666 (ext 184)

email: annmariec@cvmic.com

web: cvmic.com

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From: Jacob Crosetto <jcrosetto@reedsburgwi.gov>
Sent: Wednesday, April 1, 2026 2:26 PM
To: Ann Marie Carini <annmariec@cvmic.com>
Cc: Steve Zibell <szibell@reedsburgwi.gov>
Subject: RE: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

Will do!

It is April 13

Thanks,
Jacob

From: Ann Marie Carini <annmariec@cvmic.com>
Sent: Wednesday, April 1, 2026 2:25 PM
To: Jacob Crosetto <jcrosetto@reedsburgwi.gov>
Cc: Steve Zibell <szibell@reedsburgwi.gov>
Subject: RE: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

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

Hi Jacob:
Please formally enter this in origami as a Liability claim. We have a claim for a City of Reedsburg vehicle on 1/16/2026, but not for damage to another other party.
When is your Council meeting?
Thank you,
Ann Marie



Service First. Insurance Always.

Ann Marie Carini

(She/Her/Hers)

Liability & Auto Physical Damage Claims Adjuster

tel: (414) 831-5984

office: (262) 784-5666 (ext 184)

email: annmariec@cvmic.com

web: cvmic.com

This communication along with any attachments is intended only for the use of the individual or entity to which it was addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you received this communication in error, please notify the original sender immediately by telephone or return e-mail and delete this message along with any attachments from your computer and destroy any printed copies. *Thank you.*

From: Jacob Crosetto <jcrosetto@reedsburgwi.gov>
Sent: Wednesday, April 1, 2026 1:03 PM
To: Ann Marie Carini <annmariec@cvmic.com>; Steve Zibell <szibell@reedsburgwi.gov>
Subject: RE: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

Hi Ann Marie,

I received these two documents from Federated Insurance today. I think we are looking for a recommendation for payment that we can include in the Council meeting

Thanks!
Jacob

From: Ann Marie Carini <notifications@origamirisk.com>
Sent: Wednesday, January 21, 2026 2:42 PM
To: Steve Zibell <szibell@reedsburgwi.gov>; Jacob Crosetto <jcrosetto@reedsburgwi.gov>
Subject: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

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

Hello again, Steve and Jacob:

I should have included the info that damage to the other party's vehicle would fall under a separate claim for LIABILITY, with its own \$37,500 Self-Insured Retention (or deductible).

Thank you,
Ann Marie

Begin forwarded message:

From: "Steve Zibell" <szibell@reedsburgwi.gov>

Subject: RE: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

Date: 01/21/2026 2:25 PM

To: "live-replyto-10796.e6ce8d7e-169d-4aab-bee0-a03e25f1f874@email.prod.us.origamirisk.com" <live-replyto-10796.e6ce8d7e-169d-4aab-bee0-a03e25f1f874@email.prod.us.origamirisk.com>, "Jacob Crosetto" <jcrosetto@reedsburgwi.gov>

There was no damage to the plow truck. The other vehicle collided with the plow blade and no damage was done.

From: Ann Marie Carini <notifications@origamirisk.com>
Sent: Wednesday, January 21, 2026 11:56 AM
To: Jacob Crosetto <jcrosetto@reedsburgwi.gov>; Steve Zibell <szibell@reedsburgwi.gov>
Subject: Reedsburg, City of; DOL: 1/16/2026 # APD080190 PW 2022 DUMP TRUCK

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

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

Hello Jacob and Steve:

CVMIC received the report of your PW 2022 Dump truck in a collision with a pickup truck on 1/16/2026. This was reported as an auto physical damage claim, and I want to check if there is damage to your 2022 model year INTERNATIONAL Hv507, as the police report states that while the initial contact point was the left side front corner, there was no damage to your vehicle.

Please let me know if there is damage and, if so, if it may be above your \$1000 deductible.

I want to figure out if we need to send out an appraiser.

You may REPLY to this e-mail, send e-mail to annmariec@cvmic.com, or call 414-831-5984.

Thank you for your input.

Ann Marie

[Inline image removed from email.]

Ann Marie Carini
Liability & Auto Physical Damage Claims Adjuster
tel: (414) 831-5984
office: (262) 784-5666 **(262) 784-5666** (ext 184)
web: www.cvmic.com
fax: (262) 784-5599 **(262) 784-5599**

(262) 784-5599

Replies to this email message will be saved with our email records.

Loss Number:
Named Insured:
Date of Loss:
Location of Loss:
Loss Description:

Loss Amount: \$
Deductible Amount: \$
Payment Amount: \$

Our investigation confirms your automobile was involved in a collision with our policyholder's vehicle on the date indicated above. According to the information we have, your automobile was responsible for the accident.

We are enclosing a repair bill showing the amount of damage to our policyholder's vehicle. The amount of our payment and the deductible amount paid by our insured are also shown above. The total is the amount for which we feel you are liable.

If you have automobile liability insurance, please forward this letter to your insurance company and send us the name and address of that company so that we can contact them. If you do not have liability insurance, please contact us to make arrangements for payment.

If you have any questions or comments, please contact me.

Sincerely,

Enclosures: Copy of Repair Bill

cc:

4/20/24

To: Jacob

Jacob,

We cannot get the drywall estimate until Thursday. I was hoping we could pass this along to insurance to get it started.

Thank you so much for your help.

Deb Rego

I also sent the detailed list that Servpro of Madison did with Cleanup. I have many pictures that I can bring to the meeting.

