

City Plan Commission Agenda
July 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 JUNE 9, 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 Site Plan Review for a new business office – 1700 Lands' End Ln; CSM 7725 Lot 2; parcel # 276-2046-30000 – Neil Pfaff, Vierbicher
- B. Consider Certified Survey Map for vacating portion of Booster Blvd – 633 Booster Blvd; Parcel #276-1140-00000 – Excel Engineering
- C. Discuss future access to vacant lots between Wynwood Circle and 8th St in Eastridge Subdivision.
- D. *Consider Certified Survey Map to divide and combine parcels – E7165 Copper Creek Way; parcel # 030-1186-00000, 030-0001-01000 – Tim Becker*
- E. *Consider recommending rezoning from Ag to R-2 Residential – E7165 Copper Creek Way; parcel # 030-1186-00000, 030-0001-01000 – Tim Becker*

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
June 9, 2026



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

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

Absent: Dan DeBaets, Beth DeForge

Staff: Max Buckner, Brian Duvalle

Approval of Minutes: Motion by Horkan, seconded by Frenz to approve the 5/12/26 meeting minutes.
Motion approved

Consider Conditional Use Permit for home-based laser engraving business per § 690-27 – 301 N Walnut St; Parcel # 276-0815-00000 – Creative Visions Laserworks LLC

The business would be run from their basement. They don't anticipate customers but would have regular deliveries. There were no neighbor comments.

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

Motion approved

Consider Conditional Use Permit for a new building contractor business to replace the current industrial business per § 690 Attachment 3 – 350 N Dewey Ave; Parcel # 276-1703-00000 – Kinsman Construction Inc. (KCI)

Discussion was held on adding slats to the existing chain link fence to provide concealment and that hours would be typically during the day. Neighbor Dan Dietz phoned in support. The Comprehensive Plan indicates the property could stay as industrial but could also be used as multi-family residential in the future.

Motion by Horkan, seconded by Hyde to approve the CUP as presented with the condition that the applicant has a signed deal to purchase the property within 90 days of Plan Commission approval.

Motion approved

Consider Junk violation under § 402-3(L) at 527 6th St, parcel #276-0248-00000 – Carol Schulz

Carol Schulz stated that she has a dumpster coming on Thursday. The scaffolding will be removed, and barn door installed.

Motion by Estes, seconded by Frenz to find probable cause and hold open the case for 30 additional days for compliance.

Motion approved

Motion by Frenz, seconded by Zibell to adjourn at 6:12 PM.

Motion approved

Respectfully submitted,
Brian Duvalle, Planner/Building Inspector

Staff Report

DATE: July 14, 2026, 6:00 PM

APPLICANT: Neil Pfaff

LOCATION: 1700 Lands End Ln; Parcel # 276-2046-30000 (LOT 2 of CSM)

ZONING: B-2 Business

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for a new building contractor business to replace the current industrial business per § 690 Attachment 3.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Church
- East – Vacant

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Future 10th St

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE: See attached

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 is currently vacant and was previously part of the Lands' End parking lot.
2. The Board finds that a financial office business is proposed with parking.
3. The Board finds that section § 690 Attachment 2 allows an IBC business use as a permitted use.
4. The Board finds that the parcel is zoned B-2 Business.
5. The Board finds that the proposed building would be 2,414 SF.
6. The Board finds that the property is 21,958 SF.
7. The Board finds that the property is Lot 2 of CSM 7725.
8. The Board finds that the surrounding properties are mostly commercial in use.
9. The Board finds that 14 parking spaces are proposed.
10. The Board finds that lighting and landscaping plans are attached.

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

1. The Board finds that stormwater is described on the attached sheet 6.

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

1. The Board finds that the property has a proposed 24'-wide driveway on the future 20th St.

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. The Board finds that lighting plans are attached.

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 is currently vacant and was previously part of the Lands' End parking lot.
2. The Board finds that a financial office business is proposed with parking.
3. The Board finds that the proposed building would be 2,414 SF.
4. The Board finds that 14 parking spaces are proposed.

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. The Board finds that elevation plans are attached.

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 commercial.

STAFF COMMENTS:

My only comment is that a landscaping plan is included but does not include any on the east side of the property. Otherwise it appears all standards are addressed.

Exhibit List

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



201 E. Main St | Suite 100 | Reedsburg, Wisconsin 53959
Phone: 608-524-6468 | Fax: 608-524-8218 | vierbicher.com

June 29, 2026

Brian Duvalle
City of Reedsburg
PO Box 490
Reedsburg, WI 53959

Re: Land Use Application - Site Plan Review
Edward Jones Office – Reedsburg
City of Reedsburg, Sauk County, Wisconsin

Brian,

This is an application for the Land Use Application – Site Plan Review for the proposed Edward Jones Development. The project site is located North of the proposed 10th street and East of Explorers Ln within the City of Reedsburg (Tax parcel 276-2046-52000).

The project includes the development of a new Edward Jones office building with associated utilities, parking, drives, and site grading. The site has been designed to limit the amount of change in overall natural contours. Stormwater will be managed by the regional basin under construction as part of the 10th Street project. Please refer to the enclosed plans.

Lighting plans have been provided by Hein and are enclosed with this application.

The Reedsburg Fire Dept has provided their review and approval of the hydrant location and Fire Truck Route Exhibits that were provided. Enclosed is the approval email and provided exhibits.

Two accessible parking stalls and 12 standard parking stalls will be provided as part of this project. Sidewalk pedestrian access will connect the parking area to the building entry areas.

Architectural plans have been provided by KCB Architects and are enclosed with this application.

Check #99929 for a total of \$175 is enclosed to cover fees for this Land Use Application – Site Plan Review.

If you have any questions or require additional information, please contact me at (608)-393-1881 or npfa@vierbicher.com.

Sincerely,

Neil Pfaff, PE, PH, CST

Enclosures: City of Reedsburg Land Use Application
Edward Jones Office – Reedsburg Civil Plans
Edward Jones Office – Reedsburg Lighting Plan
Fire Department Approval
Architectural Plans and Exterior Elevations

City of Reedsburg Land Use Application

City of Reedsburg Land Use Application

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

Ph: 608-524-6404
bduvalle@reedsburgwi.gov

APPLICANT: Neil Pfaff

ADDRESS: 201 E Main St, Suite 100 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608) 393-1881 **PARCEL #:** 276-2046-52000

E- MAIL: npfa@vierbicher.com

PROPERTY OWNER: (if different from Applicant) Charlie Brumer

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:** _____

For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____

☒ **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.

, 6-26-2026
Applicant Signature / Date

 106/11/2026
Owner Signature / Date

Account #10-461500-00

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

G:\wpnet\Zoning - Planning\Land Use Appl.doc

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

A. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following Site Plan standards, as applicable.

- A. Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- D. Exterior lighting shall be arranged as follows:
 - (1) It is deflected away from adjacent properties.
 - (2) It does not impede the vision of traffic along adjacent streets.
 - (3) It does not unnecessarily illuminate night skies.
- E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.
- G. Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

D. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

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

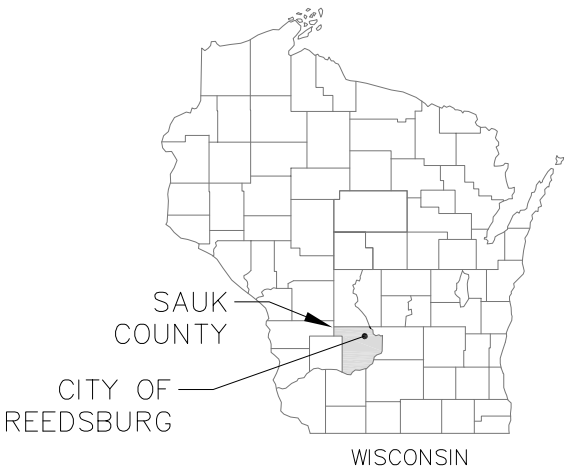
Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

Edward Jones Office – Reedsburg Civil Plans

EDWARD JONES OFFICE - REEDSBURG

CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN



PROJECT LOCATION

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	UTILITY PLAN
7	GRADING PLAN & EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9-10	DETAILS
11	LANDSCAPE PLAN



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



CONTROL #1
NO. 6 BAR
N: 263106.20
E: 586623.13
ELEV.: 920.64



CONTROL #2
NO. 6 BAR
N: 263105.87
E: 587021.85
ELEV.: 942.31



CONTROL #3
NO. 6 BAR
N: 263171.15
E: 587229.94
ELEV.: 946.02



BENCHMARK #4
TOP NUT HYD.
N: 263183.74
E: 587364.78
ELEV.: 947.11



BENCHMARK #5
TOP NUT HYD.
N: 263387.41
E: 586607.53
ELEV.: 923.97



BENCHMARK #6
TOP NUT HYD.
N: 263388.74
E: 586608.46
ELEV.: 921.61



CONTROL #7
NO. 6 ROD
N: 263415.63
E: 587355.16
ELEV.: 934.71

TITLE PAGE

EDWARD JONES OFFICE - REEDSBURG
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	2026-06-26
DRAFTER	KFEN
CHECKED	NPFA
PROJECT NO.	251074
SHEET	1 OF 11

ISSUED DATE: 06/26/2026

TOPOGRAPHIC SYMBOL LEGEND

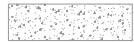
- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING STORM TRACER WIRE BOX
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING SANITARY TRACER WIRE BOX
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING WATER TRACER WIRE BOX
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING TREE STUMP
EXISTING BORING
EXISTING ADA DETECTABLE WARNING FIELD

PROPOSED UTILITY LEGEND

- | | |
|--|----------------------------------|
| | STORM SEWER PIPE |
| | STORM SEWER MANHOLE |
| | STORM SEWER ENDWALL |
| | STORM SEWER CURB INLET |
| | STORM SEWER CURB INLET w/MANHOLE |
| | STORM SEWER FIELD INLET |
| | ROOF DRAIN CLEANOUT |
| | SANITARY SEWER PIPE (GRAVITY) |
| | SANITARY SEWER PIPE (FORCE MAIN) |
| | SANITARY SEWER LATERAL PIPE |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER CLEANOUT |
| | WATER MAIN |
| | WATER SERVICE LATERAL PIPE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | CURB STOP |
| | WATER VALVE MANHOLE |
| | PROPOSED PIPE INSULATION |
| | GAS MAIN |
| | ELECTRIC SERVICE |

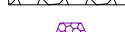
TOPOGRAPHIC LINEWORK LEGEND

- | | |
|---|---|
|  | EXISTING UNDERGROUND CABLE TV |
|  | EXISTING OVERHEAD CABLE TV |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING OVERHEAD TELEPHONE LINE |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING RETAINING WALL |
|  | EXISTING CHAIN LINK FENCE |
|  | EXISTING GENERAL FENCE |
|  | EXISTING WIRE FENCE |
|  | EXISTING WOOD FENCE |
|  | EXISTING GAS LINE |
|  | EXISTING UNDERGROUND ELECTRIC LINE |
|  | EXISTING GUY LINE |
|  | EXISTING OVERHEAD ELECTRIC LINE |
|  | EXISTING OVERHEAD GENERAL UTILITIES |
|  | EXISTING SANITARY FORCE MAIN (SIZE NOTED) |
|  | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
|  | EXISTING STORM SEWER LINE (SIZE NOTED) |
|  | EXISTING EDGE OF TREES |
|  | EXISTING WATER MAIN (SIZE NOTED) |
|  | EXISTING WETLAND DELINEATION |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | EXISTING EDGE OF PAVEMENT |
|  | EXISTING EDGE OF GRAVEL |

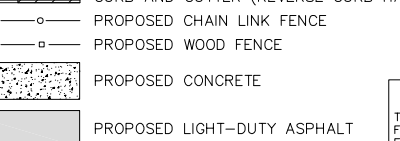


GRADING LEGEND

- | | |
|--|--------------------------|
| | EXISTING MAJOR CONTOURS |
| | EXISTING MINOR CONTOURS |
| | PROPOSED MAJOR CONTOURS |
| | PROPOSED MINOR CONTOURS |
| | DITCH CENTERLINE |
| | SILT FENCE |
| | DISTURBED LIMITS |
| | BERM |
| | DRAINAGE DIRECTION |
| | PROPOSED SLOPE ARROWS |
| | EXISTING SPOT ELEVATIONS |
| | PROPOSED SPOT ELEVATIONS |



SITE PLAN LEGEND

- 
- | | |
|--|--|
| | PROPERTY BOUNDARY |
| | CURB AND GUTTER (REVERSE CURB HATCHED) |
| | PROPOSED CHAIN LINK FENCE |
| | PROPOSED WOOD FENCE |
| | PROPOSED CONCRETE |
| | PROPOSED LIGHT-DUTY ASPHALT |
| | PROPOSED HEAVY-DUTY ASPHALT |
| | PROPOSED BUILDING |
| | PROPOSED SIGN |
| | PROPOSED LIGHT POLE |
| | PROPOSED BOLLARD |
| | PROPOSED ADA DETECTABLE WARNING FIELD |
| | PROPOSED HANDICAP PARKING |
- ABBREVIATIONS**

TC - TOP
 FF - FINISH
 FL - FLOW
 SW - TOP
 TW - TOP
 BW - BOTTOM

SURVEY LEGEND

- ▲ BENCHMARK
- ✕ FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- ▲ FOUND NAIL
- ⊙ FOUND 1" $\varnothing$ IRON PIPE
- ⊙ FOUND 2" $\varnothing$ IRON PIPE
- ⊙ FOUND ____" $\varnothing$ IRON PIPE
- ▲ FOUND P.K. NAIL
- ⊙ FOUND 1-1/4" $\varnothing$ IRON ROD
- FOUND 3/4" $\varnothing$ IRON ROD
- FOUND ____" $\varnothing$ IRON ROD
- ✕ FOUND RAILROAD SPIKE
- ✕ SET CHISELED "X"
- ⊙ SET NAIL
- △ SET P.K. NAIL
- ⊙ SET 1-1/4" X 18" SOLID IRON
RE-ROD, MIN. WT. 4.30 LBS./FT.
- ✕ SET 3/4" X 18" SOLID IRON
RE-ROD, MIN. WT. 1.50 LBS./FT.
- ✕ SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE
WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE
WITH CAP WEIGHING 3.65 LBS/LIN FT
- ▲ GENERAL CONTROL POINT

GENERAL NOTES:

1. INSTALL A 50"L X 20"W X 1.5"D ANTI TRACKING PAD AT THE ENTRANCE OF THE PROJECT. THE ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION.
2. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.
3. ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB AND GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE CONTRACTOR SHALL PROVIDE WISDOT TYPE D INLET PROTECTION FOR ALL STORM SEWER INLETS.
5. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
6. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO ENGINEER WEEKLY.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM
8. ROW AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
9. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
10. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
11. CONTRACTOR SHALL DISPOSE OF TREES AND STUMPS OFF SITE. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE VILLAGE OR ENGINEER.
12. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.
13. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF REEDSBURG, RESIDENTS, WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.
14. DURING AND AFTER CONSTRUCTION, DISPOSAL OF SURPLUS MATERIALS OR TEMPORARY STOCKPILES WILL NOT BE PERMITTED IN A WETLAND OR ADJACENT AREAS, UNLESS PERMITS ARE OBTAINED FROM THE APPROPRIATE REGULATORY AGENCIES AND/OR AS DIRECTED BY THE ENGINEER. ALL STOCKPILES SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO MINIMIZE SOIL LOSS.

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

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920-583-3275
russell.w.ryan@ftr.com

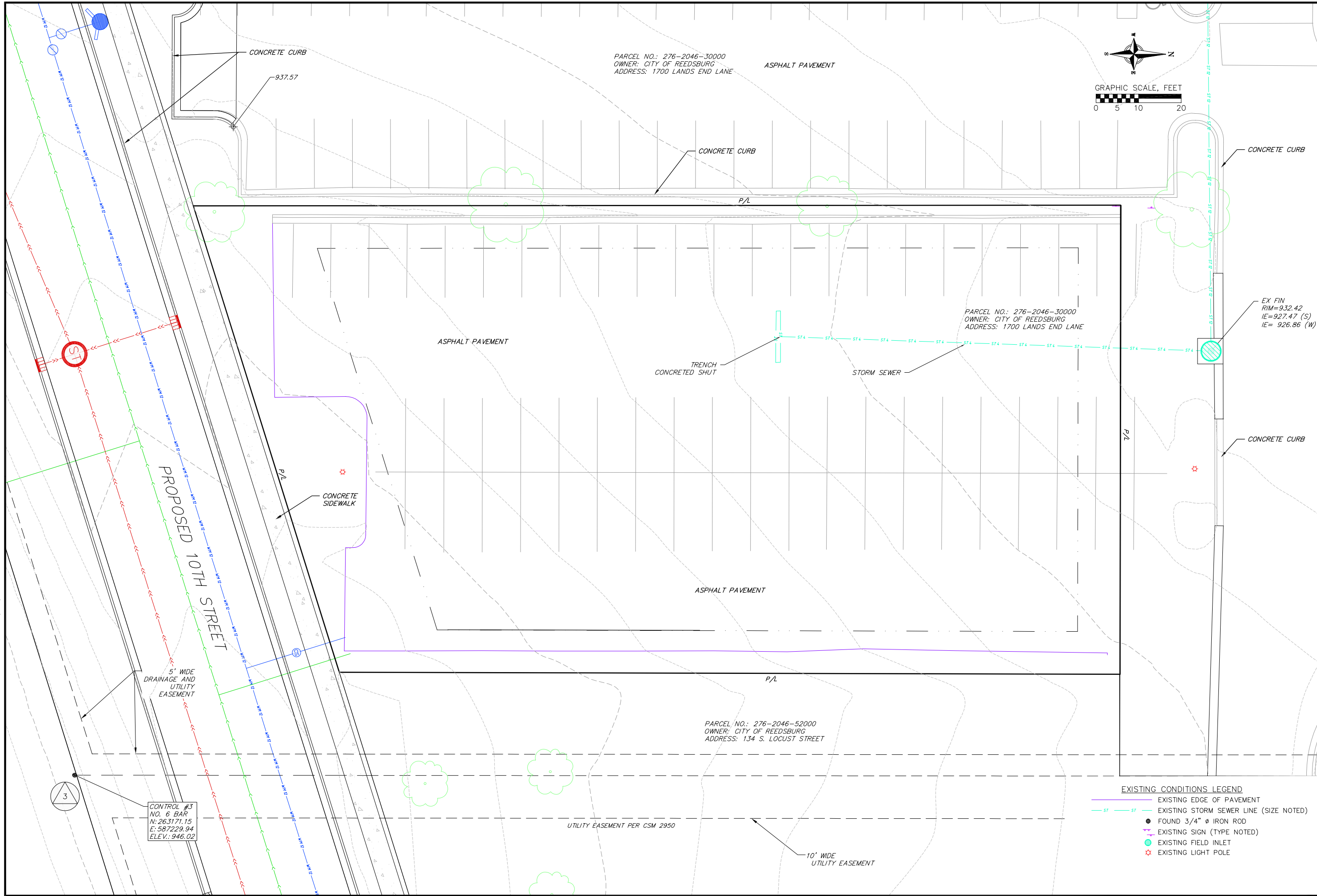
ELECTRIC, CABLE, WATER
REEDSBURG UTILITY COMMISSION
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ruc@rucls.net

SANITARY SEWER
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GENERAL NOTES