NOTICE OF CLAIM

Complainant's Name: Deb and Gerry Rego
 Address: 924 Justin Circle
 City: Reedsburg State: WI Zip: 53959
 Phone: 608-495-8435 E-Mail: dregob3@gmail.com

INCIDENT/ACCIDENT INFORMATION

Date: 3/3/26 Time: n/a Place: 924 Justin Circle

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages attach a copy of police report, if any, and attach a diagram of the accident scene including north, south, east or west corners if the accident occurred at an intersection. For personal injury indicate nature of injury and whether or not medical attention was given and provide the name of the physician. Also identify any witnesses to the incident/accident.

City Sewer backed up the weekend of 3/28 - 3/30/2026
Our basement was affected. Carpet and
drywall had to be thrown out. Our Insurance
covered the clean up and the disinfection. We
are left with replacing the carpet and drywall.
We also have a \$1000.00 deductible to pay.

Signed: Deborah Rego Date: 4-20-26

Note: Return this Notice to the City Clerk at the address above.

CLAIM

(Note: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim with the City Clerk, you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the City of Reedsburg arising out of the circumstances described above.

To process this claim it is necessary to detail money damages being sought (and attach documentation) and return it to the City Clerk.

Amount of Claim: \$ 7458.69, this does not include drywall.
 Signed: Deborah Rego Date: 4-20-26



55 Viking Dr, Reedsburg, WI 53959 (608) 768-2183

DEB REGO 924 JUSTIN CIRCLE REEDSBURG, WI 53959	Proposal 1-002208	
	Today's Date 4/15/2026 11:19 AM	
	Quote Date 4/13/2026	
	Salesperson Name LILY MCPHERSON	

Notes and Special Instructions	Ship To
CARPET ESTIMATE	REGO0435 / 0000 DEB REGO 924 JUSTIN CIRCLE # REEDSBURG, WI 53959

Line	Description	Amount
001	MOVE BASIC FURNITURE - MISC LABOR	\$225.00
002	REMOVE CARPET - CARPET REMOVAL	\$293.13
003	DISPOSAL FEE - MISC LABOR	\$65.14
004	SERENE II - ICED MINT	\$3,364.38
005	7/16 8#FUTURE GUARD CARPET PAD - STD	\$768.83
006	CARPET INSTALL - LABOR	\$1,383.89
007	CARPET STAIRS - LABOR	\$225.00
008	METAL TAP DOWN TRANSITION W/PINS 1 1/2" - 99	\$61.32
009	INSTALL TRANSITIONS - MISC LABOR	\$72.00

50% DOWN, BALANCE DUE UPON COMPLETION

Grand Total	\$6,458.69
Deposit	\$0.00
Balance	\$6,458.69

*\$1000.⁰⁰
Ins. deductible*

Insured: Gerry Rego
Property: 924 Justin Ct
Reedsburg, WI 53959

Home: (608) 495-0287
E-mail: gergo1701@gmail.com

Estimator: Allen Steele
Position: Project Manager
Company: Servpro of Madison
Business: PO Box 7544
Madison, WI 53707

Business: (608) 438-8311
E-mail: allensteele@servproofmadison.com

Claim Number: A00007564777

Policy Number:

Type of Loss: Sewage

Date Contacted: 3/31/2026 9:38 AM

Date of Loss: 3/29/2026 12:00 AM

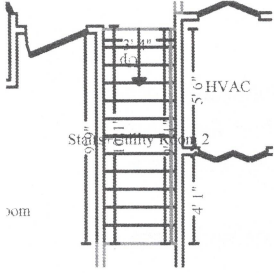
Date Inspected: 3/31/2026 9:40 AM

Date Received: 3/31/2026 9:20 AM

Date Entered: 4/1/2026 9:13 AM

Price List: WIMA8X_MAR26
Restoration/Service/Remodel

Estimate: 2603-160793SEW



Stairs+Utility Room 2

Height: 8'

79.38 SF Walls	33.06 SF Ceiling
112.44 SF Walls & Ceiling	61.82 SF Floor
6.87 SY Flooring	24.87 LF Floor Perimeter
20.00 LF Ceil. Perimeter	

Missing Wall

3' 4" X 8'

Opens into STAIRWAY

Missing Wall

3' 4" X 8'

Opens into UTILITY_ROOM1

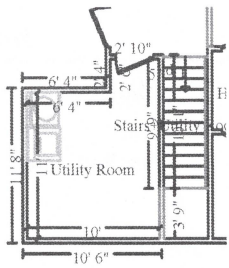
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
36. Floor protection - self-adhesive plastic film	61.82 SF	0.00	0.73	0.00	45.13
Totals: Stairs+Utility Room 2				0.00	45.13

General Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
37. Equipment setup, take down, and monitoring (hourly charge)	4.50 HR	0.00	80.26	0.00	361.17
38. Haul debris - per pickup truck load - including dump fees	1.00 EA	201.69	0.00	0.00	201.69
39. Add for HEPA filter (for negative air exhaust fan)	0.25 EA	0.00	222.96	0.00	55.74
40. Add for personal protective equipment - Heavy duty	2.00 EA	0.00	50.99	0.00	101.98
Totals: General Items				0.00	720.58
Total: Basement				0.00	4,869.98

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
41. Vinyl floor covering labor minimum	1.00 EA	0.00	347.41	0.00	347.41
42. Hazardous waste/mold rem. labor min	1.00 EA	0.00	204.85	12.09	216.94
43. Cleaning labor minimum	1.00 EA	0.00	153.86	9.08	162.94
Totals: Labor Minimums Applied				21.17	727.29
Line Item Totals: 2603-160793SEW				21.17	5,597.27



Utility Room

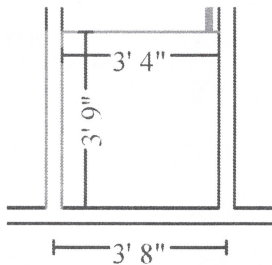
Height: 8'

326.17 SF Walls	119.17 SF Ceiling
445.33 SF Walls & Ceiling	119.17 SF Floor
13.24 SY Flooring	40.42 LF Floor Perimeter
47.00 LF Ceil. Perimeter	

Door

2' 10" X 7'

Opens into STAIRWAY



Subroom: Utility Room 2 (1)

Height: 8'

56.67 SF Walls	12.50 SF Ceiling
69.17 SF Walls & Ceiling	12.50 SF Floor
1.39 SY Flooring	7.08 LF Floor Perimeter
10.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 9" X 8'

Opens into UTILITY_ROOM

Missing Wall

3' 4" X 8'

Opens into STAIRSUTILI

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Content Manipulation charge - per hour	1.00 HR	0.00	63.49	0.00	63.49
16. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water 6x9 rug	42.00 SF	1.25	0.00	0.00	52.50
17. Clean floor - Heavy	100.00 SF	0.00	0.98	0.00	98.00
18. Apply plant-based anti-microbial agent to the surface area	100.00 SF	0.00	0.44	0.00	44.00
19. Tear out wet drywall, cleanup, bag - Cat 3	6.00 SF	1.99	0.00	0.00	11.94
20. Tear out and bag wet insulation - Category 3 water	6.00 SF	1.51	0.00	0.00	9.06
21. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	3.00 EA	0.00	90.91	0.00	272.73
22. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	82.59	0.00	247.77

Totals: Utility Room 0.00 799.49

REPAIRMAN AFFIDAVIT

I, Matt Corwith, do affirm that I am a qualified repairman of Matt's Drain Cleaning + LLC. I certify that I inspected or repaired a main sewer line for Gerry Rego on or about the 31st day of March 2026: that attached hereto is a copy of the itemized estimate or bill, totaling \$245⁰⁰. I further certify the repairs or damages were caused by city sewer main back up in man hole.

The prices charged are fair and reasonable and include all discounts allowed.

DO NOT DISCARD THE DAMAGED PROPERTY UNTIL AUTHORIZED TO DO SO.

AS WITNESS MY HAND AND SEAL: Matt Corwith

(Repairman)

Matt's Drain Cleaning + LLC

Business Affiliation/Trade Name

April 7, 2026

(Date)

Matt's Drain Cleaning + LLC

PO Box 246
Reedsburg, WI 53959-0246



BILL TO
GERRY & DEB REGO
924 JUSTIN CIR
REEDSBURG, WI 53959

SHIP TO
GERRY & DEB REGO
924 JUSTIN CIR
REEDSBURG, WI 53959

INVOICE #	DATE	TERMS	DUE DATE
3055	04/07/2026	Net 15	04/22/2026
DESCRIPTION	QTY	RATE	AMOUNT
LABOR	1	120.00	120.00
LARGE SEWER MACHINE	1	125.00	125.00
AUGERED OUT MAIN SEWER LINE			
SUBTOTAL			245.00
TAX			0.00
TOTAL			245.00
BALANCE DUE			\$245.00

MAKE CHECKS PAYABLE TO MATT'S DRAIN CLEANING

Accounts not paid within terms are subject to a \$10 per month fee.

Helping customers since 1992.
Thank you for supporting my small business!
Matt Corwith - 608-963-3872
matt@mattsdraincleaning.com



Water Loss Form

Policyholder: Gerald & Deborah Rego Claim Number: A00007564777

1. Age of house/building: 30 years State where loss occurred: WI

2. How long have you owned or leased the house/building? 30 years

3. Date of discovery of loss: 3-30-2026 Who discovered the loss? GERALD

4. Please describe the water loss and damages in detail:
SEE ATTACHED

Please answer the questions below that relate to the water loss claim.

If water loss is related to plumbing, plumbing fixtures, or an appliance, please answer the following:

1. Is the plumbing, plumbing fixture or appliance original to the house or building? (Select one) YES NO UNKNOWN
If NO, state the approximate age of the plumbing: _____

2. Any prior plumbing leaks? YES NO
If YES, when? _____ Who made repairs? _____

3. Any recent repairs? YES NO
If YES, when? _____ Who made repairs? _____

If water loss is related to a roof leak, please answer the following:

1. Age of roof: _____

2. Any prior repairs to roof? YES NO
If YES, when? _____ Who made repairs? _____

Additional information or comments:

By your signature below, you acknowledge and affirm that you have answered the above questions truthfully and to the best of your knowledge.

Signature: Date: 4-4-2026

Signature: _____ Date: _____

Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or knowingly presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.

March 28 and 29:

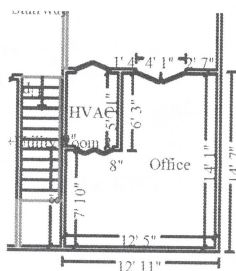
Basement toilet was clogged; a snake and plunger were used to try to unclog the toilet both days with no success. No other issues were noted in the home.