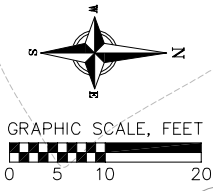
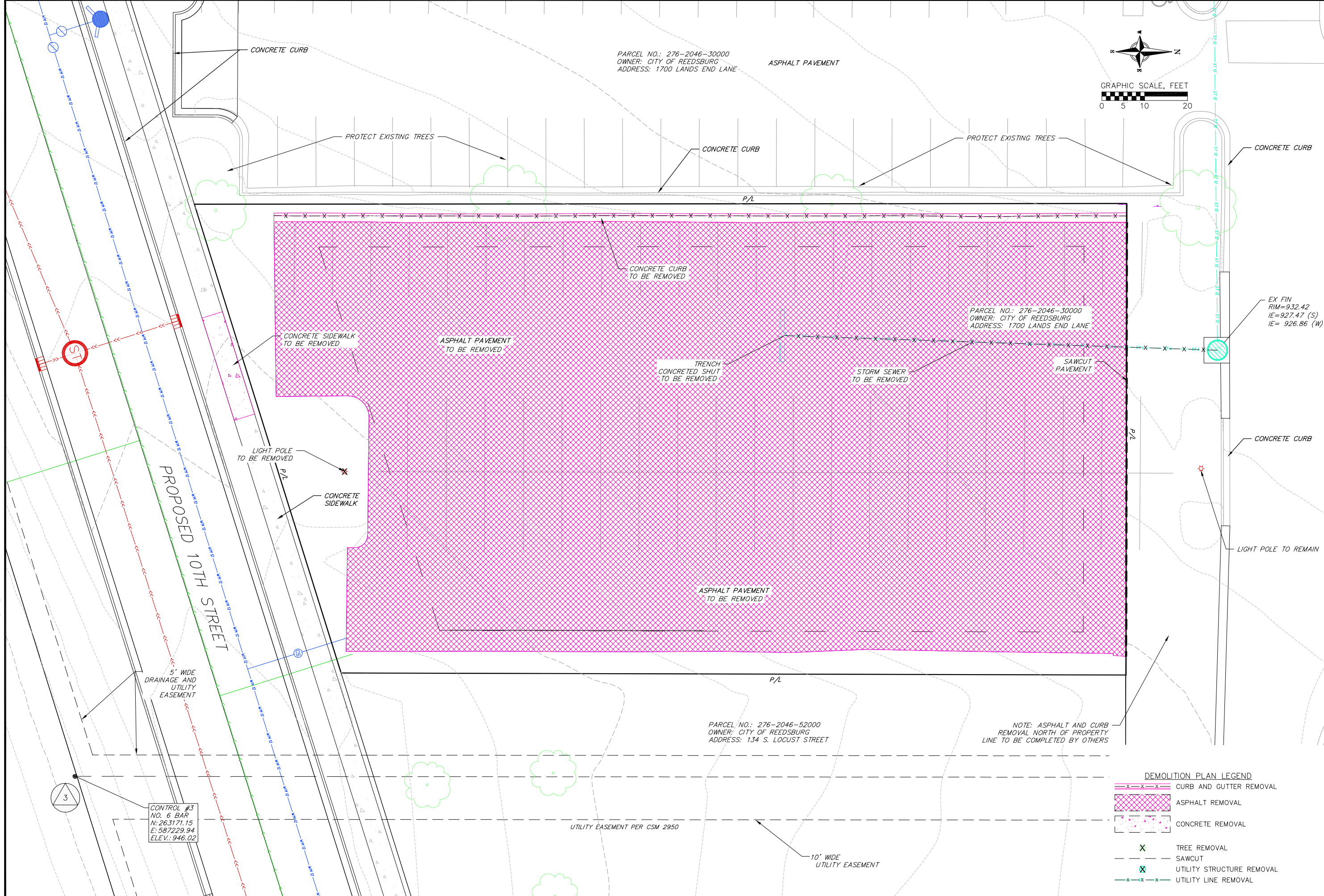
EDWARD JONES OFFICE - REEDSBURG
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

DATE		2026-06-26	
DRAFTER		KFEN	
CHECKED		NPFA	
PROJECT NO.		251074	
SHEET		2 OF 11	



SHEET	PROJECT NO.		CHECKED		DRAFTER		DATE	
	251074		BDAY		KFEN		2026-06-26	
3 OF 11	REVISIONS		REVISIONS		REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

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DEMOLITION PLAN LEGEND			
	CURB AND GUTTER REMOVAL		TREE REMOVAL
	ASPHALT REMOVAL		SAWCUT
	CONCRETE REMOVAL		UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL		

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DEMOLITION PLAN
EDWARD JONES OFFICE - REEDSBURG
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

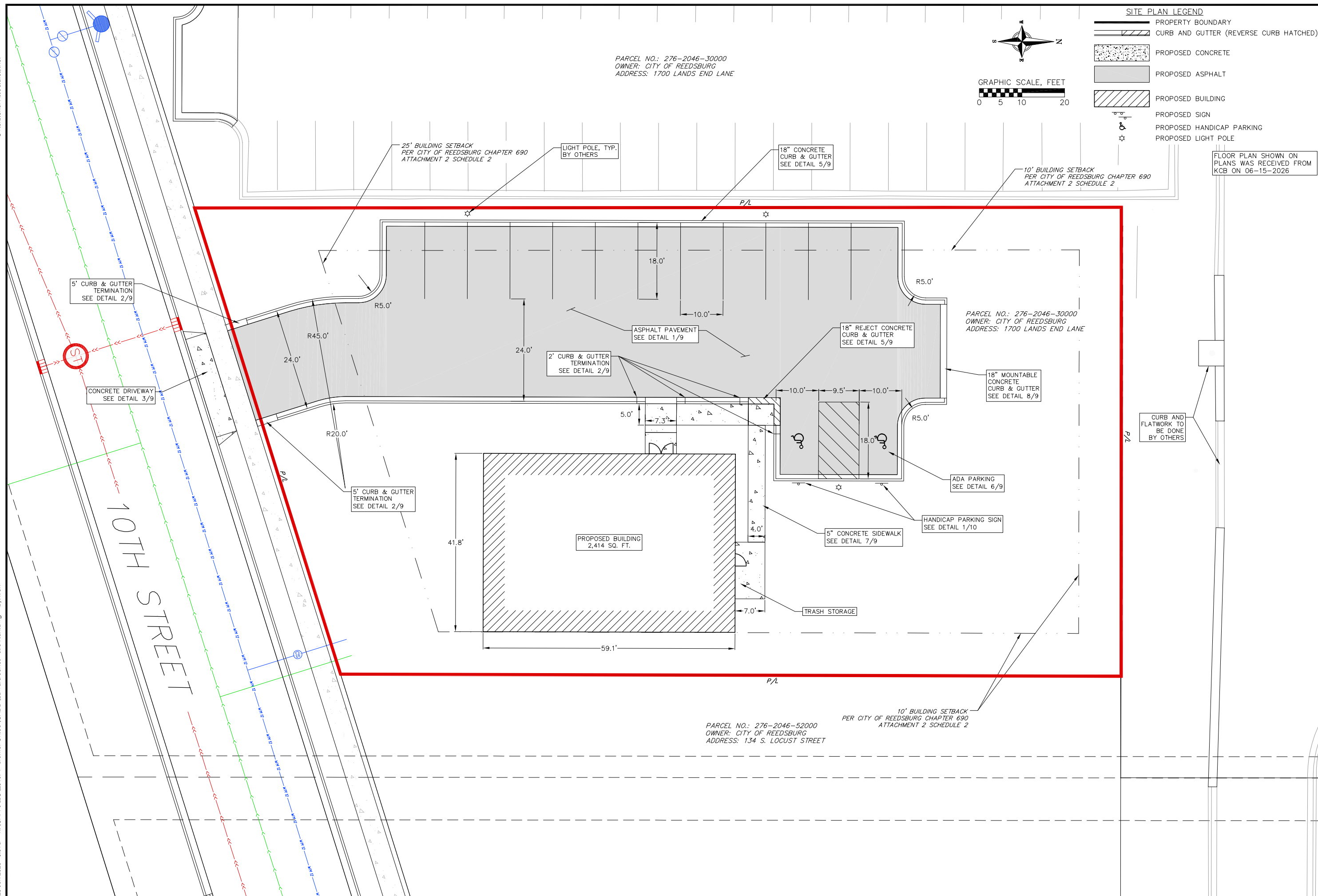
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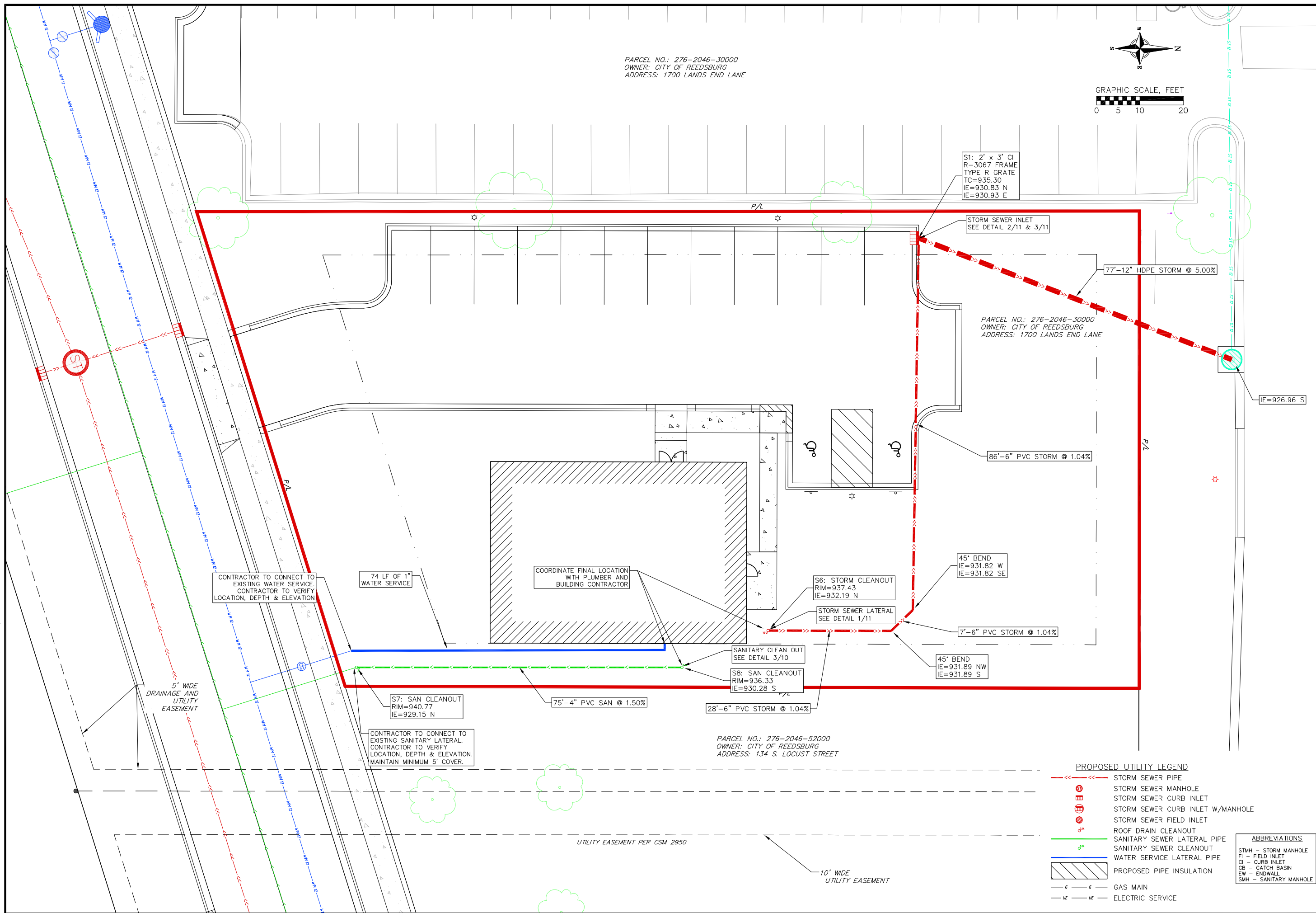
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BDAY

PROJECT NO.
251074

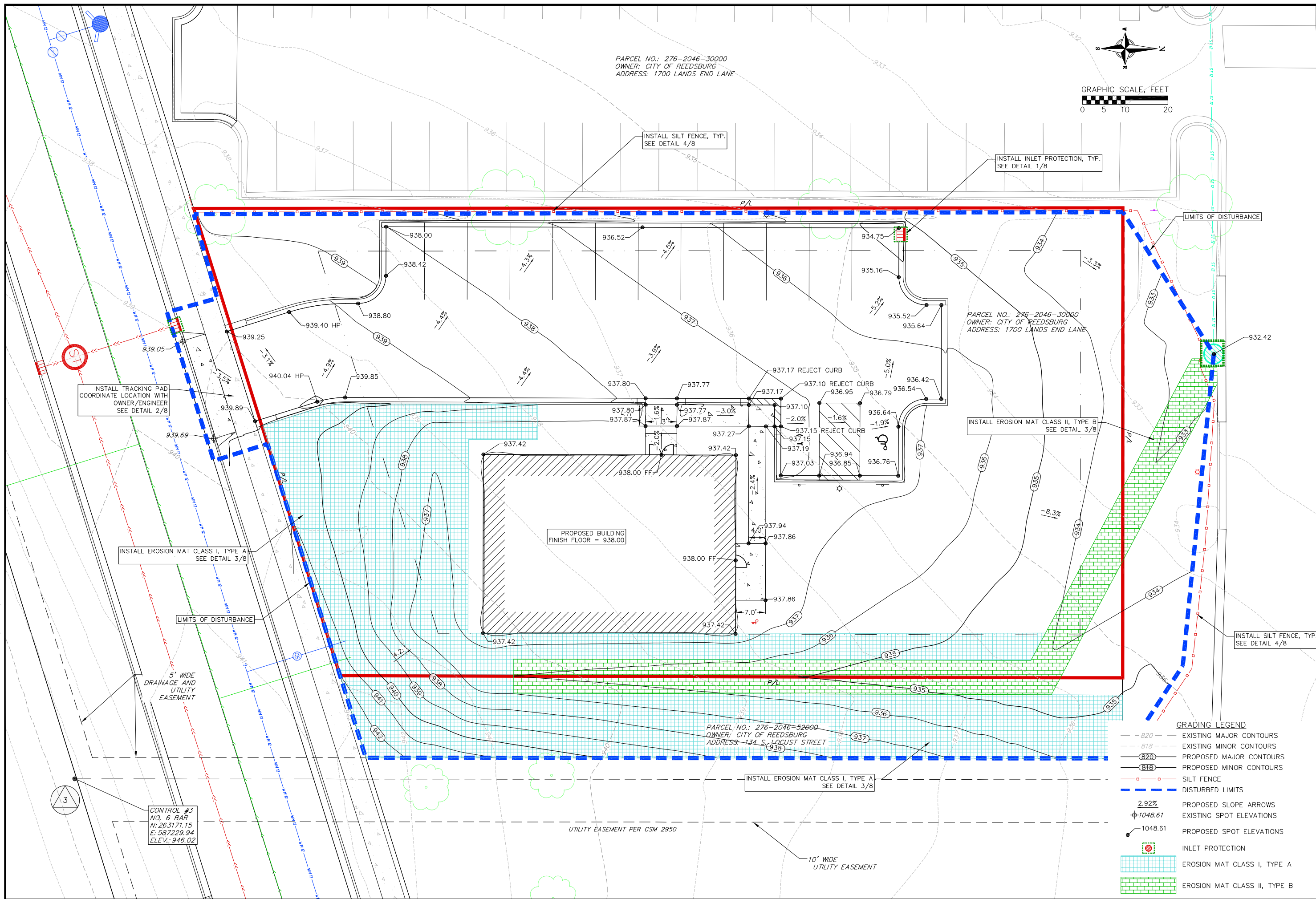
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4 OF 11



DATE		2026-06-26	
DRAFTER		KFEN	
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PROJECT NO.		251074	
SHEET		5 OF 11	



DATE		2026-06-26	
DRAFTER		KFEN	
CHECKED		NPFA	
PROJECT NO.		251074	
SHEET		6 OF 11	



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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF REEDSBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. CONTRACTOR IS RESPONSIBLE UNTIL CITY TAKES OVER PROJECT.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN OR AS DIRECTED BY ENGINEER BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE SITE IS RESTORED.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
12. TERRACES AND LOTS SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. EROSION MAT (TYPE I, CLASS B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
17. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
18. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
19. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
20. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
21. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
22. THE CITY AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

USE $\frac{1}{2}$ " TO 1- $\frac{1}{2}$ " STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

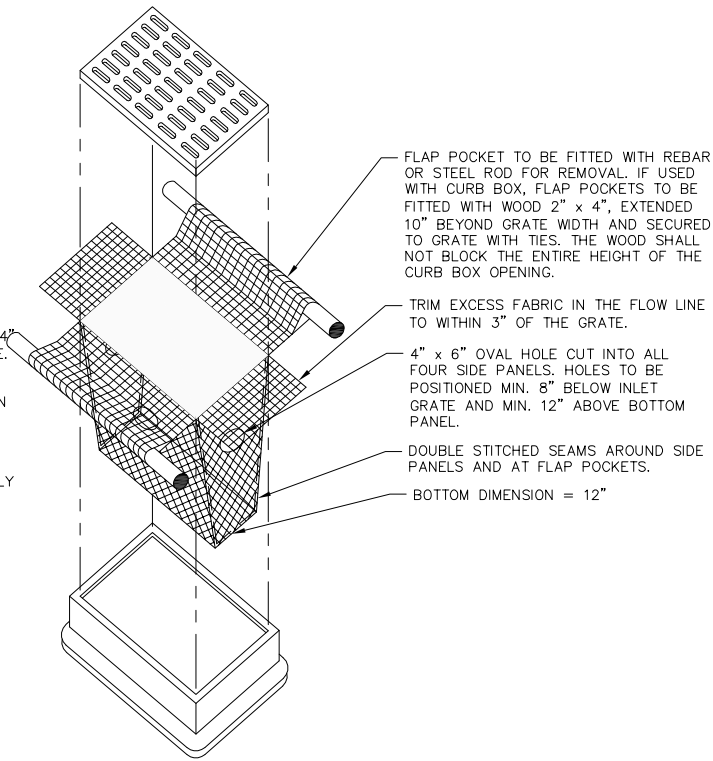
FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

INSTALLED BAG SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

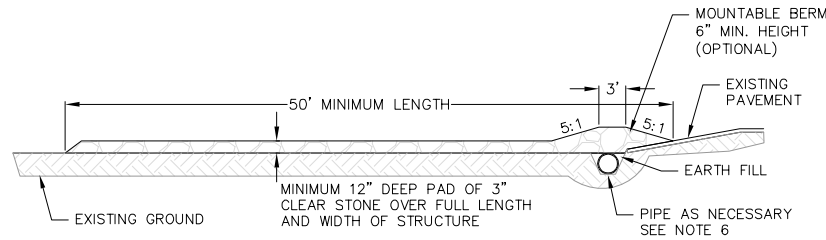
IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.



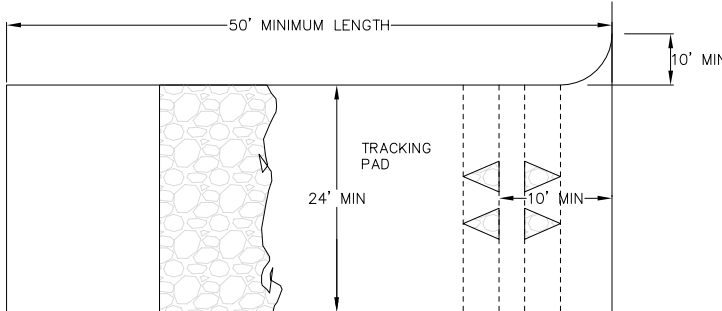
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INLET PROTECTION TYPE D

NOT TO SCALE



PROFILE VIEW



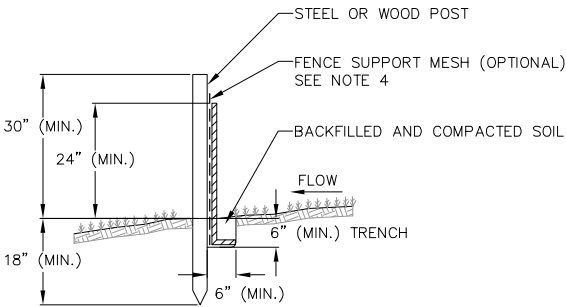
PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'.
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2
8

TRACKING PAD

NOT TO SCALE



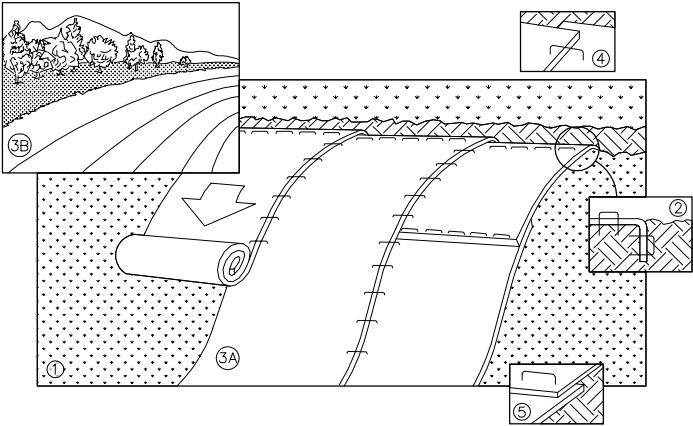
4
8

SILT FENCE

NOT TO SCALE

NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

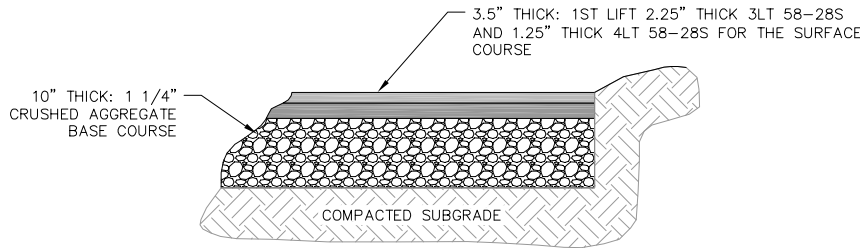
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