March 30:

Basement toilet was still clogged. An upgraded plunger was purchased thinking it was a stubborn clog. First floor fixtures were working normally. Gerald was in the office between attempts to unclog the toilet; at the same time, a load of laundry was started. While working on the toilet it was noticed that shoes were wet and started looking in the office and laundry room. Water was observed around the furnace which is next to the office; immediately went to the laundry room as that has access to the floor drain and sump pump. Water was found from the wall by the water heater and under the stairwell going into my office and furnace closet. A plumber for assistance; he was unable to get to us until the next morning. After locating the cleanout in our rec room, he started snaking the line out to the street. When the water didn't go down, he went out to the manhole in the cul-de-sac and found the water level was high; he called the city utility and advised them of the issue. Once the city started work, he stated that the water level dropped immediately. The plug in the main was apparently at the intersection of Amanda Drive and Justin Circle.

Damages:

Carpet in the office and around the furnace closet was wet. An area rug in the laundry room was wet. Boxes with seasonal decorations were wet and moved to the garage to dry and sort. A box of file folders on the floor in the office was wet along with a wood laminate chair mat.



Office

Height: 8'

374.04 SF Walls	146.22 SF Ceiling
520.26 SF Walls & Ceiling	146.22 SF Floor
16.25 SY Flooring	45.75 LF Floor Perimeter
53.00 LF Ceil. Perimeter	

Door 3' 2" X 6' 9" Opens into HVAC
Door 4' 1" X 7" Opens into FAMILY_ROOM

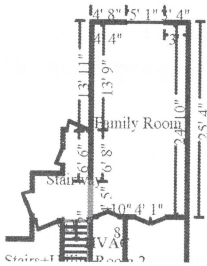
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
23. Content Manipulation charge - per hour	1.00 HR	0.00	63.49	0.00	63.49
24. Tear out baseboard and bag for disposal - up to Cat 3	27.00 LF	1.34	0.00	0.00	36.18
25. Trim - Detach	21.00 LF	0.00	1.29	0.00	27.09
26. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	16.00 LF	7.64	0.00	0.00	122.24
27. Clean stud wall	16.00 SF	0.00	1.29	0.00	20.64
28. Apply plant-based anti-microbial agent to the surface area	16.00 SF	0.00	0.44	0.00	7.04
29. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water	190.00 SF	1.25	0.00	0.00	237.50
30. Tear out wet carpet pad, cut/bag - Category 3 water	190.00 SF	1.17	0.00	0.00	222.30
31. Tear out tackless strip and bag for disposal - Category 3	27.00 LF	1.76	0.00	0.00	47.52
32. Tear out non-salv floating floor & bag for disposal	20.00 SF	2.70	0.00	0.00	54.00
33. Clean floor - Heavy	190.00 SF	0.00	0.98	0.00	186.20
34. Apply plant-based anti-microbial agent to the surface area	190.00 SF	0.00	0.44	0.00	83.60
35. Air mover (per 24 hour period) - No monitoring	12.00 EA	0.00	30.00	0.00	360.00
Totals: Office				0.00	1,467.80

Grand Total Areas:

1,633.18 SF Walls	706.66 SF Ceiling	2,339.84 SF Walls and Ceiling
735.42 SF Floor	81.71 SY Flooring	215.20 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	260.17 LF Ceil. Perimeter
735.42 Floor Area	772.80 Total Area	1,399.13 Interior Wall Area
1,135.71 Exterior Wall Area	134.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

2603-160793SEW

Basement



Family Room

Height: 8'

500.79 SF Walls	308.35 SF Ceiling
809.14 SF Walls & Ceiling	308.35 SF Floor
34.26 SY Flooring	63.17 LF Floor Perimeter
74.50 LF Ceil. Perimeter	

Window

5' 1" X 3' 6"

Opens into Exterior

Missing Wall - Goes to Floor

4' 5" X 6' 10"

Opens into STAIRWAY

Door

2' 10" X 6' 7"

Opens into HVAC

Door

4' 1" X 7'

Opens into OFFICE

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Content Manipulation charge - per hour	1.00 HR	0.00	63.49	0.00	63.49
2. Containment Barrier/Airlock/Decon. Chamber	100.00 SF	0.00	1.27	0.00	127.00
3. Containment Barrier - tension post (per day)	12.00 DA	0.00	3.35	0.00	40.20
4. Peel & seal zipper - heavy duty	1.00 EA	0.00	17.93	0.00	17.93
5. Trim - Detach	21.00 LF	0.00	1.29	0.00	27.09
6. Remove Vinyl - metal transition strip	3.00 LF	1.04	0.00	0.00	3.12
7. Tear out tackless strip and bag for disposal - Category 3	8.00 LF	1.76	0.00	0.00	14.08
8. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water	165.00 SF	1.25	0.00	0.00	206.25
9. Tear out wet carpet pad, cut/bag - Category 3 water	165.00 SF	1.17	0.00	0.00	193.05
10. Clean floor - Heavy	165.00 SF	0.00	0.98	0.00	161.70
11. Apply plant-based anti-microbial agent to the surface area	165.00 SF	0.00	0.44	0.00	72.60
12. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	3.00 DA	0.00	122.58	0.00	367.74
13. Air mover (per 24 hour period) - No monitoring 3 units for 3 days	9.00 EA	0.00	30.00	0.00	270.00
14. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	3.00 EA	0.00	90.91	0.00	272.73
Totals: Family Room				0.00	1,836.98



55 Viking Dr, Reedsburg, WI 53959 (608) 768-2183

DEB REGO 924 JUSTIN CIRCLE REEDSBURG, WI 53959	Proposal 1-002208	
	Today's Date	4/15/2026 11:19 AM
	Quote Date	4/13/2026
	Salesperson Name	LILY MCPHERSON