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8

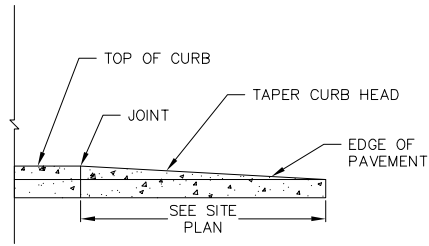
EROSION MAT

NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS
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PROJECT NO.			
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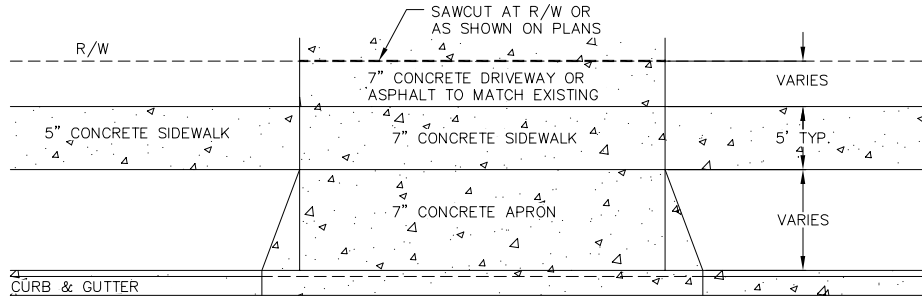


1 SITE PAVEMENT SECTION
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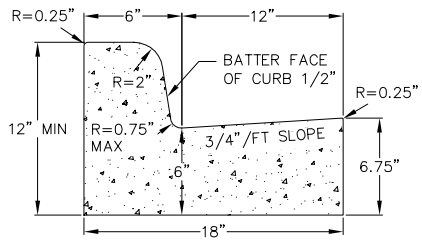


PROFILE VIEW

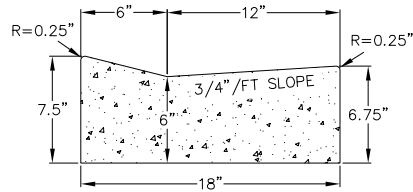
2 CURB & GUTTER TERMINATION
9 NOT TO SCALE



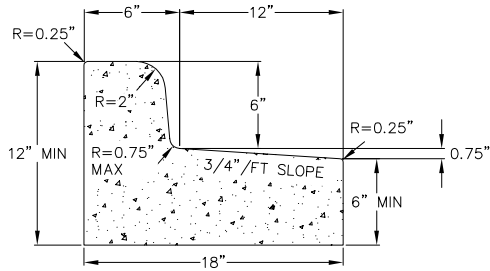
3 DRIVEWAY DETAIL
9 NOT TO SCALE



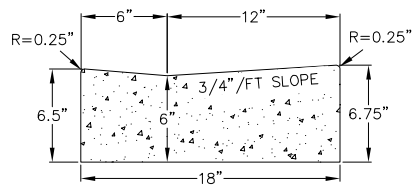
CURB AND GUTTER
CROSS SECTION



DRIVEWAY GUTTER
CROSS SECTION

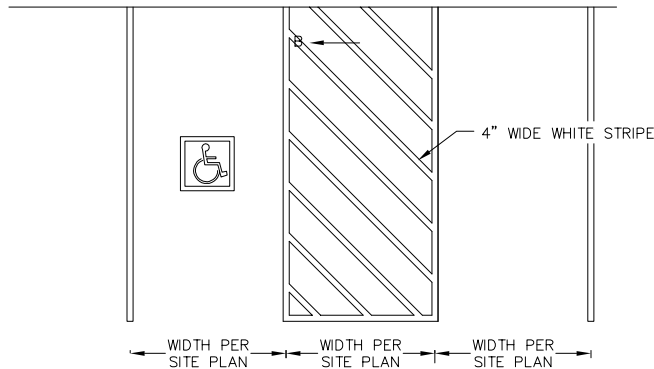


CURB AND GUTTER
REJECT SECTION

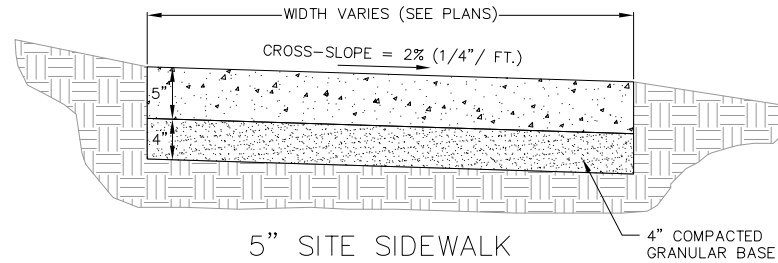


HANDICAP RAMP
GUTTER CROSS SECTION

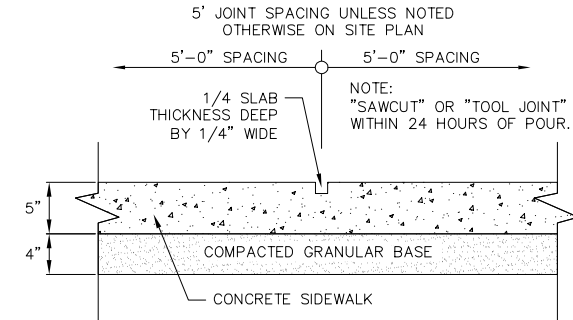
5 18" CONCRETE CURB AND GUTTER
9 NOT TO SCALE



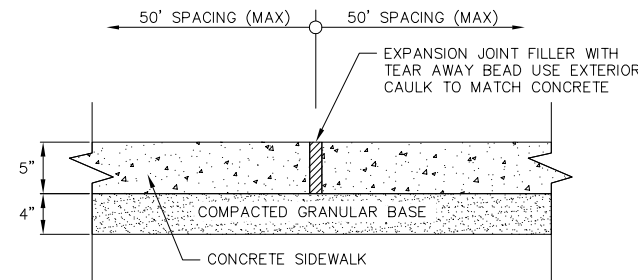
6 ADA PARKING
9 NOT TO SCALE



5" SITE SIDEWALK

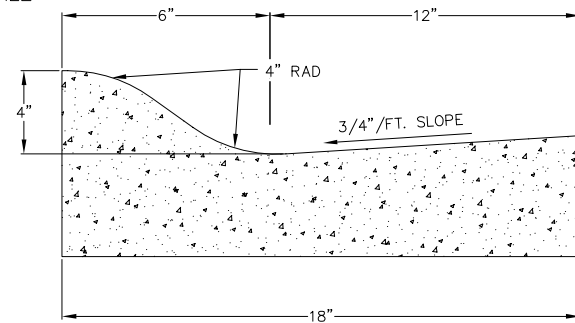


SIDEWALK CONTROL JOINT

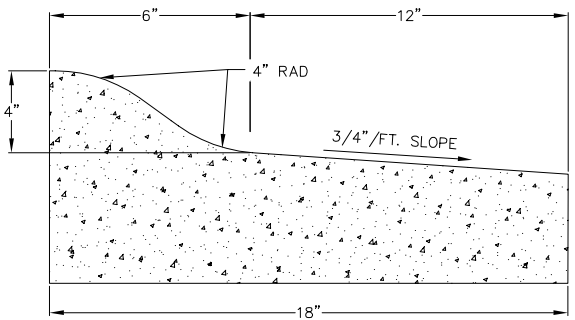


SIDEWALK EXPANSION JOINT

7 5" SIDEWALK
9 NOT TO SCALE

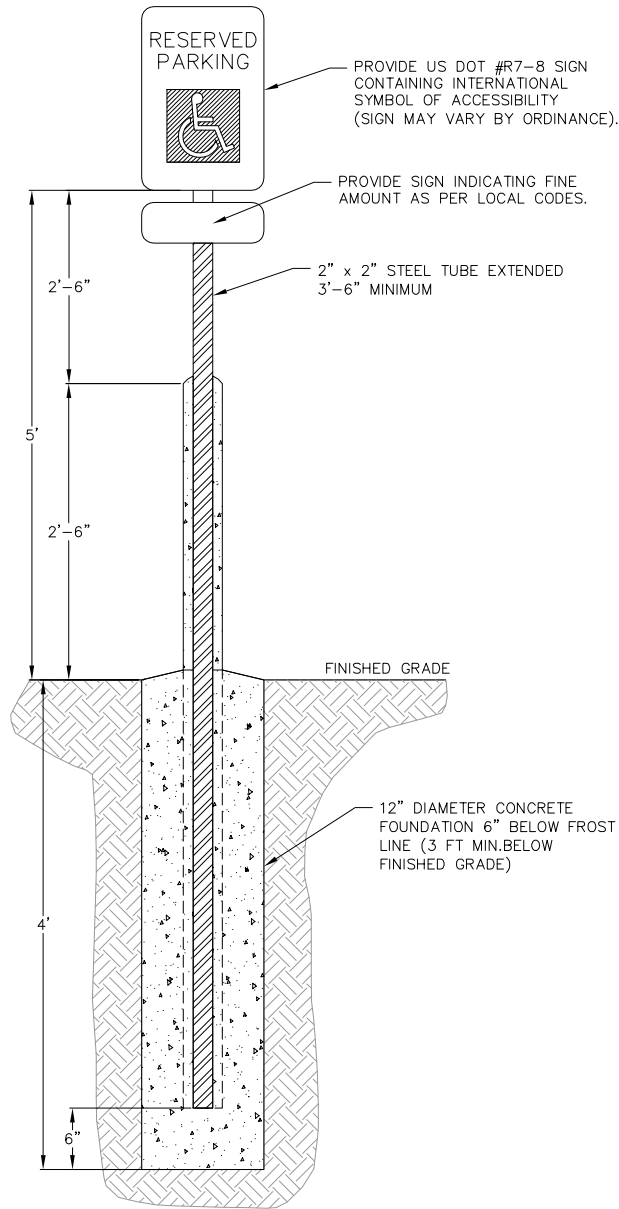


CURB AND GUTTER
CROSS SECTION

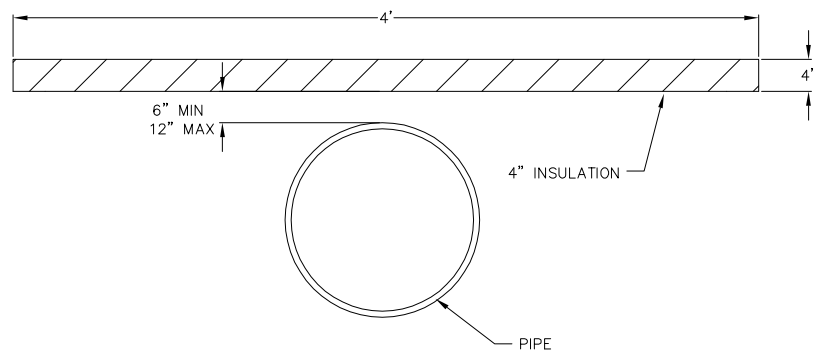


CURB AND GUTTER
REJECT SECTION

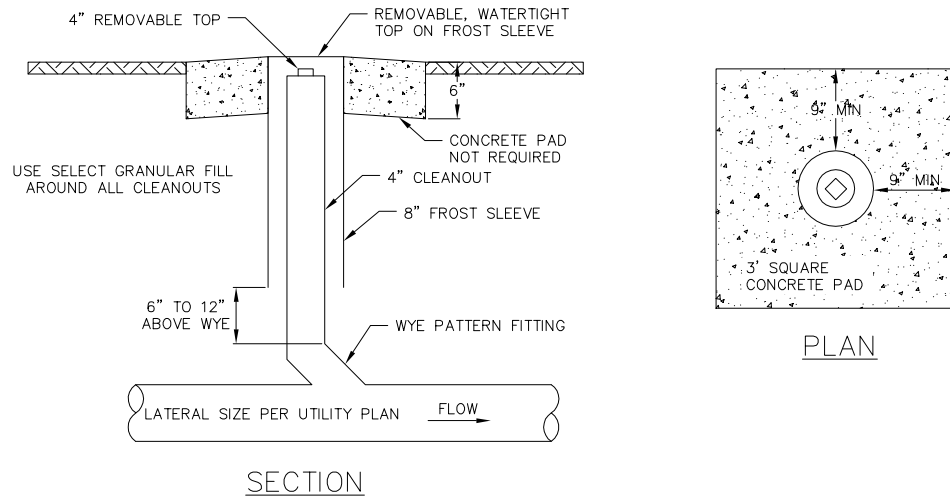
8 MOUNTABLE 18" CURB SECTION
9 NOT TO SCALE



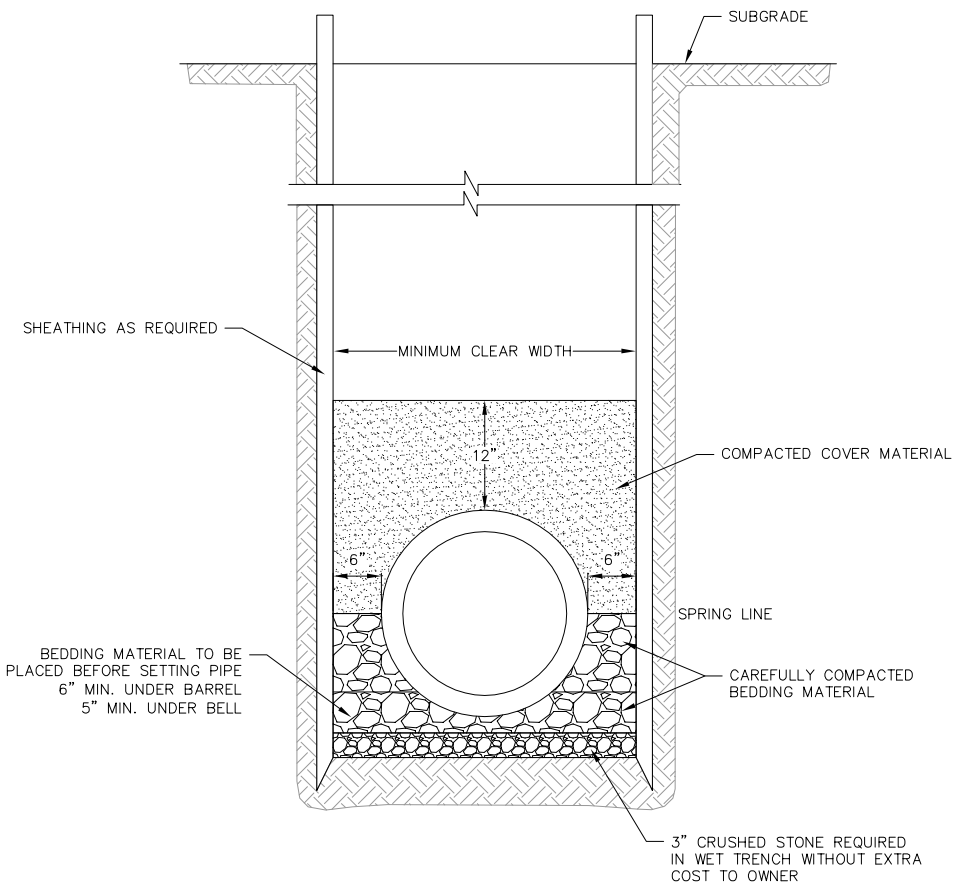
1 HANDICAP PARKING SIGN
10 NOT TO SCALE



2 SANITARY & WATER SERVICE INSULATION DETAIL
10 NOT TO SCALE



3 SANITARY CLEANOUT
10 NOT TO SCALE



4 COMPACTED SECTION (CLASS 'B' BEDDING)
10 NOT TO SCALE

PLANT SCHEDULE

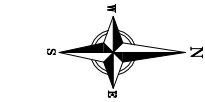
<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
<u>DECIDUOUS TREES</u>					
QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		1
QU	Quercus muehlenbergii / Chinkapin Oak	B & B	2.5"Cal		1
<u>EVERGREEN TREES</u>					
PD	Picea glauca densata / Black Hills Spruce	B & B	2.5"Cal		1
<u>UNDERSTORY TREES</u>					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	1
<u>DECIDUOUS SHRUBS</u>					
Am-2	Aronia melanocarpa 'UNCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.		4
Cy	Corylus americana / American Hazelnut	Cont.	5 Gal.		4
Po-4	Physocarpus opulifolius 'ZEMichael' / Lucky Devil® Ninebark	Cont.	3 Gal.		3
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.		1
<u>EVERGREEN SHRUBS</u>					
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		1
<u>PERENNIALS</u>					
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		4
Xa	Carex albicans / White-linged Sedge	Cont.	4 In		9
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.		6
Ly	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		5
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.		5
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		13
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		17

CONCEPT PLANT SCHEDULE



WASHED STONE

400 sf



GRAPHIC SCALE, FEET

0 5 10 20

SEEDING AND PLUG PLANTING NOTES:

1. ALL UNLABELLED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH "MADISON PARKS" SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

PLANT MATERIAL NOTES:

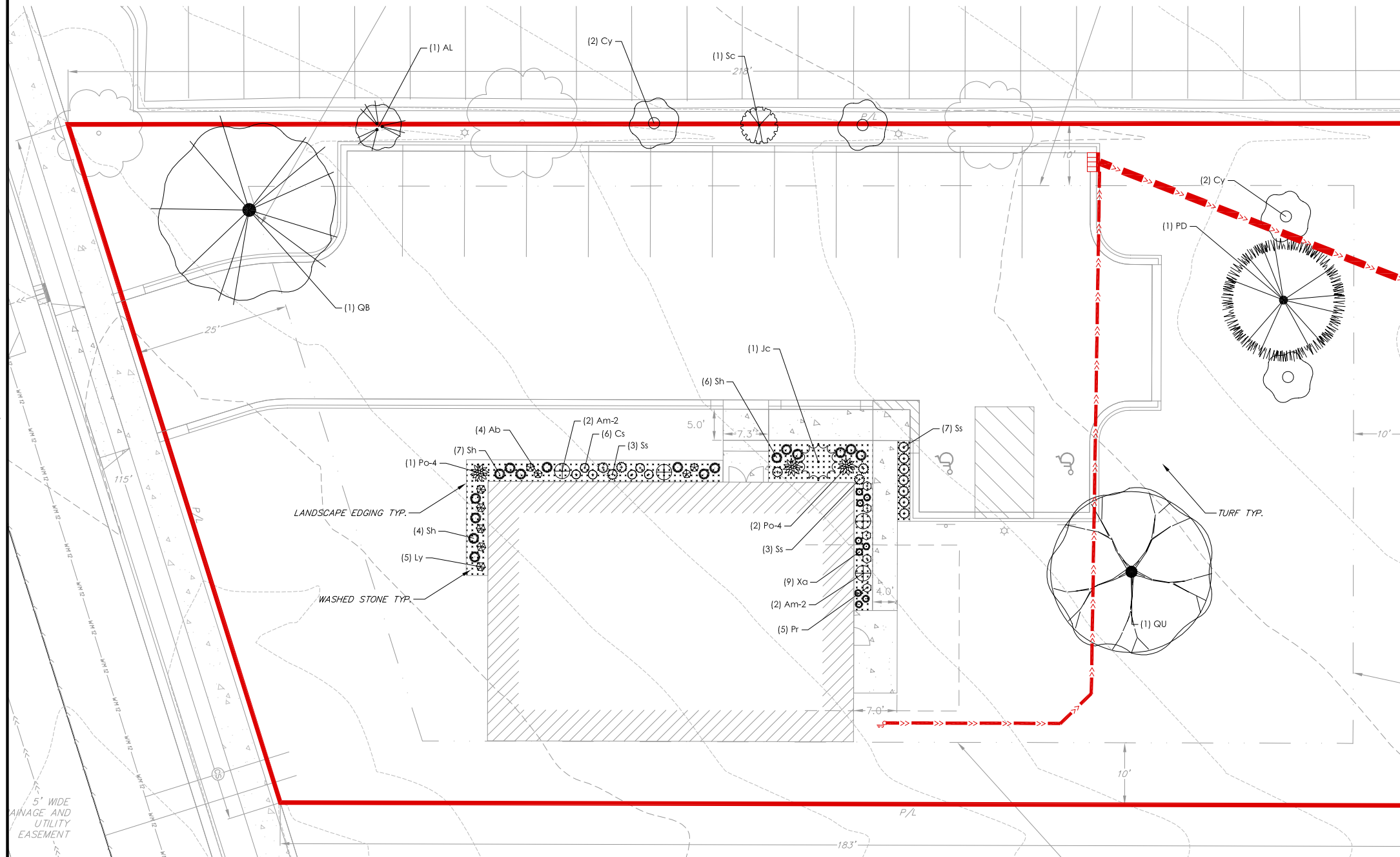
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE AREAS IDENTIFIED AS WASHED STONE ARE TO BE INSTALLED USING 1"-2". WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
4. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$ "X4" OR EQUAL, COLOR BLACK ANODIZED.
5. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



LANDSCAPE PLAN

EDWARD JONES OFFICE - REEDSBURG
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

DATE		REMARKS		NO.		DATE		REMARKS	
2026-06-26									
DRAFTER									
EGOR									
CHECKED									
NPFA									
PROJECT NO.									
251074									
SHEET									
11 OF 11									

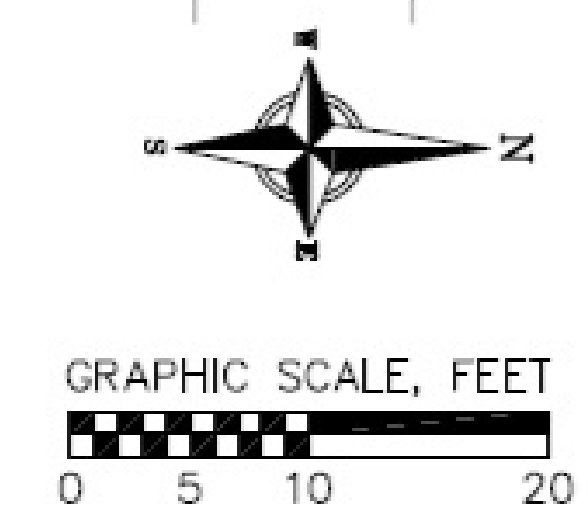
Edward Jones Office – Reedsburg Lighting Plan

Note
Mounting Height = 18' AFG
(15' Pole + 3' Base)

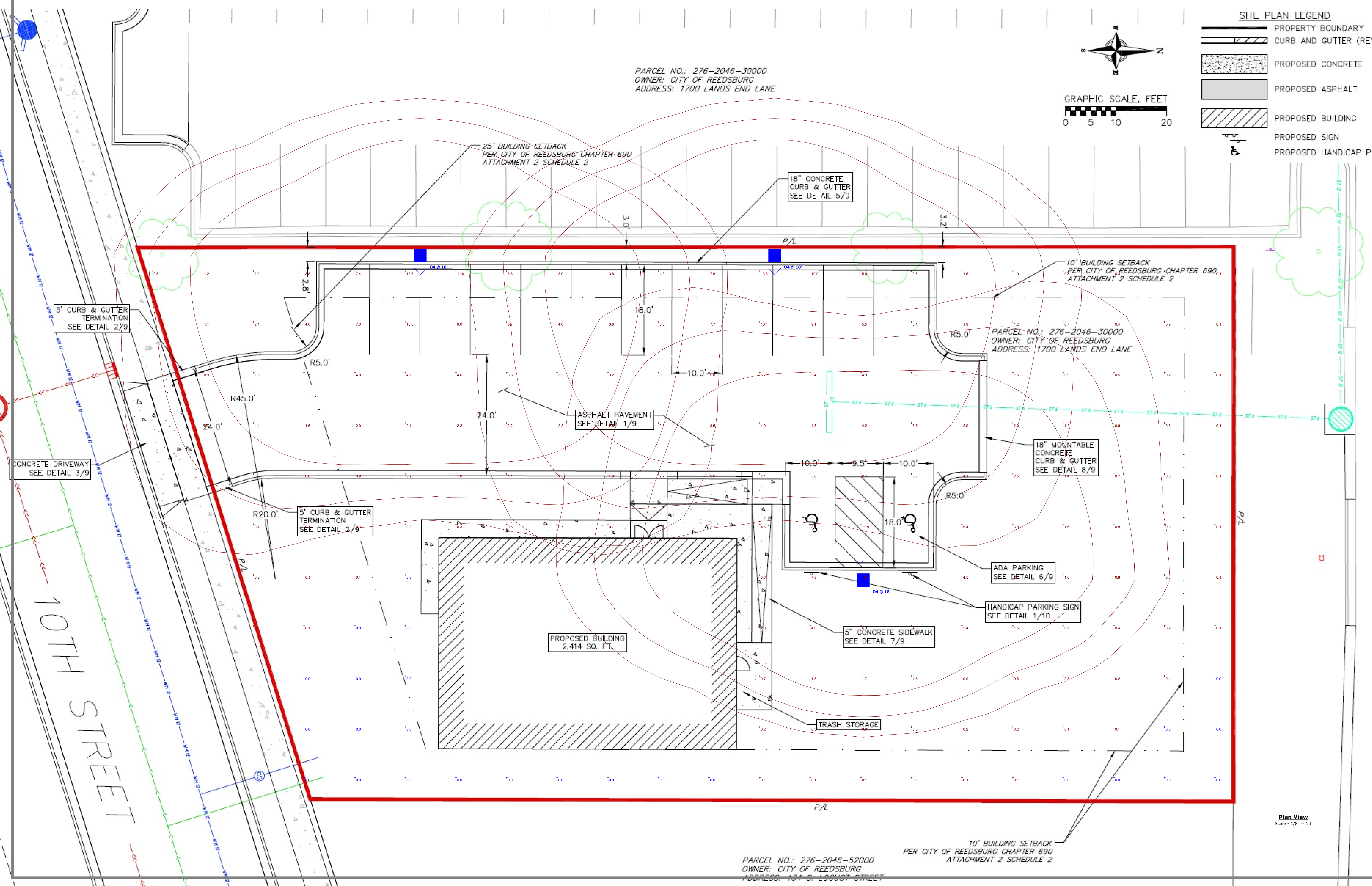
FC Measured at 0' AFG

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	2.4 fc	13.6 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor
	O4	3	RAB Lighting Inc.	A22 4T@150W4000K	TYPE 4 AREA LIGHT	LED 4000K	1	21764	0.9
								Wattage	143.6



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVEAL)
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED BUILDING
 - PROPOSED SIGN
 - PROPOSED HANDICAP PARKING



EDWARD JONES
REEDSBURG, WI
SITE
REV1

Designer
TDL
Date
06/09/2026
Scale
Not to Scale
Drawing No.
Summary

Fire Department Approval



Clara Taylor <ctay@vierbicher.com>

Edward Jones - 10th Street - For Fire Dept Review

Bill Davis <bdav@vierbicher.com>

Fri, Jun 12, 2026 at 3:08 PM

To: Craig Douglas <cdouglas@reedsburgwi.gov>

Cc: Clara Taylor <ctay@vierbicher.com>

Craig - Thank you for your review and acceptance.

Have a great day,
Bill

Bill Davis
Associate Project Manager



Vierbicher
201 E. Main Street, Suite 100
Reedsburg, WI 53959

Call / Text / Fax - (608) 402-6396



On Fri, Jun 12, 2026 at 2:23 PM Craig Douglas <cdouglas@reedsburgwi.gov> wrote:

Bill,

Base on the site plans provided and reviewed, Reedsburg FD will approve as submitted.

Thank You,

Craig Douglas
Fire Chief – Reedsburg FD
608.393.5801 c

From: Bill Davis <bdav@vierbicher.com>
Sent: Thursday, June 11, 2026 12:44 PM
To: Craig Douglas <cdouglas@reedsburgwi.gov>
Cc: Clara Taylor <ctay@vierbicher.com>
Subject: Edward Jones - 10th Street - For Fire Dept Review

You don't often get email from bdav@vierbicher.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.]

Craig - We are working on the site plan for the proposed office building that will be located along the new street the City is building in the upcoming weeks. This street will be just north of Taco John's and will connect N. Viking Drive with Explorers Ln. The office building will not have fire protection due to its size of 2,414 square feet. It will be served with a one inch domestic water service. The 10th Street project will include the addition of a public fire hydrant 135' from the building.

Attached are three exhibits as follows for your review and approval:

- Fire truck entering the parking lot from the east and backing out.
- Fire truck entering the parking lot from the west and backing out.
- Distance from the proposed public fire hydrant to building.

Can you please review and if you see no issues, provide your approval to be included in the site plan application with the City?

Please let me know if you have any questions.

Thank you,

Bill

Bill Davis

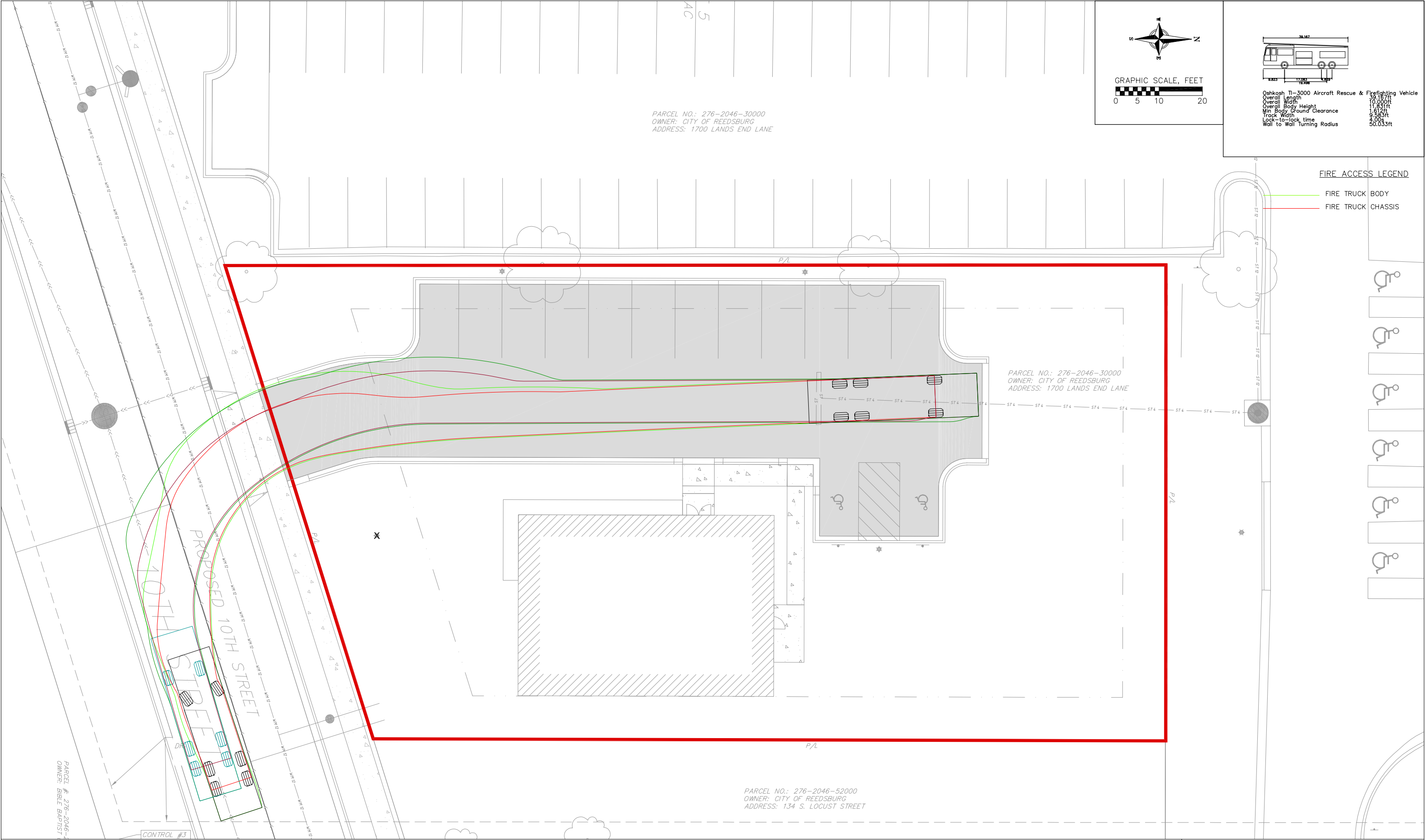
Associate Project Manager

Vierbicher

201 E. Main Street, Suite 100
Reedsburg, WI 53959

Call / Text / Fax - (608) 402-6396

This message contains confidential information and is intended only for the named recipient(s). If you are not the named recipient you should not read, distribute, or copy this e-mail. For more information regarding data sent or received in email correspondence, please see our website - <https://www.vierbicher.com/terms-conditions/>



EDWARD JONES REEDSBURG OFFICE - WEST BOUND FIRE TRUCK EXHIBIT

CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN
2026-06-11

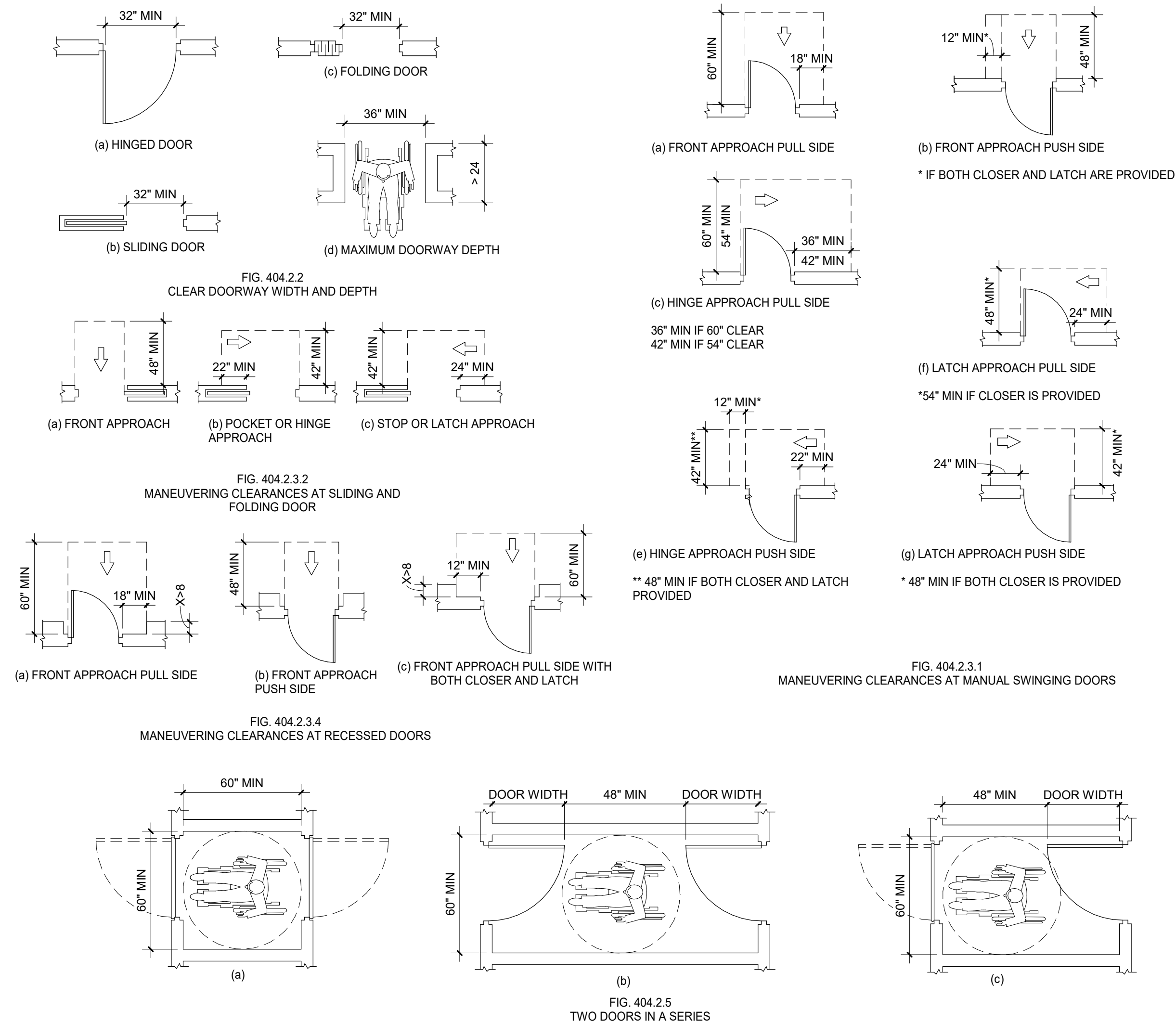


Architectural Plans and Exterior Elevations

A wide-angle photograph of a modern Edward Jones office building. The building features a dark, vertically-ribbed facade and large glass windows with black frames. The "Edward Jones" logo is visible on the glass and the dark wall. The building is surrounded by a green lawn and a concrete sidewalk. The sky is blue with some clouds.

LANDSCAPING AND HARDSCAPING SHOWN FOR ARTISTIC PURPOSES
AND MAY NOT REPRESENT THE SITE DESIGN - REFER TO CIVIL AND LANDSCAPE DRAWINGS

IBC 2902.2 SEPARATE FACILITIES
EXCEPTION 4: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS
OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER



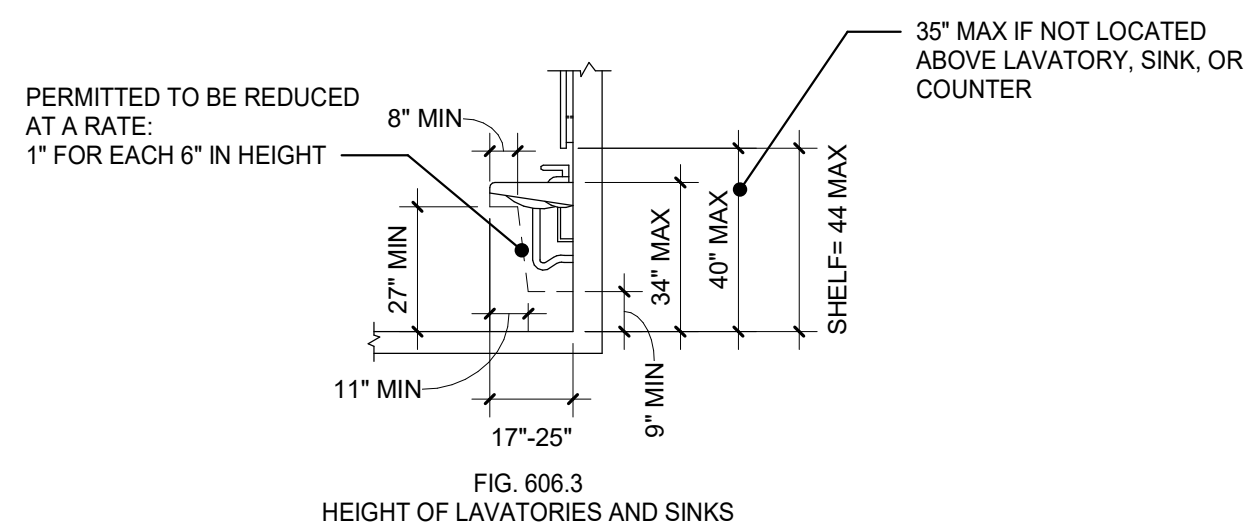
LAVATORIES AND SINKS.

ANSI 606.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305, POSITIONED FOR FORWARD APPROACH. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCE.

ANSI 606.3 HEIGHT.
REFER TO FIG. 606.3 ON THIS SHEET.