Notes and Special Instructions
CARPET ESTIMATE

Ship To
REGO0435 / 0000 DEB REGO 924 JUSTIN CIRCLE # REEDSBURG, WI 53959
P 608-495-0435

THANK YOU FOR THE OPPORTUNITY TO QUOTE YOUR PROJECT. TO LOCK IN THESE PRICES, PLEASE REMIT DOWNPAYMENT WITHIN 90 DAYS. BALANCE IS DUE UPON COMPLETION. KITCHEN, BATHROOMS, AND UTILITY AREAS - DISCONNECTION AND RECONNECTION OF ANY GAS APPLIANCES/WATERLINES, INCLUDING TOILETS, IS THE CUSTOMER'S RESPONSIBILITY

ESTIMATES ARE BASED ON VISIBLE SURFACES/FLOORING ONLY. HIDDEN ISSUES OR DAMAGE COULD REQUIRE EXTRA LABOR OR ADJUSTMENTS TO FINAL BILL. UNEVEN SURFACES MAY REQUIRE ADDITIONAL PREP WORK/LEVELING TO ENSURE PROPER INSTALLATION.

INSTALLATION PRICING DOES NOT INCLUDE PRE-, OR FINAL, CLEANING OF FLOORS OR SURROUNDING AREAS. PLEASE HAVE WORK AREAS FREE OF CLUTTER, DEBRIS, EXCESSIVE DUST/DIRTY, AND NON-ESSENTIAL WORK MATERIALS. INSTALLER(S) WILL REMOVE INSTALLATION-RELATED DEBRIS.

Customer Signature: _____

Jacob Crosetto

From: Ann Marie Carini <annmariec@cvmic.com>
Sent: Thursday, April 23, 2026 3:06 PM
To: Jacob Crosetto
Subject: Recommendation re Rego, Deb (GLPD075059) - 3/3/2026 Reedsburg, City of

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

Hello Jacob:

We are in receipt of the above claim filed by Deb Rego against the City of Reedsburg. As you are aware, sewer issues are specifically excluded from coverage under Section VII (3) and as such, there is no coverage for this claim or any other claim arising out of this incident. The City of Reedsburg is self-insured for this claim, and should the City decide to settle this matter, any settlement would be from City funds.

Under Wisconsin law, a municipality does not face liability unless there is a “known danger” that is compelling enough to warrant specific, non-discretionary action by the municipality. *Lodl v. Progressive Northern Insurance Co., 2002 WI 71, 253 Wis. 2d 323, 646 N.W.2d 314.* Wisconsin courts have developed a three-step test to determine whether the known and compelling danger exception applies in a given case: (1) whether something happened to create a compelling danger; (2) whether a government actor “[found] out about the danger, making it a known and compelling danger”; and (3) whether the government actor addressed the danger by taking one or more precautionary measures or instead “[did] nothing and let the danger continue.” *Heuser v. Community Ins. Corp., 2009 WI App 151, ¶¶27-28, 321 Wis.2d 729, 774 N.W.2d 653.*

I have confirmed the following:

1. Maintenance plan in place and followed: the City provides routine cleaning, maintenance inspection of pipes, as required. The City is meeting the standard of reasonable care, which is the standard municipalities are held to.
2. No prior notice: The City had no prior notice of any dangerous condition.

In my opinion, there is no evidence to show any liability on the part of the City. As such, I would recommend denial of this claim.

Please let me know if any questions, or if you would like to discuss further.

Thank you,
Ann Marie



Service First. Insurance Always.

Ann Marie Carini

(She/Her/Hers)