ANSI 606.4 FAUCETS.
FAUCETS SHALL COMPLY WITH ANSI 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

ANSI 606.6 EXPOSED PIPES AND SURFACES.
WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

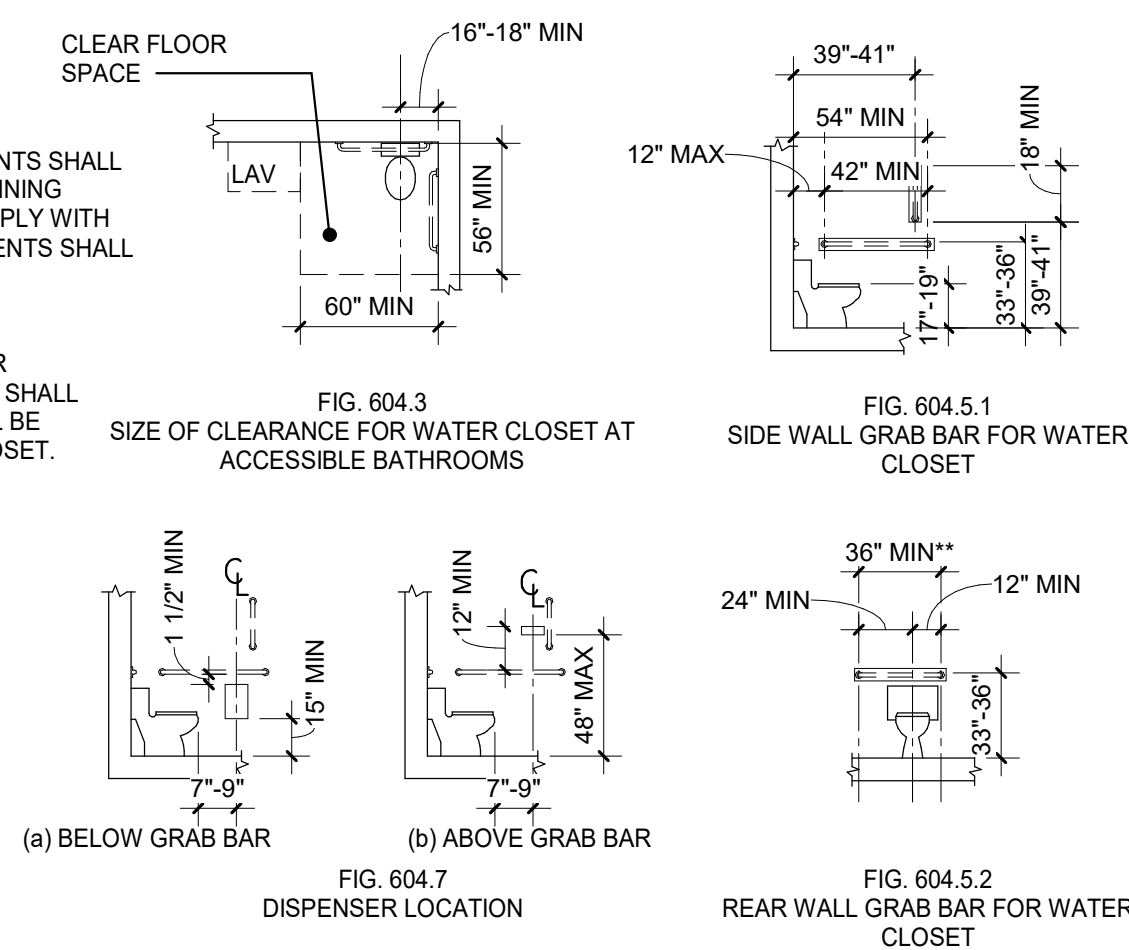


1 LAVATORY ACCESSIBILITY

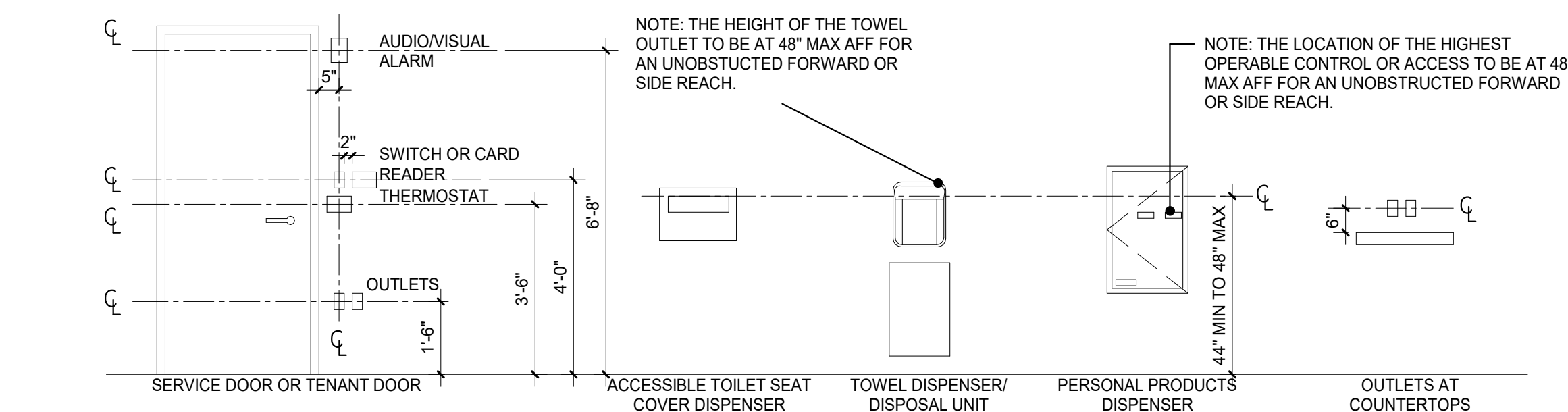
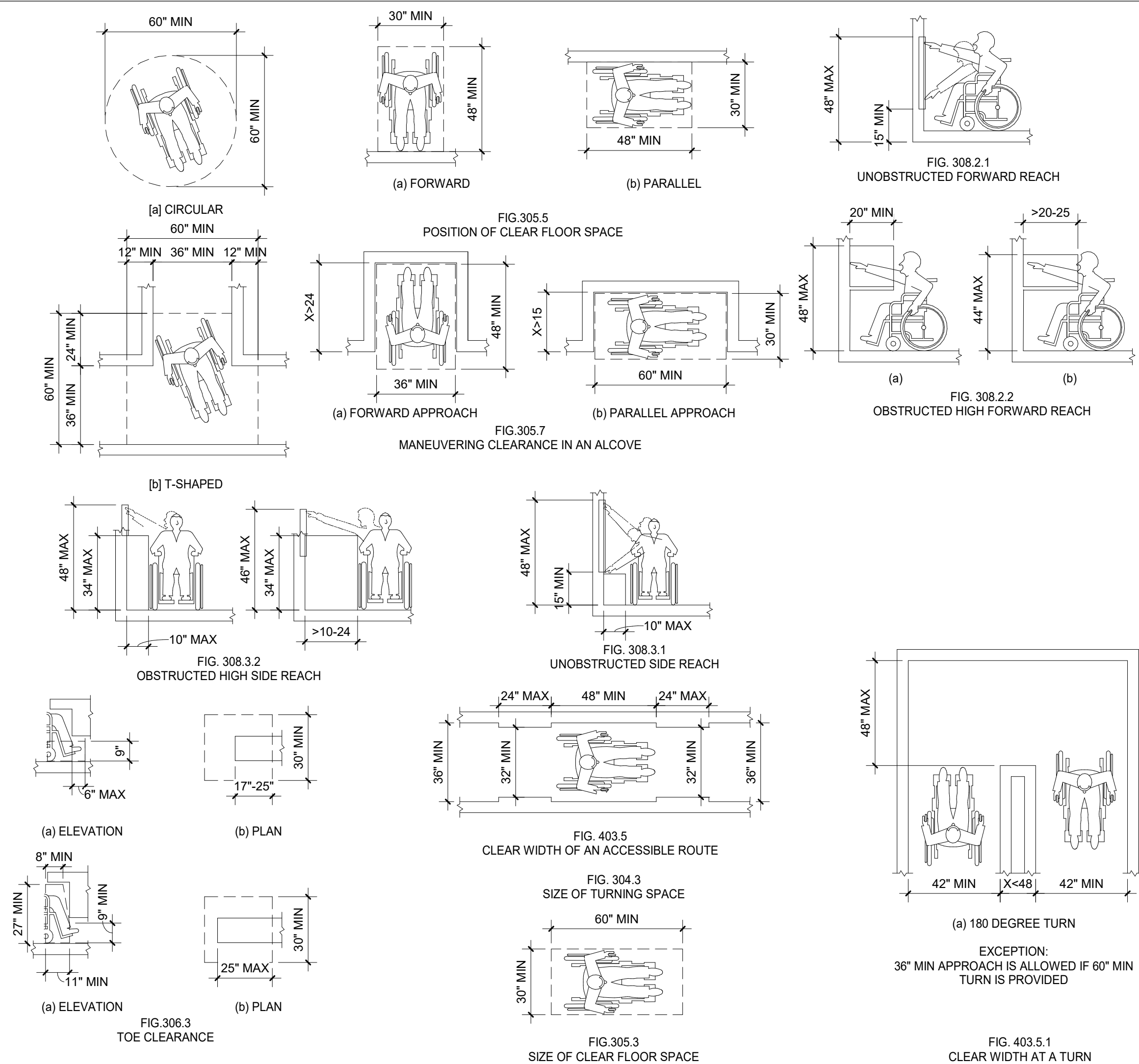
WATER CLOSETS AND TOILET COMPARTMENTS.

ANSI 604.1 GENERAL.
ACCESSIBLE WATER CLOSETS AND COMPARTMENTS SHALL
COMPLY WITH ANSI 604. COMPARTMENTS CONTAINING
MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH
ANSI 603. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL
COMPLY WITH ANSI 604.8.

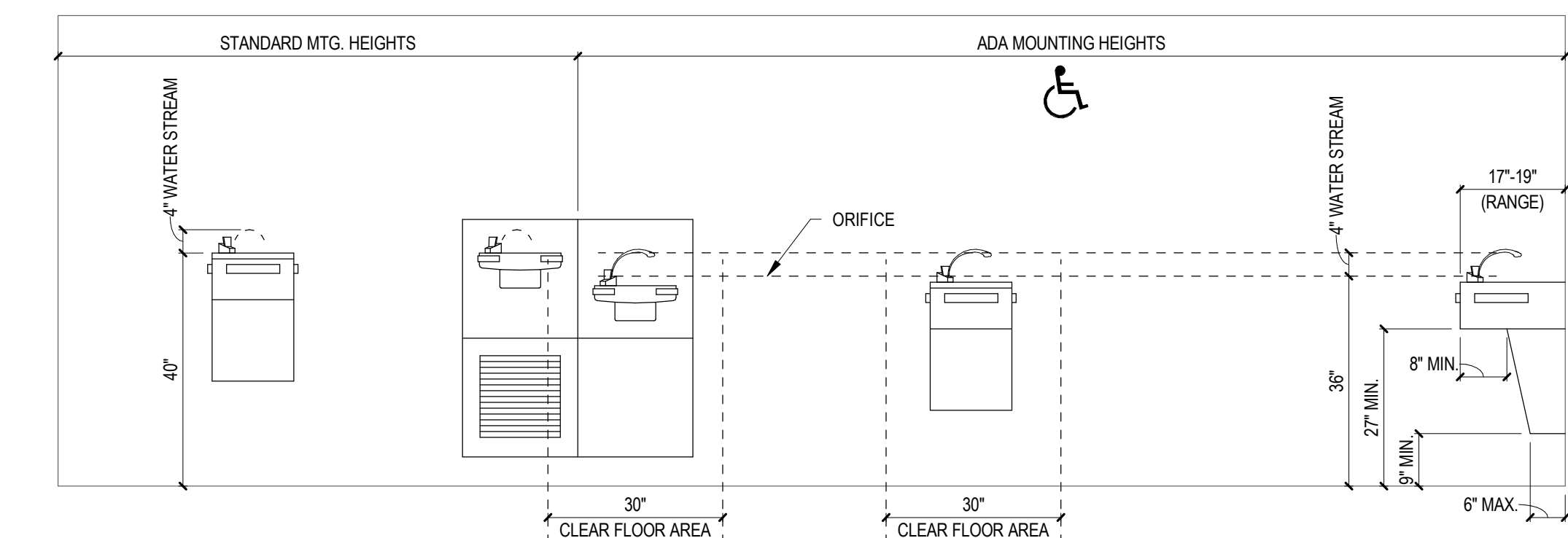
BC P102.8.5 & ANSI 604.6 FLUSH CONTROLS.
FLUSH CONTROLS SHALL BE HAND OPERATED OR
AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL
COMPLY WITH ANSI 309. FLUSH CONTROLS SHALL BE
LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.



2 WC AND TOILET ACCESSIBILITY



4 MOUNTING HEIGHT



3 WATER FOUNTAIN ACCESSIBILITY

ARCHITECT:



PROJECT:

New Edward Jones Office
Building - Reedsburg

OWNER:

Charlie Brumer

PROJECT ADDRESS:

Lot 7, Edward Jones,
Reedsburg, WI 53959

Drawing Issuance Schedule:

[illegible]

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

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Stamp:



Sheet Title:

ACCESSIBILITY

Scale	As indicated
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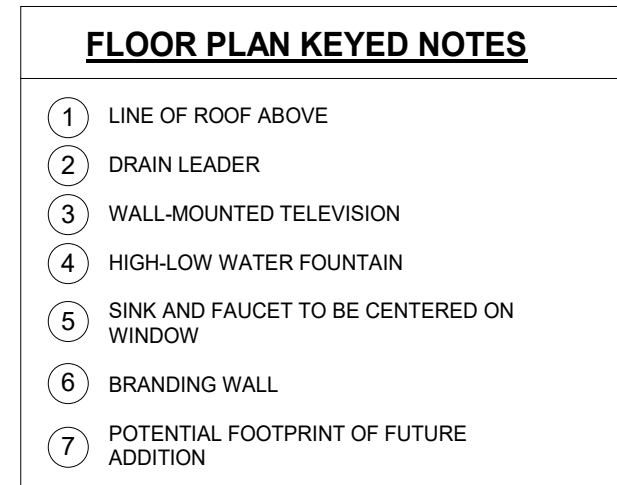
Date 06/15/2026

Sheet No.

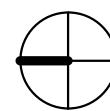
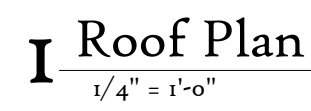
A-031