Liability & Auto Physical Damage Claims Adjuster

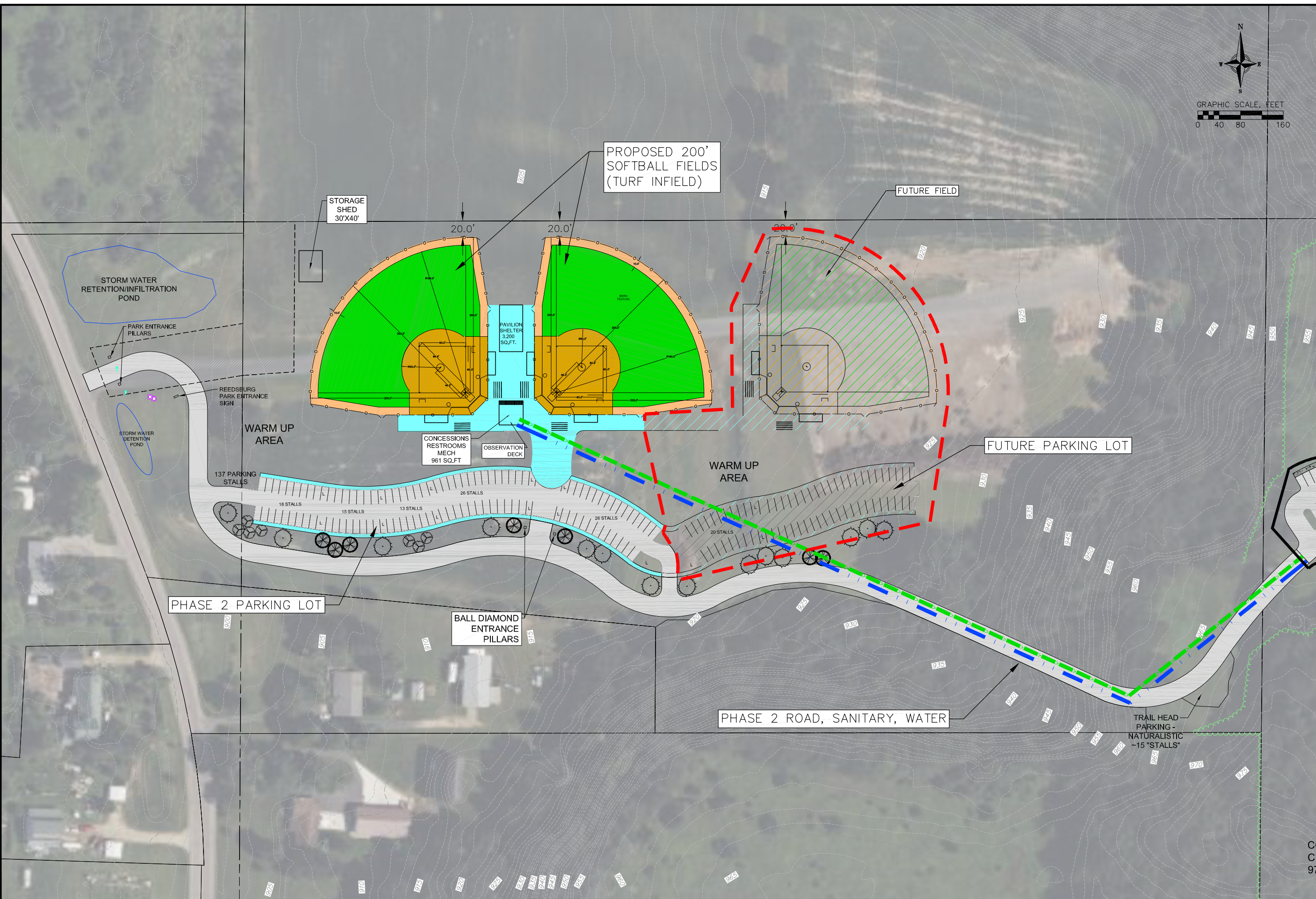
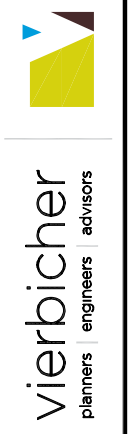
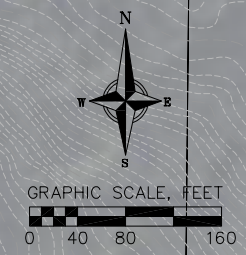
tel: (414) 831-5984

office: (262) 784-5666 (ext 184)

email: annmariec@cvmic.com

web: cvmic.com

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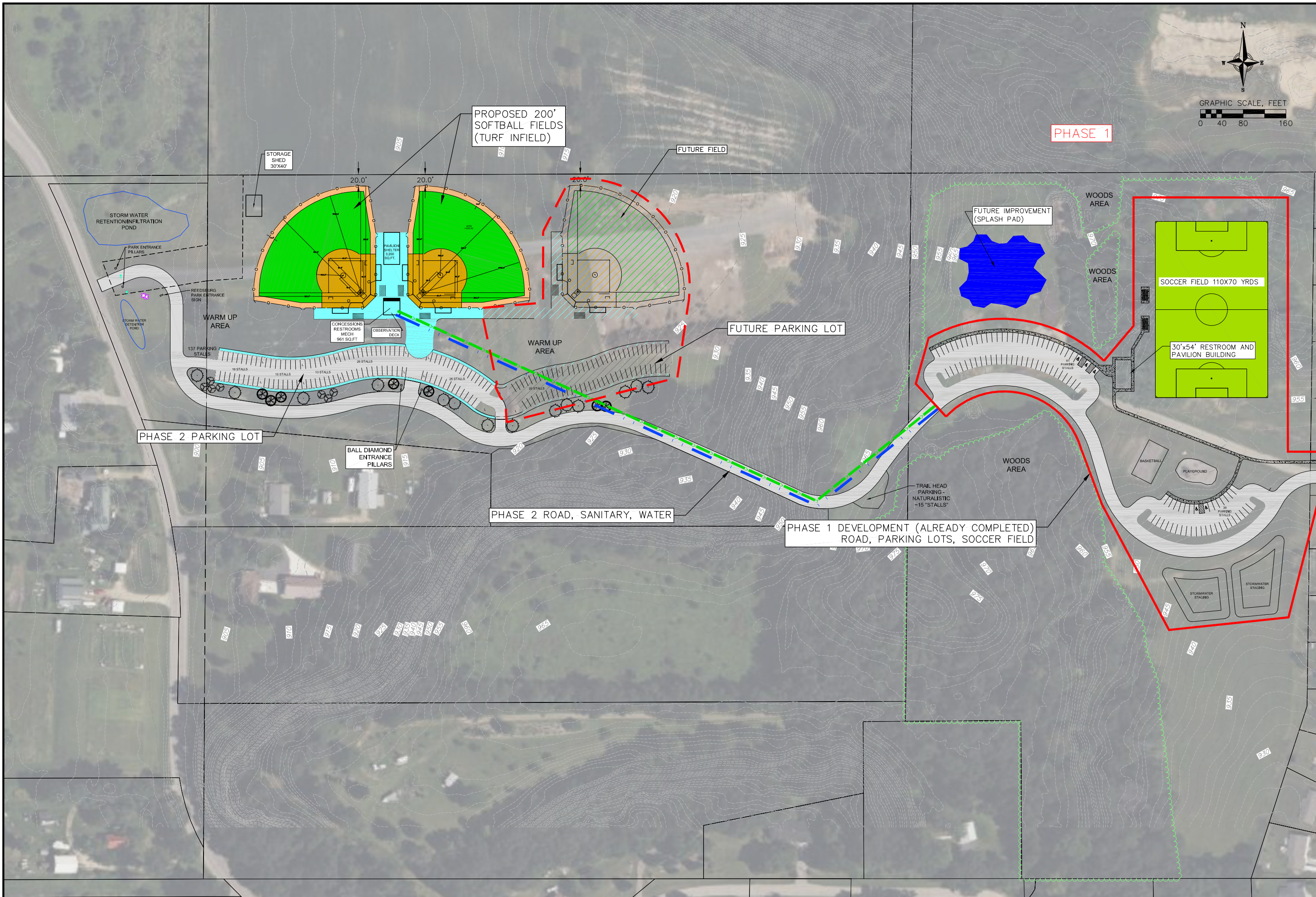