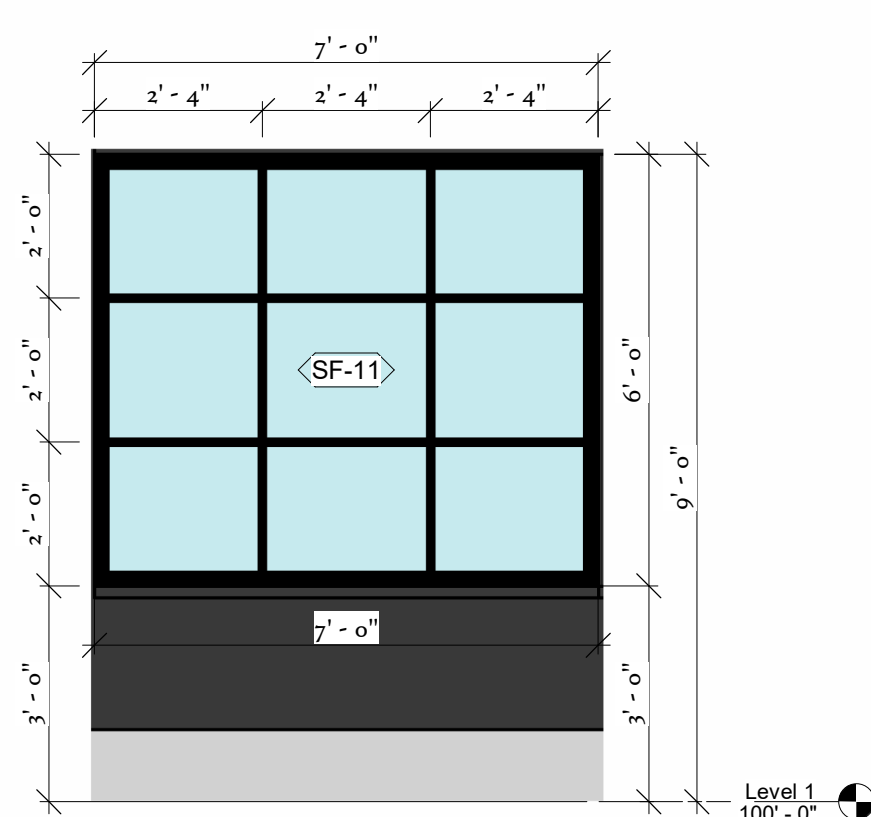
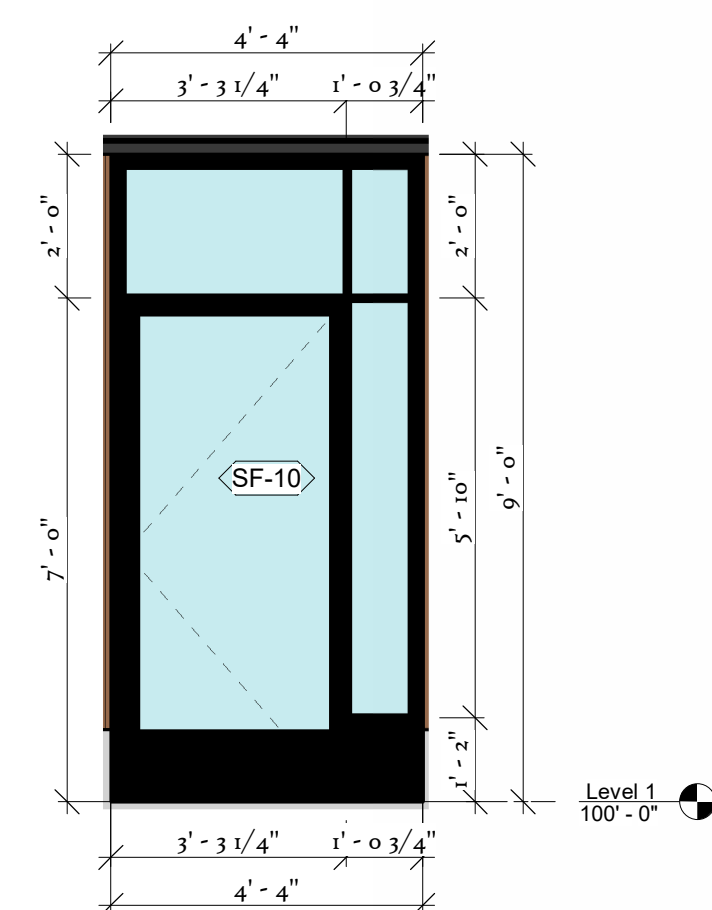
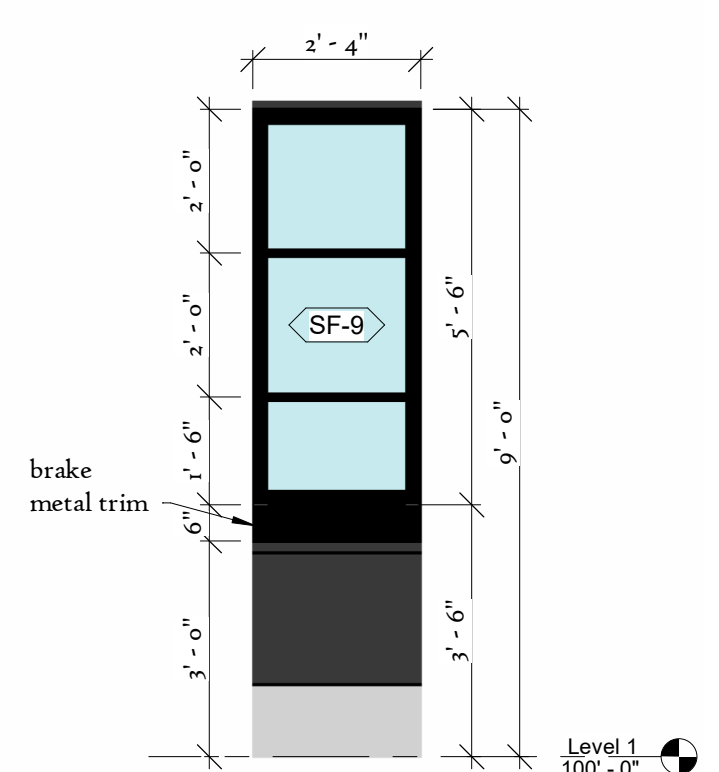
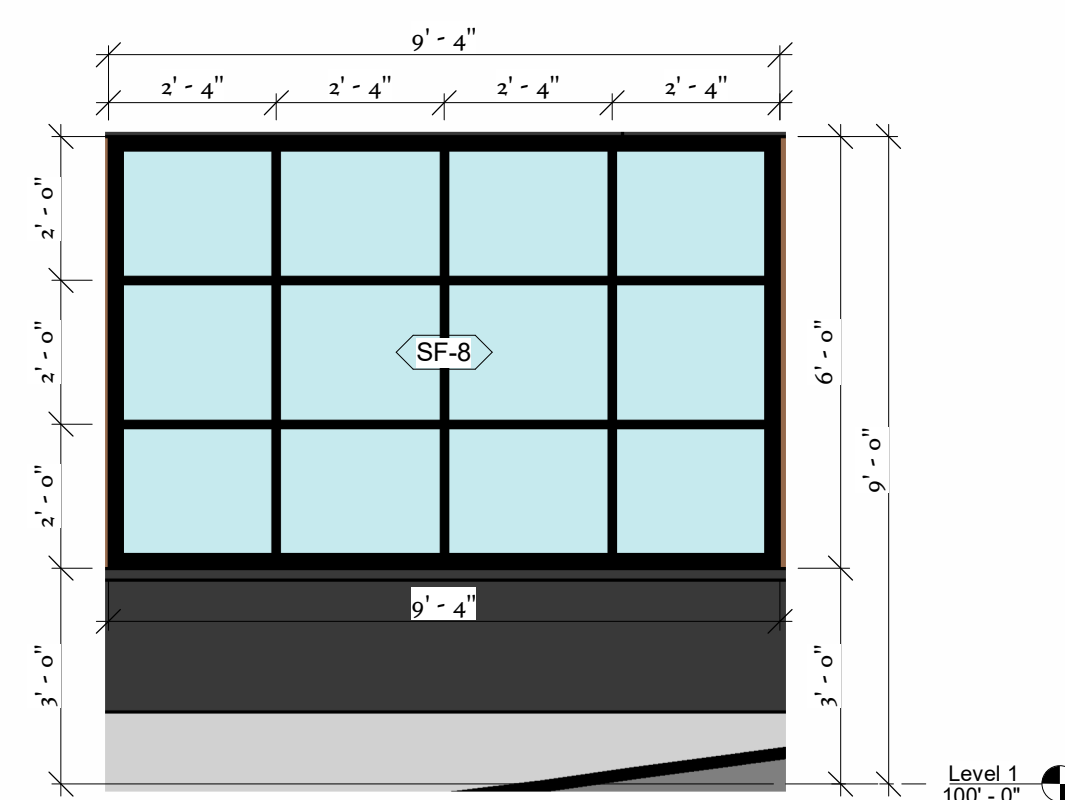
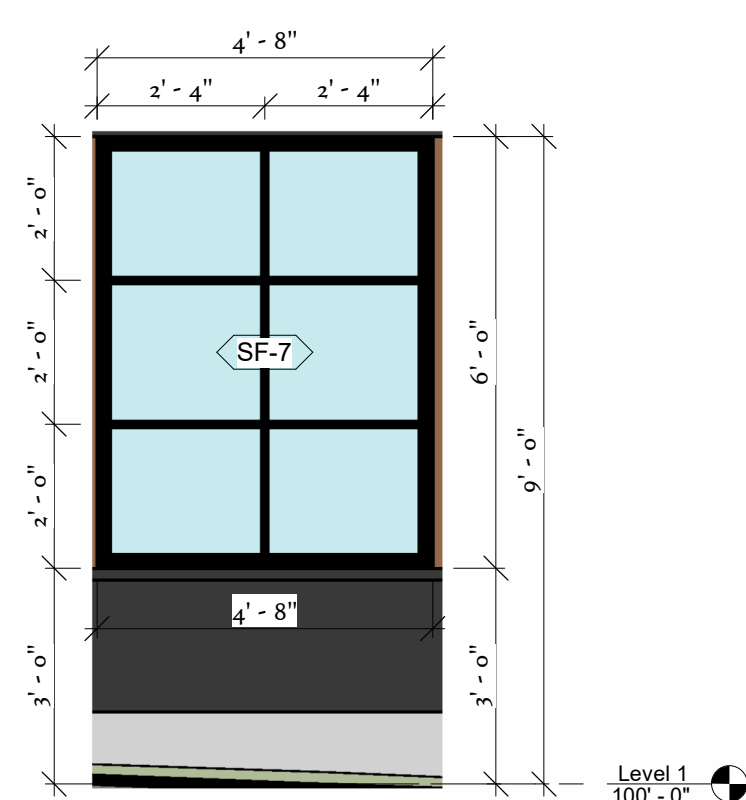
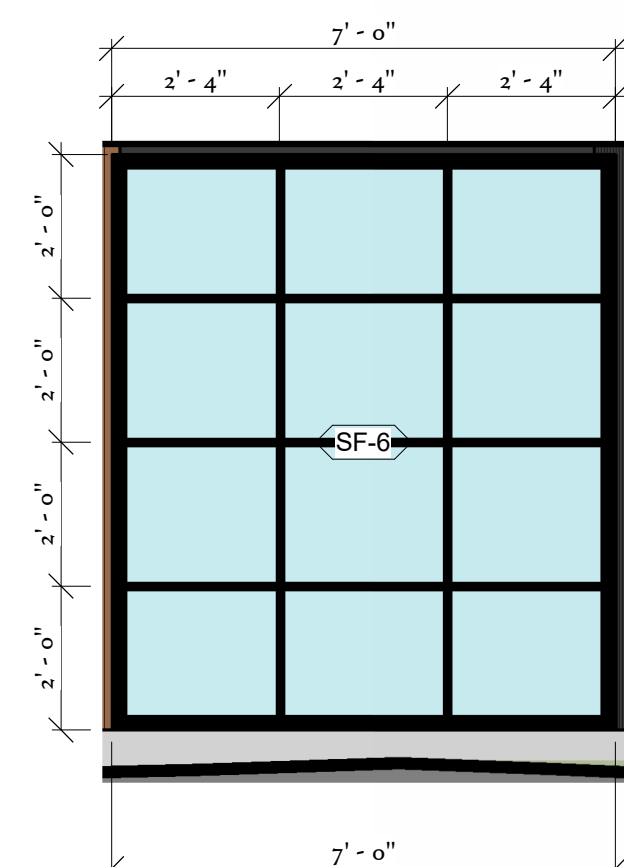
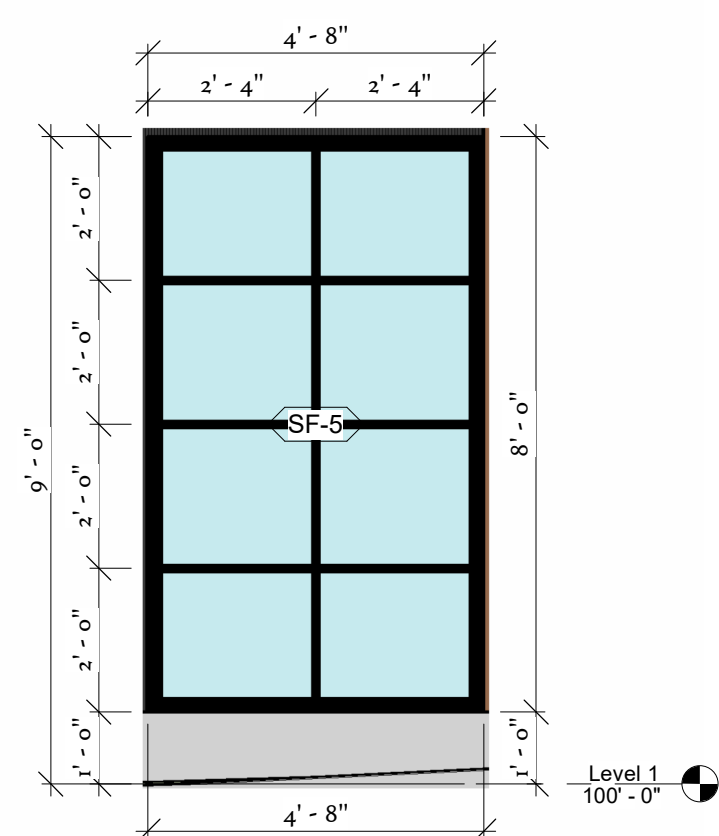
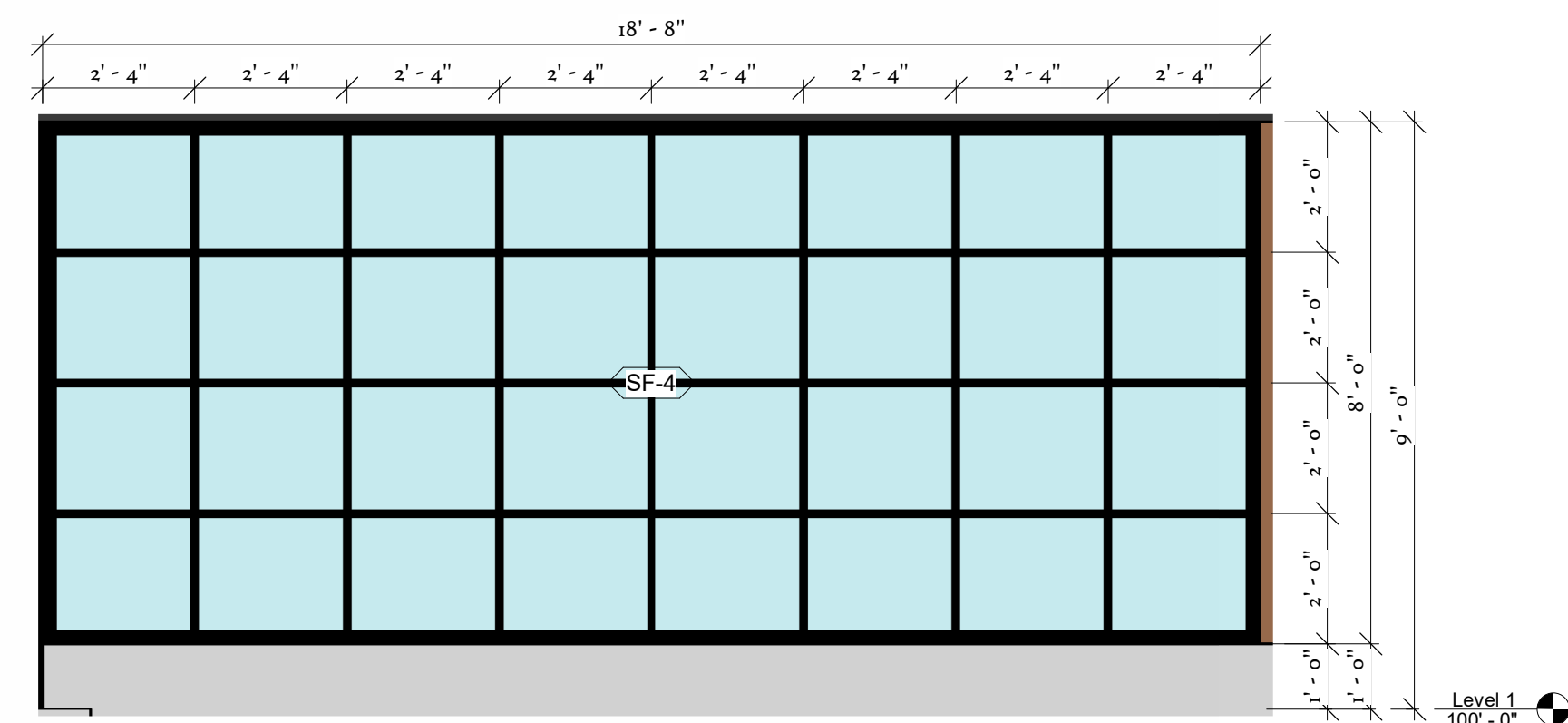
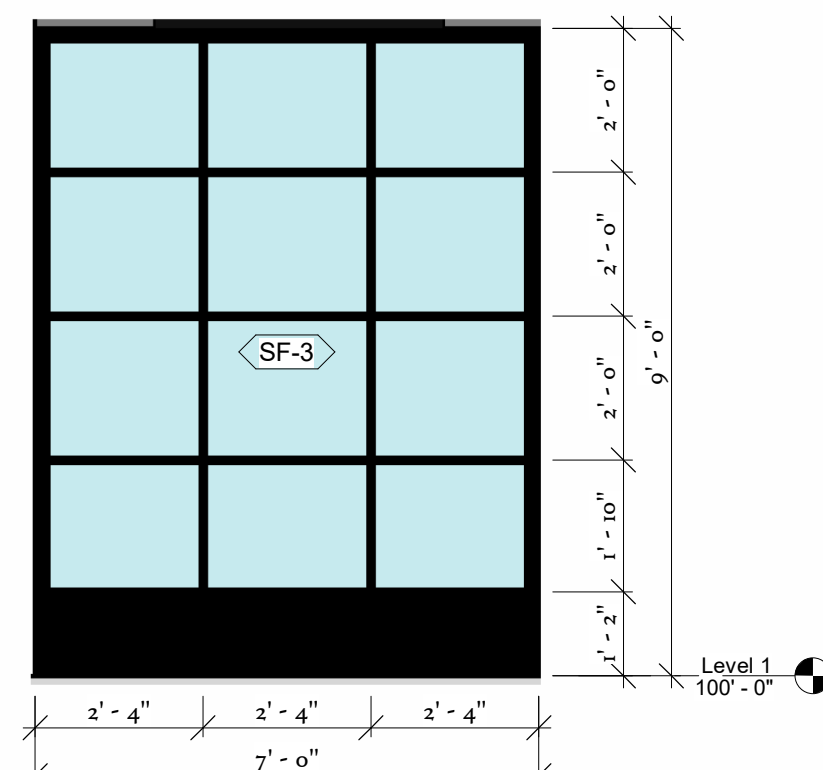
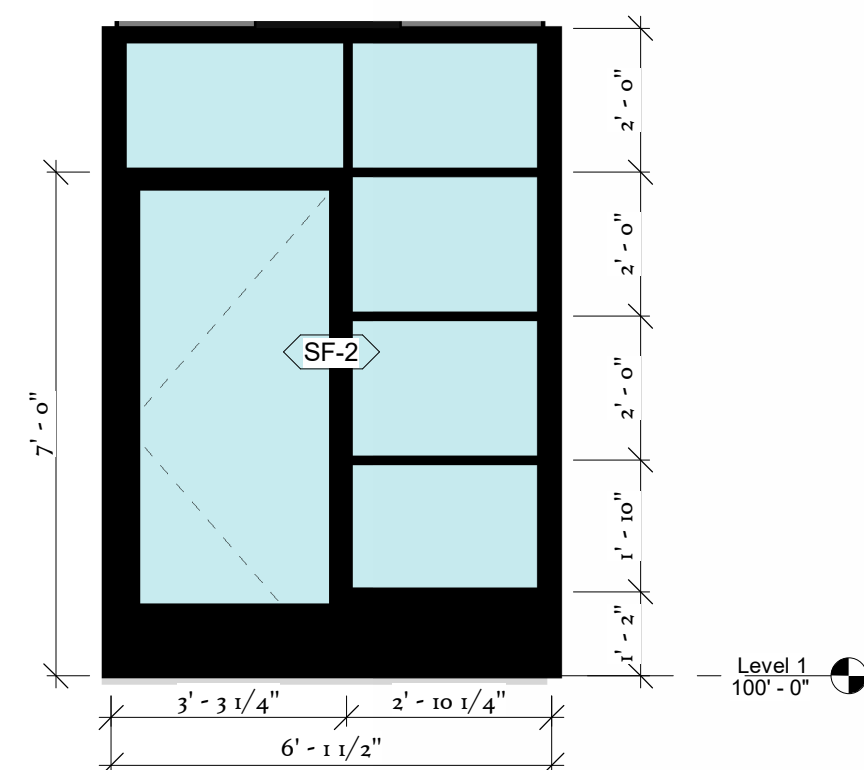
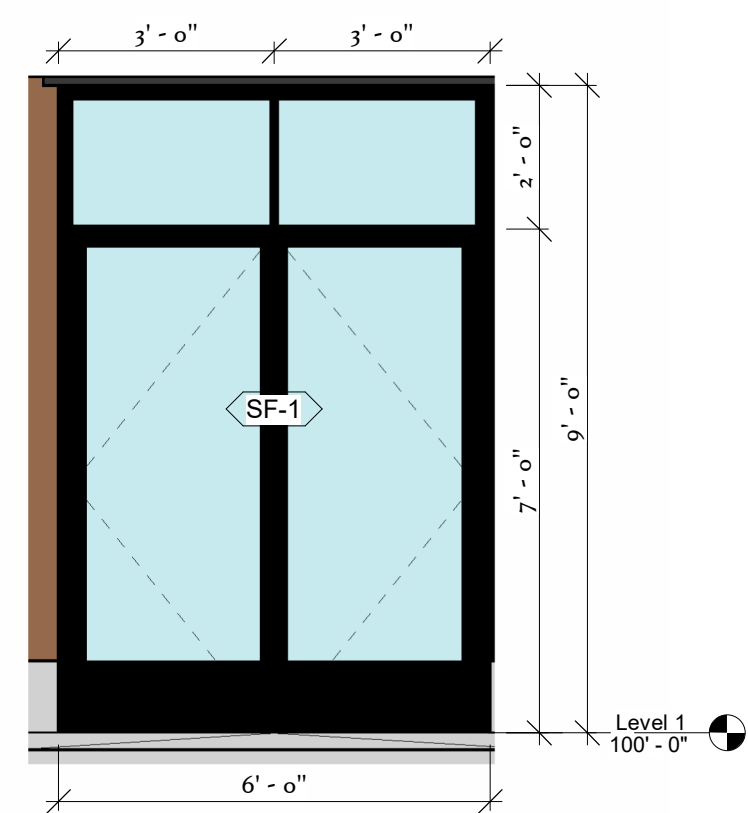


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A-101

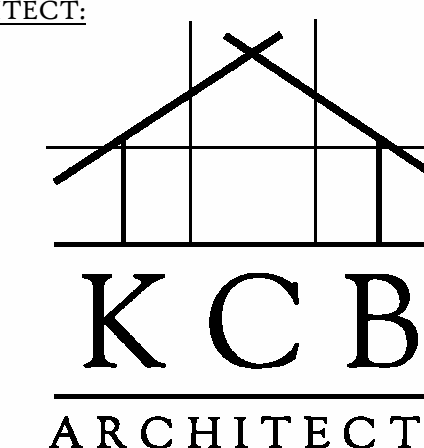




ELEVATION GENERAL NOTES

INSULATED GLAZED STOREFRONT GLAZING SYSTEM THERMALLY BROKEN
STOREFRONT FRAMING SYSTEM (KAWNEER 451T OR SIMILAR) WITH DOUBLE
PANE INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.

ARCHITECT:



400 E. Wisconsin Ave. #205 Milwaukee, WI 53202
(414) 261-8956

PROJECT:

New Edward Jones Office
Building - Reedsburg

OWNER:

Charlie Brumer

PROJECT ADDRESS:

Lot 7, Edward Jones,
Reedsburg, WI 53959

Drawing Issuance Schedule:

[illegible]

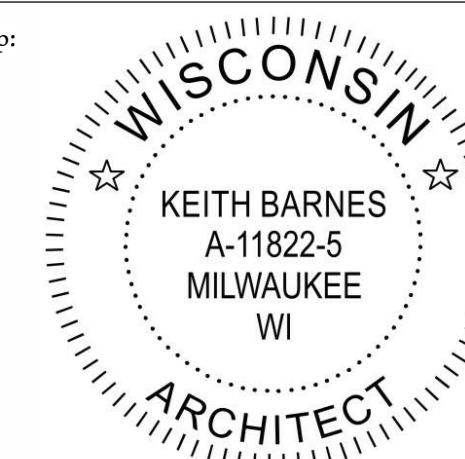
General Notes:

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No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:



Sheet Title:

EXTERIOR GLASS ELEVATIONS

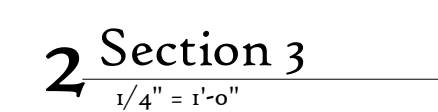
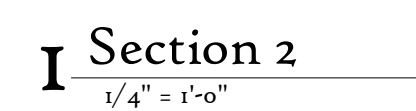
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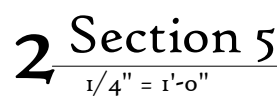
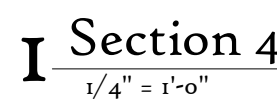
Date	06/15/2026
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Sheet No.

A-202

5/25/2026 7:07:29 PM





TECT



KCB
ARCHITECT

New Edward Jones Office
Building - Reedsburg

Charlie Brumer

Lot 7, Edward Jones,
Reedsburg, WI 53959

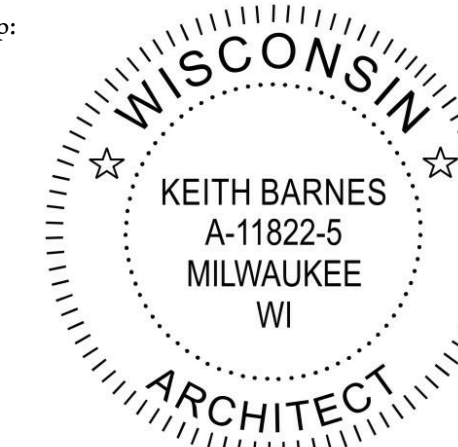
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Stamp:



Sheet Title:

BUILDING
SECTIONS

Scale	1/4" = 1'-0"
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Date	06/15/2026
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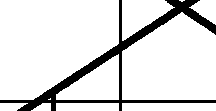
Sheet No. _____

Sheet No.

A-302

5/25/2026 7:07:31 PM

ARCHITECT:



KCB

ARCHITECTS

400 E. Wisconsin Ave. #205 Milwaukee, WI
(414) 261-8956

PROJECT:

New Edward Jones Office
Building - Reedsburg

OWNER: Charlie Brumer

PROJECT ADDRESS:
Lot 7, Edward Jones,
Reedsburg, WI 53959

[illegible]

General Notes:

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Stamp:



A circular professional seal for a Wisconsin Architect. The outer ring contains the word "WISCONSIN" at the top and "ARCHITECT" at the bottom, separated by two five-pointed stars. The center of the seal contains the text: "KEITH BARNES", "A-11822-5", "MILWAUKEE", and "WI".

Sheet Title:

WALL SECTIONS

Scale $3/4" = 1'-0"$

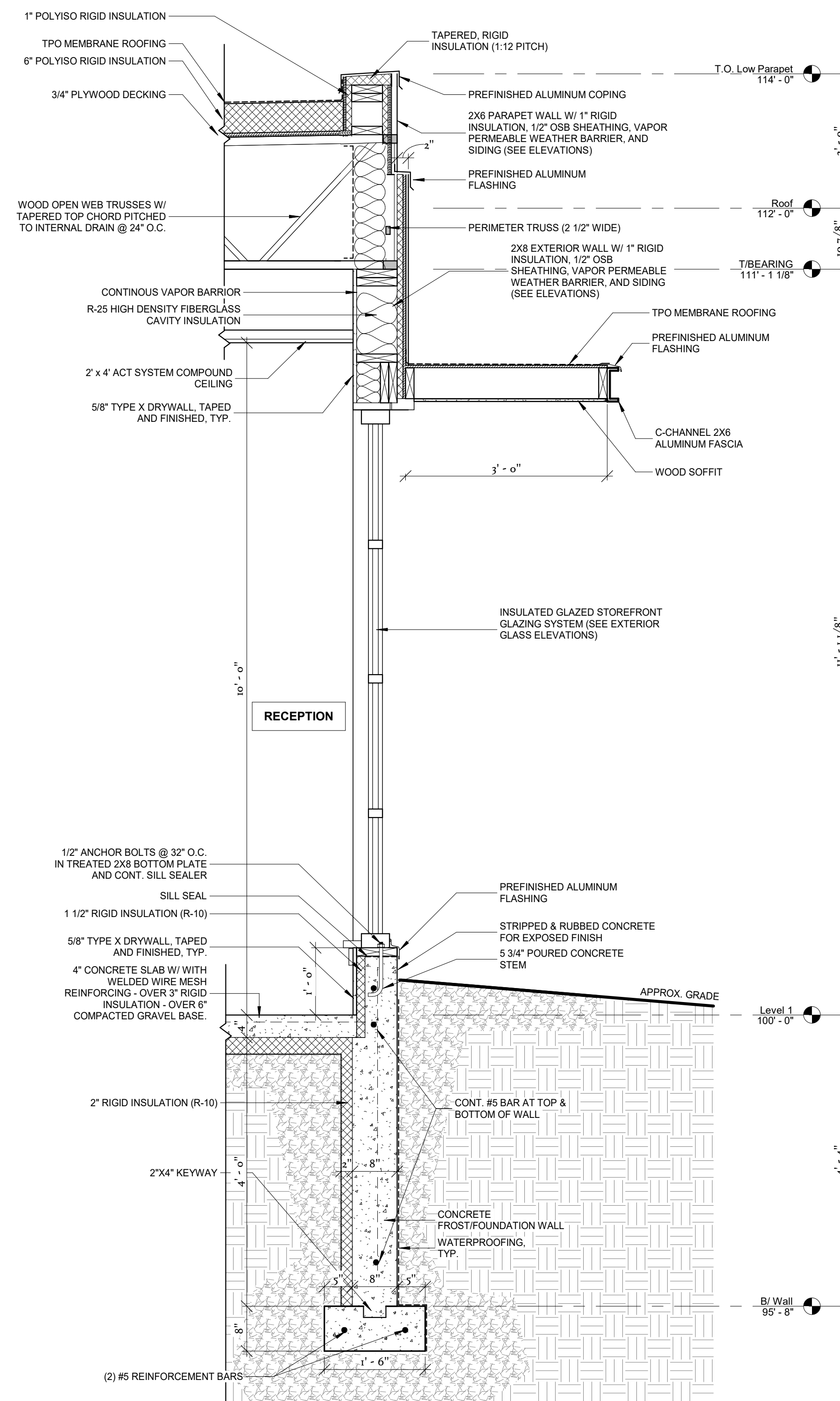
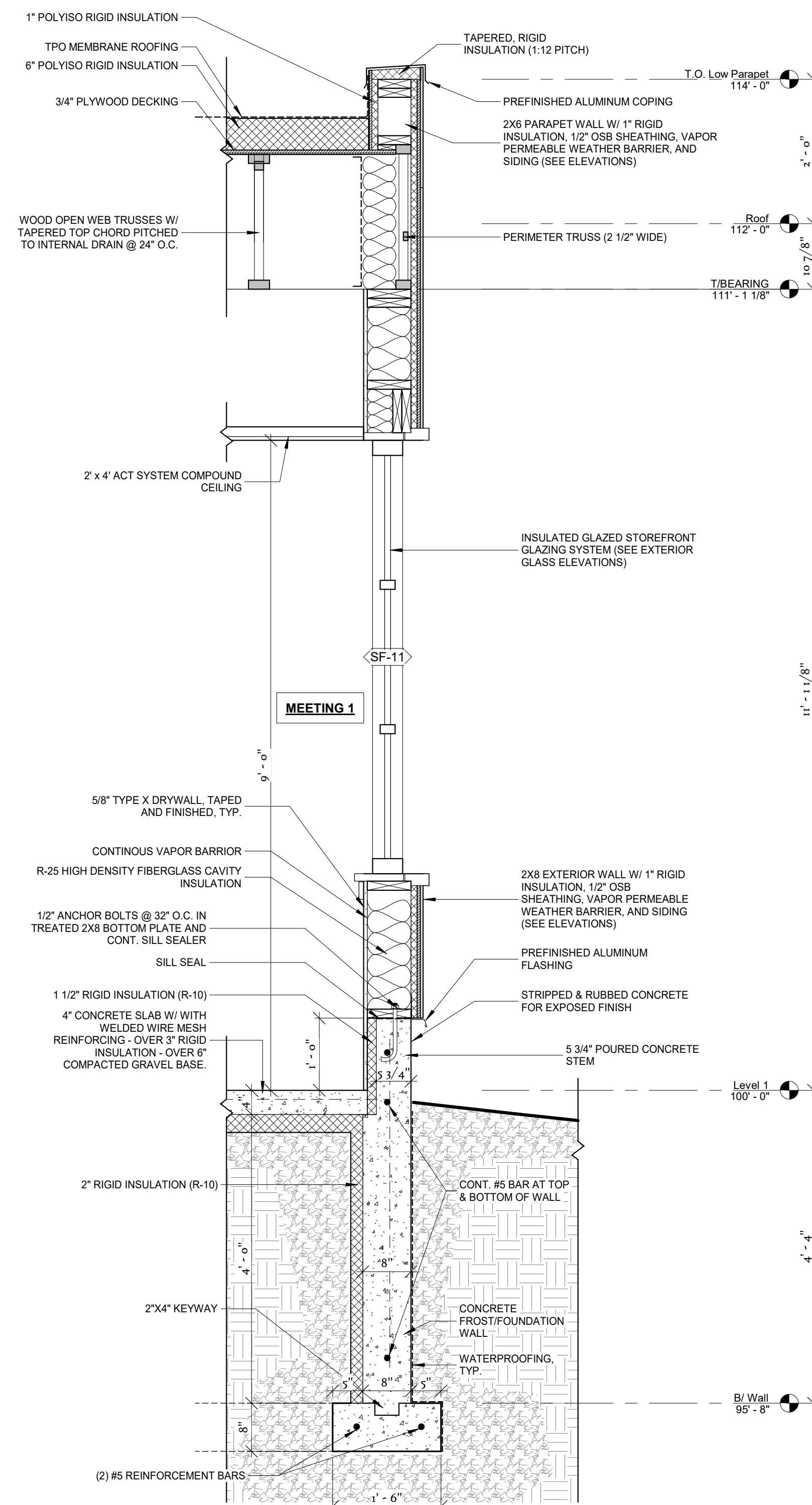
Date 06/15/2026

Sheet No. _____

A-401

6/25/2026 7:07:31 PM

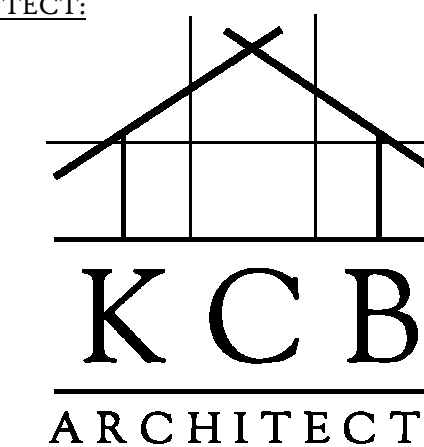




I Wall Section 3
3/4" = 1'-0"

2 Wall Section 4

ARCHITECT:



400 E. Wisconsin Ave. #205 Milwaukee, WI 53202
(414) 261-8956

PROJECT:

New Edward Jones Office
Building - Reedsburg

OWNER:

Charlie Brumer

PROJECT ADDRESS:

Lot 7, Edward Jones,
Reedsburg, WI 53959

Drawing Issuance Schedule:

[illegible]

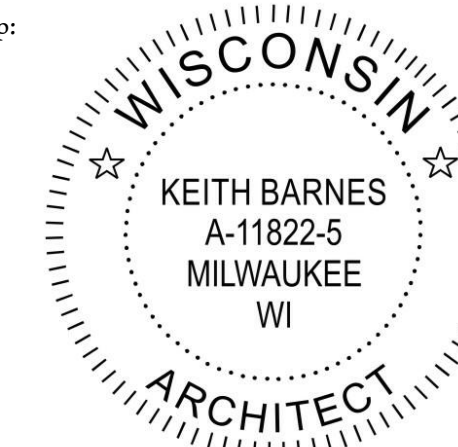
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Stamp:



Sheet Title:

WALL SECTIONS

Scale	$3/4" = 1'-0"$
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Date 06/15/2020

Sheet No.

A-402

5/25/2026 7:07:31 PM

RESOLUTION
(CSM – 633 Booster Blvd; 276-1140-00000)

File No. 4602-26

Resolved, that this Certified Survey Map 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 July 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of July 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: Excel Engineering (Eric Drazkowski, P.E.)

ADDRESS: 100 Camelot Dr. **CITY:** Fond du Lac **STATE:** WI

ZIP: 54935 **PHONE:** 920-322-1678 **PARCEL #:** 276-1140-00000

E-MAIL: [REDACTED]

PROPERTY OWNER: (if different from Applicant) Foremost Farms USA-Robert Mitcham

LOCATION: (if different from address above) 633 Booster Blvd., Reedsburg WI 53959

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** See attached CSM and Booster Boulevard Vacation Exhibit

☐ **Conditional Use Permit:** _____

For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See "B & C" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer "D" on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

[Signature] , 06/30/26

Applicant Signature / Date

[Signature] 6/30/26

Owner Signature / Date

Account #10-461500-00

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

G:\wpnet\Zoning - Planning\Land Use Appl.doc

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

A. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following Site Plan standards, as applicable.

- A. Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- D. Exterior lighting shall be arranged as follows:
 - (1) It is deflected away from adjacent properties.
 - (2) It does not impede the vision of traffic along adjacent streets.
 - (3) It does not unnecessarily illuminate night skies.
- E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.
- G. Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

D. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

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

Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

Staff Report

DATE OF MEETING: July 14, 2026

APPLICANT: Excel Engineering

LOCATION: 633 Booster Blvd; Parcel #276-1140-00000

ZONING: I-1 Light Industrial

PROPOSED LAND USE REQUEST: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM to vacate portion of Booster Blvd by Foremost Farms.

General Findings

SURROUNDING LAND USES:

- North – Railroad
- West – Industrial
- South – Residential
- East – Industrial

ZONING:

- North – Government
- West – I-1 Industrial
- South – R-1 Residential
- East – I-1 Industrial

TOPOGRAPHY: Flat slopes; possible flood fringe on NW corner of the property

STREET R.O.W./TRAFFIC/ACCESS: Booster Blvd; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 14, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

CERTIFIED SURVEY MAP NO. _____

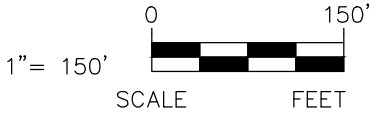
FOR
WISCONSIN DAIRIES COOPERATIVE
LOTS 17-27 AND PART OF LOTS 15 & 16 ALL IN BLOCK 6,
SOUTH PARK ADDITION, AND A VACATED PORTION OF BOOSTER
BOULEVARD, BEING PART OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4, SECTION 10, TOWNSHIP 12 NORTH, RANGE 4
EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

DETAIL 1
NOT TO SCALE

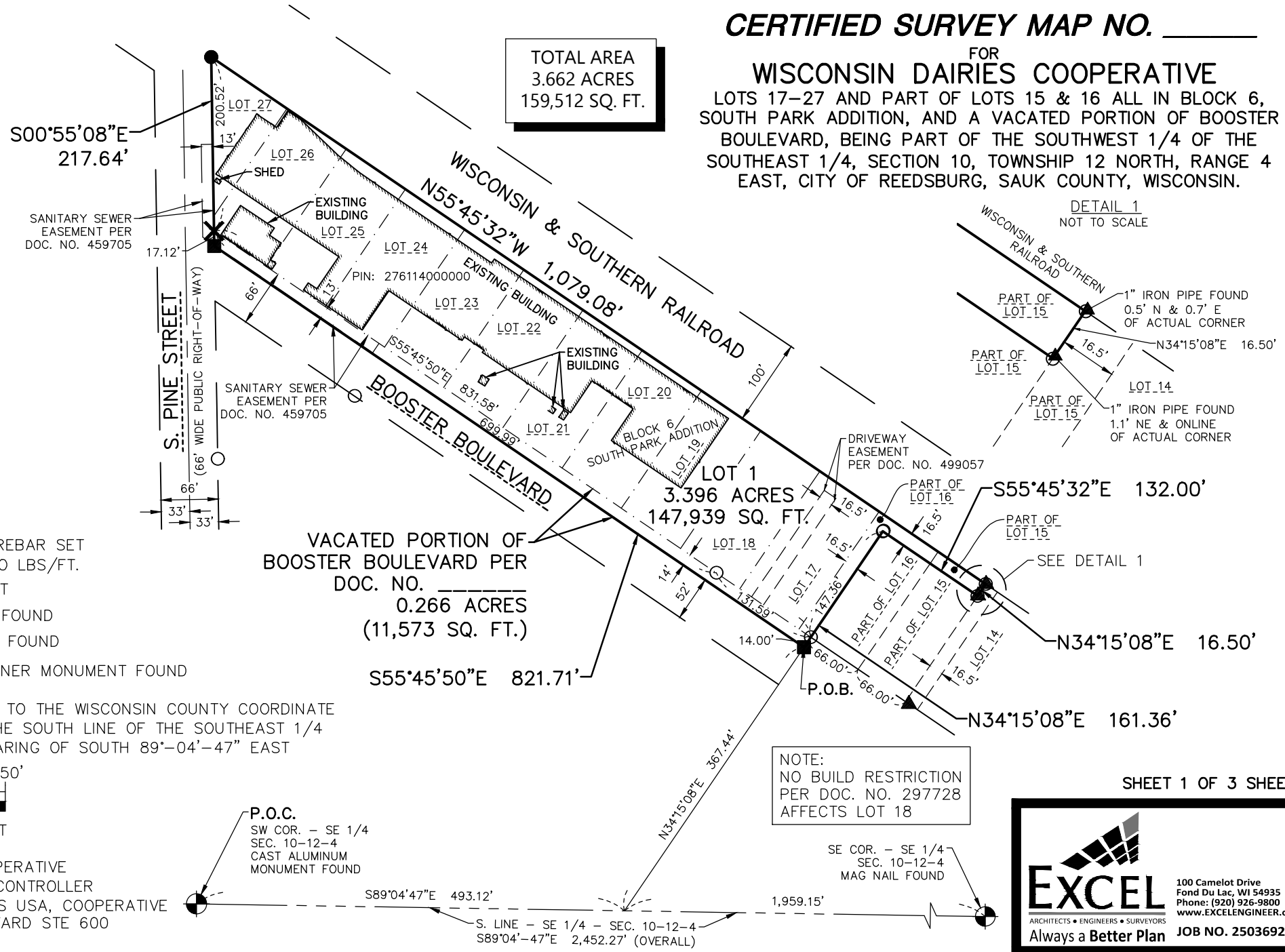
TOTAL AREA
3.662 ACRES
159,512 SQ. FT.

- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - - MAG NAIL SET
 - - 3/4" REBAR FOUND
 - ▲ - 1" IRON PIPE FOUND
 - ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SAUK COUNTY. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10 HAS A BEARING OF SOUTH 89°-04'-47" EAST



OWNER:
WISCONSIN DAIRIES COOPERATIVE
C/O FOREMOST FARMS CONTROLLER
A/K/A FOREMOST FARMS USA, COOPERATIVE
8401 GREENWAY BOULEVARD STE 600
MIDDLETON, WI 53562



NOTE:
NO BUILD RESTRICTION
PER DOC. NO. 297728
AFFECTS LOT 18

SHEET 1 OF 3 SHEETS

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 250369200

CERTIFIED SURVEY MAP NO. _____

LOTS 17-27 AND PART OF LOTS 15 & 16 ALL IN BLOCK 6, SOUTH PARK ADDITION, AND A VACATED PORTION OF BOOSTER BOULEVARD, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Wisconsin Dairies Cooperative bounded and described as follows:

Lots 17-27 and the West 16.5 feet of Lot 16 and the North 16.5 feet of the East 66 feet of Lot 16 and the North 16.5 feet of the West 66 feet of Lot 15 all in Block 6, South Park Addition, and a vacated portion of Booster Boulevard, recorded in the Sauk County Register of Deeds Office as Document No. _____, being part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 10; thence South 89°-04'-47" East along the South line of said Southeast 1/4, a distance of 493.12 feet to the Southwesterly extension of the East line of the West 16.5 feet of said Lot 16; thence North 34°-15'-08" East along said Southwesterly extension, a distance of 367.44 feet to a point on the Southerly line of said vacated portion of Booster Boulevard, said point also being the point of beginning; thence continuing North 34°-15'-08" East along said Southwesterly extension and the East line of the West 16.5 feet of said Lot 16, a distance of 161.36 feet to the Southerly line of the North 16.5 feet of said Lot 16; thence South 55°-45'-32" East along said Southerly line and its Easterly extension, a distance of 132.00 feet to the East line of the West 66 feet of said Lot 15; thence North 34°-15'-08" East along said East line, a distance of 16.50 feet to the Southerly right-of-way line of the Wisconsin & Southern Railroad; thence North 55°-45'-32" West along said Southerly line, a distance of 1,079.08 feet to the East right-of-way line of South Pine Street; thence South 00°-55'-08" East along said East line, a distance of 217.64 feet to the Southerly line of said vacated portion of Booster Boulevard; thence South 55°-45'-50" East along said Southerly line, a distance of 821.71 feet to the point of beginning and containing 3.662 acres (159,512 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Reedsburg in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 250369200

CERTIFIED SURVEY MAP NO. _____

LOTS 17-27 AND PART OF LOTS 15 & 16 ALL IN BLOCK 6, SOUTH PARK ADDITION, AND A VACATED PORTION OF BOOSTER BOULEVARD, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Wisconsin Dairies Cooperative, as owner, does hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Wisconsin Dairies Cooperative does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Reedsburg

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

Wisconsin Dairies Cooperative

_____, _____
(Print) (Title)

STATE OF _____)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

CITY OF REEDSBURG APPROVAL

Resolved, that this Certified Survey Map is hereby approved for recording by the City of Reedsburg.