LEGENDS PARK - PHASE 2 SITE PLAN

REEDSBURG NW RECREATION AREA
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 10-13-2023
 DRAFTER: OSTR
 CHECKED:
 PROJECT NO.
 SHEET 97 OF



LEGENDS PARK - OVERALL SITE PLAN

REEDSBURG NW RECREATION AREA
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS	REMARKS

DATE: 10-13-2023
 DRAFTER: OSTR
 CHECKED:
 PROJECT NO.:
 SHEET:
 OF:

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

File No. 4594-26

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

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

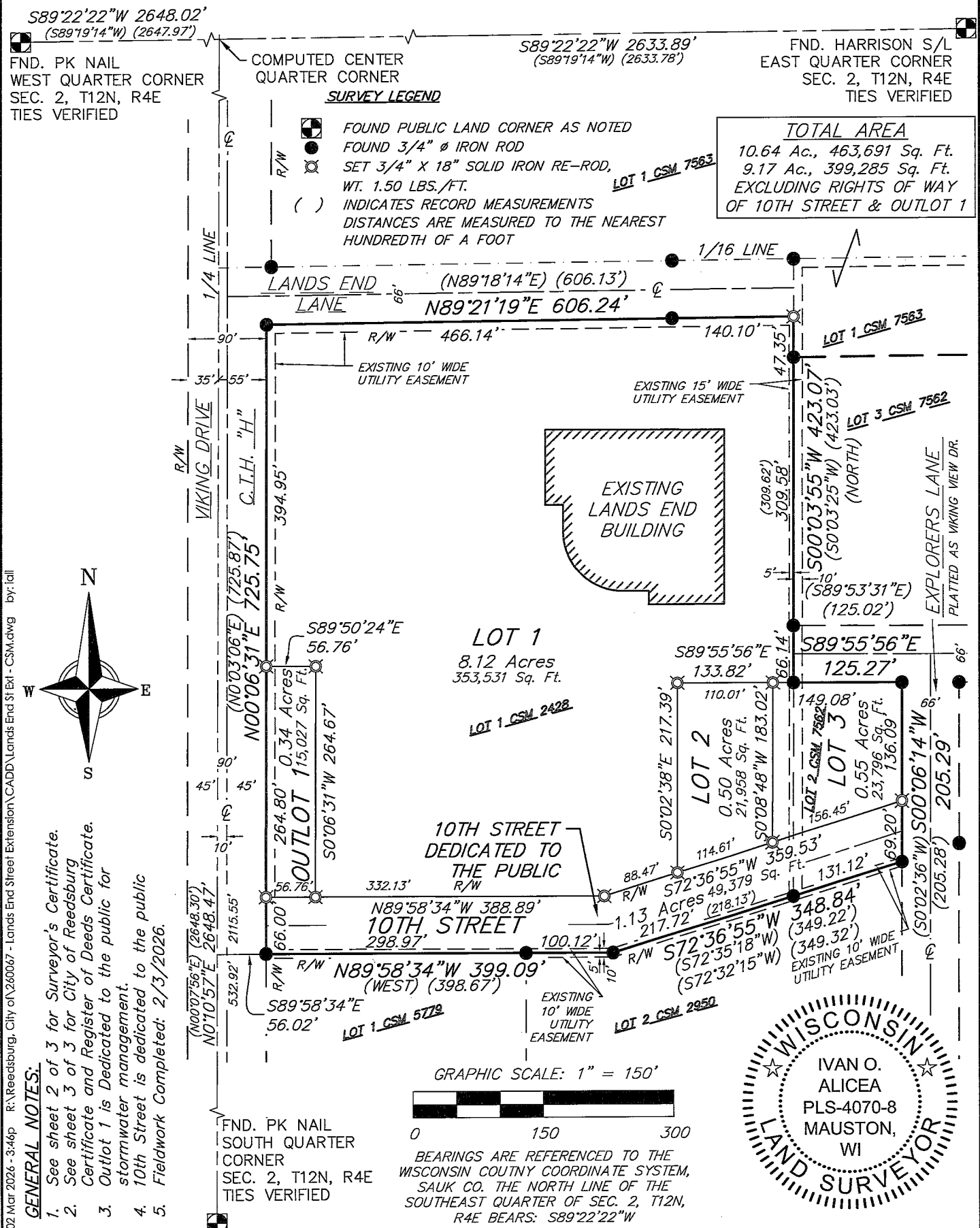
Account #10-461500-00

**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. _____

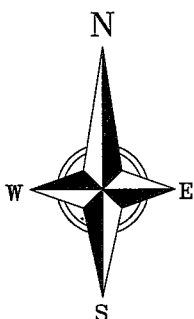
ALL OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 2428 DOC. NO. 552734 VOL. 10 PG. 2428 - 2428B RECORDED IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS OFFICE, AND ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 7562, DOCUMENT NO. 1271940 VOL. 50 PG. 7562 - 7562E RECORDED IN THE SAUK COUNTY REGISTER OF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



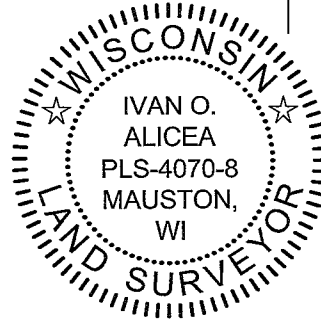
TOTAL AREA
 10.64 Ac., 463,691 Sq. Ft.
 9.17 Ac., 399,285 Sq. Ft.
 EXCLUDING RIGHTS OF WAY
 OF 10TH STREET & OUTLOT 1


SURVEY LEGEND

- FOUND PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.
- () INDICATES RECORD MEASUREMENTS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



- 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.



 vierbicher advisors / engineers / surveyors	Job #: 260067 Date: 02/19/2026	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
	Rev: MM/DD/YYYY	Drafted By: idl		
	Checked By: sdls			

© 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 _____ Date
Vierbicher Associates, Inc



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



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 10th 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 – 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:

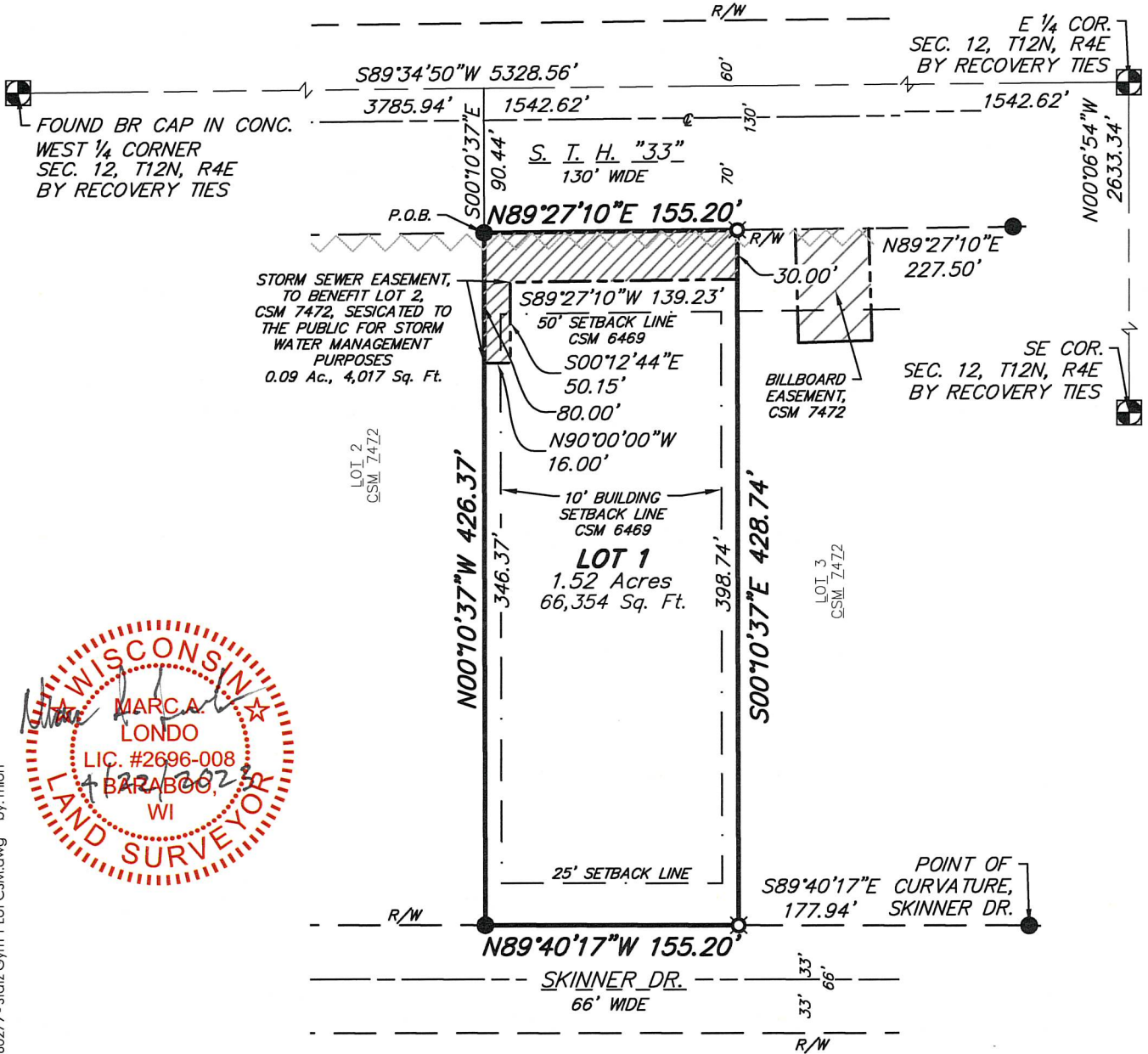
PARKS:

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



R:\Reedsburg, City of\260279 - Statz Gym\CADD\260279 - Statz Gym 1 Lot CSM.dwg by:mln 22 Apr 2026 - 10:16a

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



Job #: 260279
Date: 4/22/2026
Rev:
Drafted By: mln
Checked By: sdis

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

**SHEET
1 OF 2**