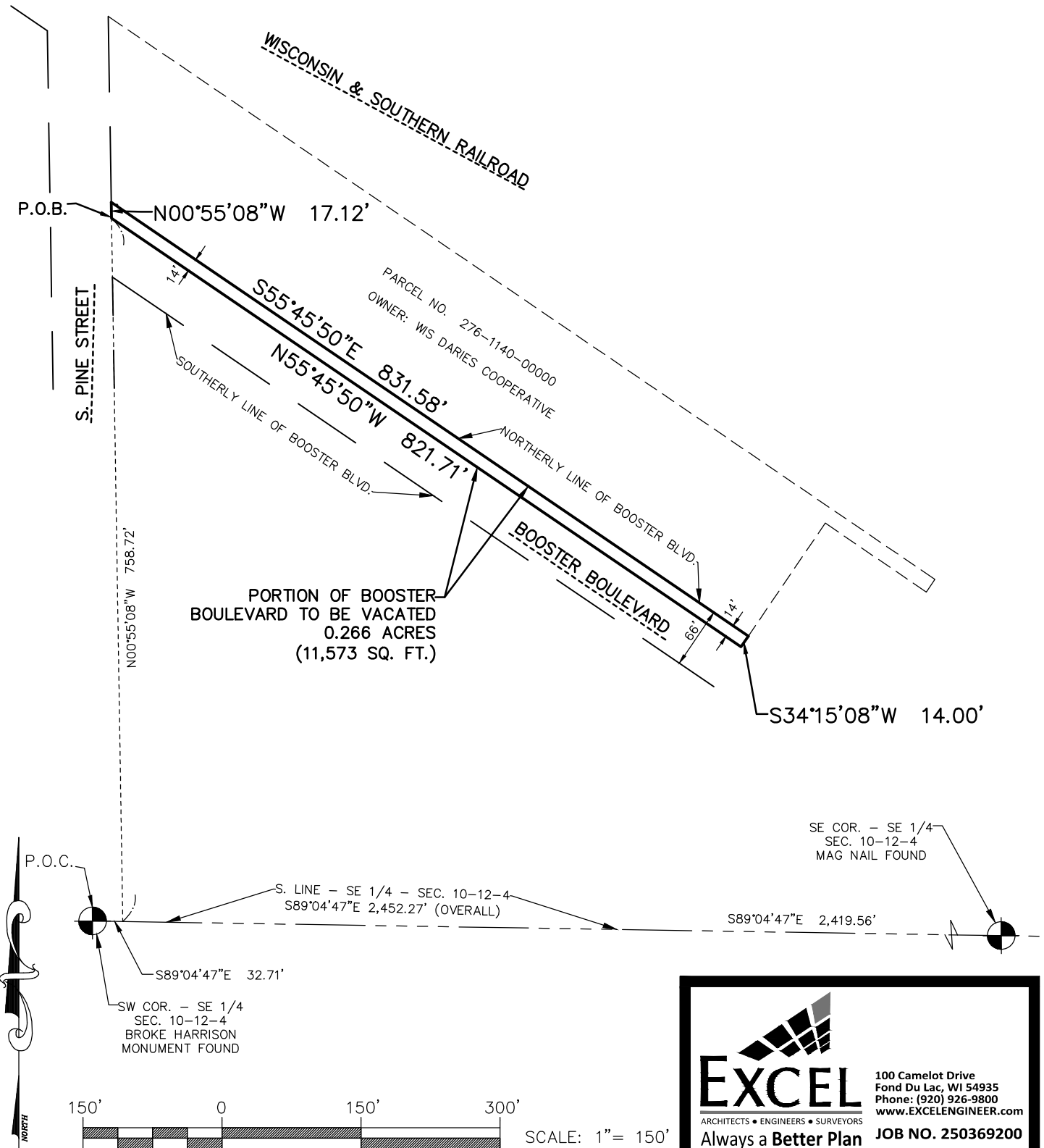
Dave G. Estes, Mayor

Date

Jacob Crosetto, City Clerk

Date

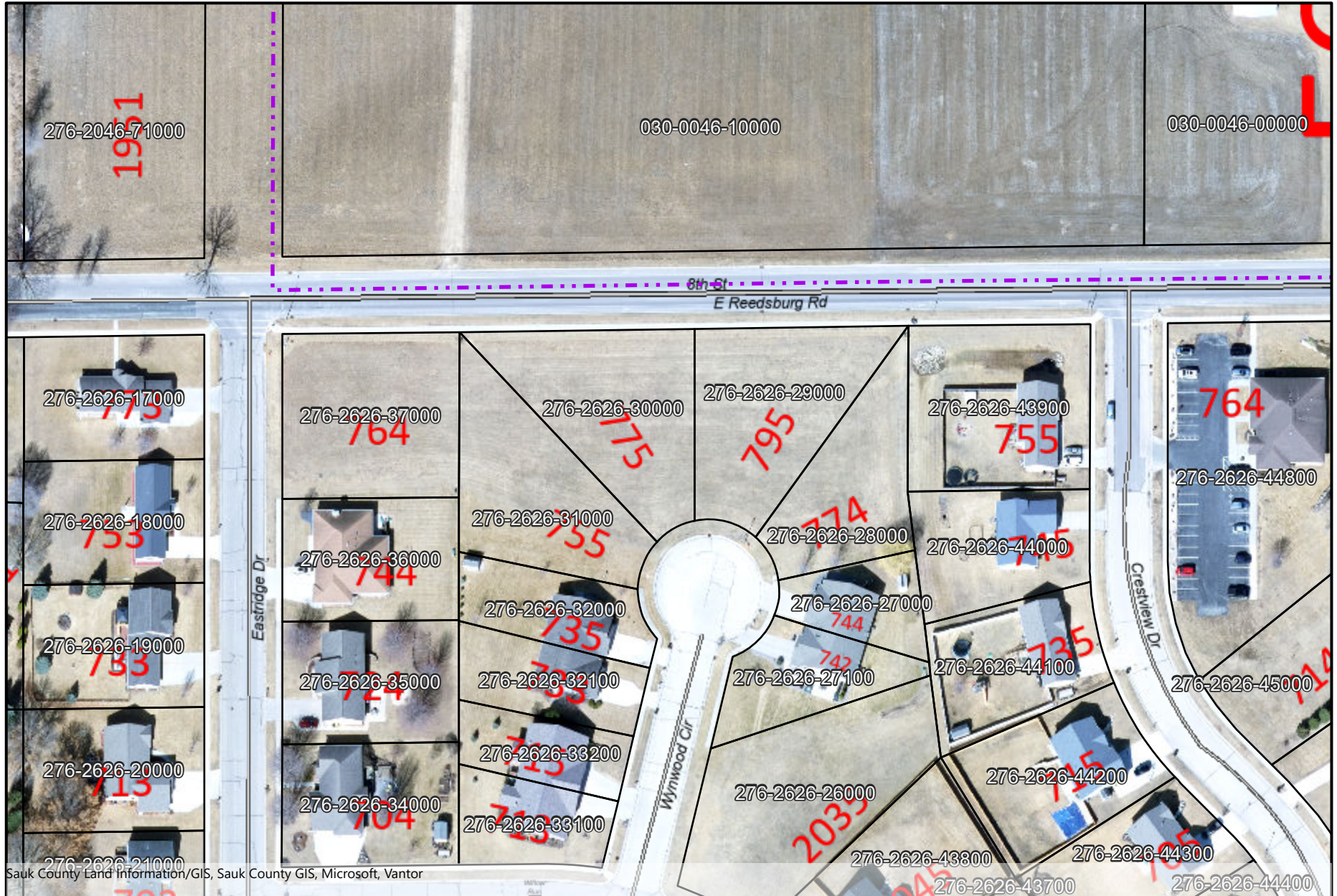
BOOSTER BOULEVARD VACATION EXHIBIT



Legal Description

Part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast 1/4 of said Section 10; thence South 89°-04'-47" East along the South line of the Southeast 1/4 of said Section 10, a distance of 32.71 feet; thence North 00°-55'-08" West, a distance of 758.72 feet to the Point of Beginning; thence continuing North 00°-55'-08" West, a distance of 17.12 feet to the Northerly right-of-way line of Booster Boulevard; thence South 55°-45'-50" East along said Northerly line, a distance of 831.58 feet; thence South 34°-15'-08" West, a distance of 14.00 feet; thence North 55°-45'-50" West, a distance of 821.71 feet to the point of beginning and containing 0.266 acres (11,573 sq ft.) of land, more or less.



Sauk County Land Information/GIS, Sauk County GIS, Microsoft, Vantor

0 0.006 0.012 0.018 0.024
mi
1" = 115'
1:1,382



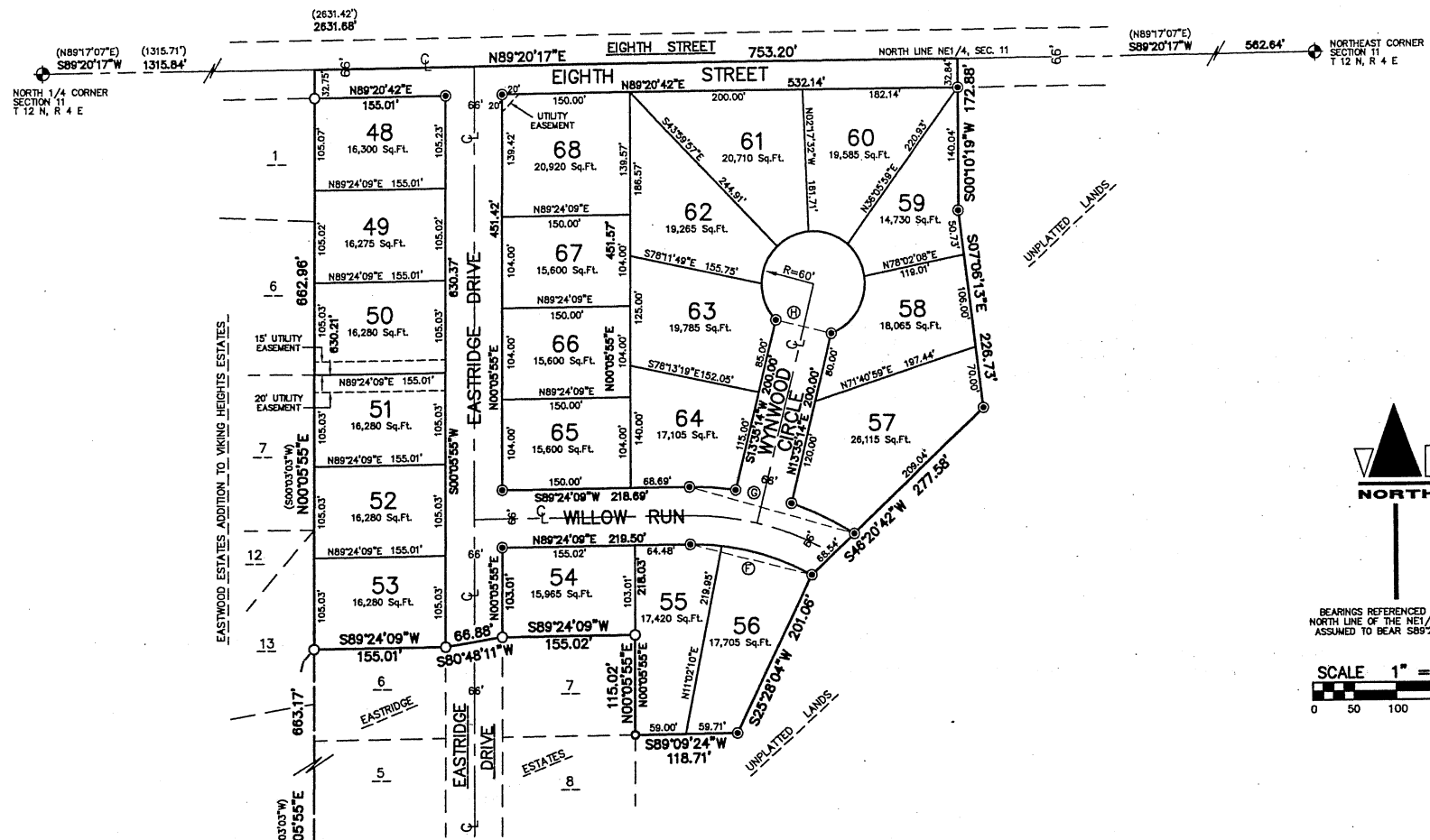
DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

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

Notes
None

FIRST ADDITION TO EASTRIDGE ESTATES

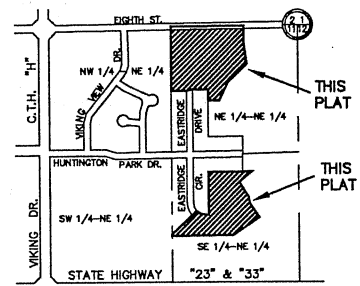
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 11, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE
NORTH LINE OF THE NE 1/4, SEC. 11
ASSUMED TO BEAR S89°20'17\"/>

SCALE 1" = 100'

0 50 100 150 200

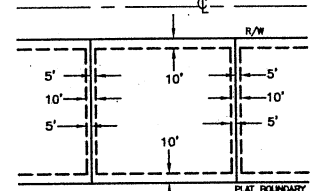


LOCATION SKETCH
SCALE 1" = 1000'

LEGEND

- ⬢ HARRISON MONUMENT EXISTING
- EXISTING 3/4" DIA. IRON RE-BAR
- EXISTING 1 1/4" DIA. IRON RE-BAR SET 4.30 LBS./LIN. FT.
- ⊙ ALL OTHER LOT CORNERS MONUMENTED WITH 3/4" DIA. X 24" IRON RE-BAR, 1.50 LBS./LIN. FT.

NOTE: LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDRETH OF A FOOT, ANGLES HAVE BEEN TURNED TO THE NEAREST 5 SECONDS AND CALCULATED TO THE NEAREST ONE SECOND.



UTILITY EASEMENTS

EACH LOT OF THIS SUBDIVISION HAS UTILITY EASEMENTS AS SHOWN ON THIS PLAT EXCEPT AS NOTED OTHERWISE. THE CITY OF REEDSBURG IS THE HOLDER AND BENEFICIARY OF ALL THE EASEMENTS.

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S89°14'17\"/>	80.06' (80.00')
L2	S89°14'44\"/>	48.98' (49.00')
L3	S89°17'31\"/>	44.53' (44.50')
L4	S89°13'18\"/>	84.34' (84.30')

CURVE DATA TABLE

CURVE	LOT	RADIUS	DELTA	ARC LENGTH	CH. LENGTH	CH. BEARING	TAN. BEARING	TAN. BEARING
A	BOUNDARY	117.00'	46°54'34\"/>	95.79'	93.14'	S67°08'34\"/>	N43°41'17\"/>	S89°24'09\"/>
B	32	183.00'	46°54'36\"/>	149.83'	145.88'	S67°08'33\"/>	N43°41'15\"/>	N89°24'09\"/>
C	33	183.00'	19°54'36\"/>	63.59'	63.27'	S53°36'33\"/>	S77°05'51\"/>	
D	35	266.00'	33°27'44\"/>	155.35'	153.15'	N72°40'17\"/>	N89°24'09\"/>	N55°56'25\"/>
E	36	266.00'	10°56'00\"/>	50.76'	50.68'	N83°56'09\"/>		
F	37	266.00'	17°31'44\"/>	81.38'	81.06'	N69°42'17\"/>		
G	46	200.00'	50°00'00\"/>	23.21'	23.21'	N58°26'25\"/>		
H	47	200.00'	33°27'44\"/>	118.81'	115.15'	S72°40'17\"/>	S55°56'25\"/>	S89°24'09\"/>
I	48	60.00'	283°15'58\"/>	307.11'	68.00'	S55°56'25\"/>	N22°34'24\"/>	N89°18'26\"/>
J	49	60.00'	33°54'43\"/>	35.51'	35.00'	N05°37'02.5\"/>		
K	50	60.00'	53°13'15\"/>	55.73'	53.75'	N37°56'56.5\"/>		
L	51	60.00'	67°27'24\"/>	70.64'	66.63'	S81°42'44\"/>		
M	52	60.00'	62°00'36\"/>	64.94'	61.81'	S16°58'47\"/>		
N	53	60.00'	76°40'00\"/>	80.29'	74.43'	S52°21'34\"/>		
O	54	283.80'	29°32'25\"/>	146.32'	144.71'	S75°49'38.5\"/>	N89°24'09\"/>	S61°03'26\"/>
P	55	283.80'	7°20'00\"/>	36.32'	36.30'	S86°55'51\"/>		
Q	56	283.80'	22°12'25\"/>	110.00'	109.31'	S72°09'38.5\"/>		
R	57	349.80'	32°53'59\"/>	200.86'	198.11'	S74°08'51.5\"/>	S57°41'52\"/>	S89°24'09\"/>
S	58	349.80'	13°18'06\"/>	81.21'	81.03'	N64°20'55\"/>		
T	59	349.80'	10°49'36\"/>	68.10'	66.00'	N78°24'46\"/>		
U	60	60.00'	8°48'17\"/>	53.55'	53.50'	N86°12'42.5\"/>		
V	61	60.00'	283°15'58\"/>	307.11'	66.00'	N76°24'46\"/>	N70°13'13\"/>	S43°02'45\"/>
W	62	60.00'	78°12'47\"/>	81.90'	75.69'	N31°06'49.5\"/>		
X	63	60.00'	40°26'00\"/>	42.34'	41.47'	N28°12'34\"/>		
Y	64	60.00'	47°00'00\"/>	49.22'	47.85'	N71°55'34\"/>		
Z	65	60.00'	39°00'00\"/>	45.84'	40.06'	S65°04'26\"/>		
AA	66	60.00'	45°00'00\"/>	47.12'	45.92'	S23°04'26\"/>		
AB	67	60.00'	43°37'11\"/>	45.68'	44.58'	S21°14'09.5\"/>		

ZONING: R-2

OWNERS: SCHLUTER CONSTRUCTION, INC.
P.O. BOX 45
PLAIN, WI. 53577

EVERGREEN REALTY INC.
2350 EAST MAIN STREET
REEDSBURG, WI. 53959



FIRST ADDITION TO EASTRIDGE ESTATES

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 11, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, JOHN L. BREY, REGISTERED LAND SURVEYOR HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED FIRST ADDITION TO EASTRIDGE ESTATES, LOCATED IN THE NE 1/4 OF THE NE 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF SCHLUTER CONSTRUCTION, INC. AND EVERGREEN REALTY INC., OWNERS OF SAID LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, T12N, R4E; THENCE S89°20'17"W, 562.64 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE S00°10'19"W, 172.88 FEET; THENCE S07°06'13"E, 226.73 FEET; THENCE S46°20'42"W, 277.58 FEET; THENCE S25°28'04"W, 201.06 FEET; THENCE S89°09'24"W, 118.71 FEET; THENCE N00°05'55"E, 115.02 FEET; THENCE S89°24'09"W, 155.02 FEET; THENCE S80°48'11"W, 66.88 FEET; THENCE S89°24'09"W, 155.01 FEET TO THE BEGINNING OF A TIE LINE; THENCE S00°05'55"W, 663.17 FEET ALONG SAID TIE LINE; THENCE S00°06'22"W, 826.16 FEET TO THE END OF SAID TIE LINE; THENCE N46°18'47"E, 351.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 117.00 FEET AND A CENTRAL ANGLE OF 46°54'34"; THENCE SOUTHEASTERLY 95.79 FEET ALONG THE ARC OF SAID CURVE, THE LONG CHORD OF WHICH BEARS S67°08'34"E, 93.14 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N89°24'09"E, 36.57 FEET; THENCE N00°06'21"E, 440.26 FEET; THENCE N89°24'09"E, 450.04 FEET; THENCE S49°25'26"W, 167.70 FEET; THENCE S31°53'57"E, 179.00 FEET; THENCE S10°06'37"E, 72.22 FEET; THENCE S34°03'35"E, 175.00 FEET; THENCE S55°56'25"W, 322.90 FEET; THENCE S89°11'24"W, 203.17 FEET; THENCE S89°10'45"W, 165.64 FEET; THENCE S89°14'17"W, 80.06 FEET; THENCE S89°14'44"W, 49.98 FEET; THENCE S89°17'31"W, 44.53 FEET; THENCE S89°13'18"W, 94.34 FEET; THENCE N00°06'22"E, 15.00 FEET TO THE END OF THE PREVIOUSLY DESCRIBED TIE LINE; THENCE N00°06'22"E, 826.16 FEET ALONG SAID TIE LINE; THENCE N00°05'55"E, 663.17 FEET TO THE BEGINNING OF SAID TIE LINE; THENCE N00°05'55"E, 662.96 FEET; THENCE N89°20'17"E, 753.20 FEET TO THE POINT OF BEGINNING.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF REEDSBURG, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2003.

JOHN L. BREY REGISTERED LAND SURVEYOR S - 1319

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

SCHLUTER CONSTRUCTION, INC. AND EVERGREEN REALTY INC., CORPORATIONS DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS, DO HEREBY CERTIFY THAT SAID CORPORATIONS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. SCHLUTER CONSTRUCTION, INC. AND EVERGREEN REALTY INC. DO FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF REEDSBURG, DEPARTMENT OF ADMINISTRATION.

IN WITNESS WHEREOF, SCHLUTER CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN L. SCHLUTER, PRESIDENT, AND JAY W. SCHLUTER, SECRETARY, AT PLAIN, WISCONSIN, AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS.

IN THE PRESENCE OF SCHLUTER CONSTRUCTION, INC.

JOHN L. SCHLUTER, PRESIDENT

JAY W. SCHLUTER, SECRETARY

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2003, JOHN L. SCHLUTER, PRESIDENT, AND JAY W. SCHLUTER, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF, EVERGREEN REALTY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEANNE M. OLSON, PRESIDENT, AND HARLEN C. OLSON, SECRETARY, AT REEDSBURG, WISCONSIN, AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS.

IN THE PRESENCE OF EVERGREEN REALTY, INC.

JEANNE M. OLSON, PRESIDENT

HARLEN C. OLSON, SECRETARY

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2001, JEANNE M. OLSON, PRESIDENT, AND HARLEN C. OLSON, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

THE REEDSBURG BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SCHLUTER CONSTRUCTION, INC. AND EVERGREEN REALTY INC., OWNERS.

IN WITNESS WHEREOF, THE REEDSBURG BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY W. CHRISTIANSEN, ITS VICE PRESIDENT, AND COUNTERSIGNED BY CONNIE R. SUENMIGHT, ITS VICE PRESIDENT, AT REEDSBURG, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2003.

IN THE PRESENCE OF: REEDSBURG BANK

GARY W. CHRISTIANSEN, VICE PRESIDENT

CONNIE R. SUENMIGHT, VICE PRESIDENT

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2003, GARY W. CHRISTIANSEN, VICE PRESIDENT, AND CONNIE R. SUENMIGHT, VICE PRESIDENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE PRESIDENTS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CITY COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF FIRST ADDITION TO EASTRIDGE ESTATES, LOCATED IN THE CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, SCHLUTER CONSTRUCTION, INC., AND EVERGREEN REALTY INC., OWNERS, IS HEREBY APPROVED BY THE CITY COUNCIL.

DATE _____ APPROVED _____

CARL STOLTE, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF REEDSBURG.

ANNA MEISTER, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

I, ANNA MEISTER, BEING THE DULY APPOINTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF REEDSBURG, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF FIRST ADDITION TO EASTRIDGE ESTATES.

DATE _____ ANNA MEISTER, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF SAUK } SS

I, JOLENE CROWLEY, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF SAUK, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF FIRST ADDITION TO EASTRIDGE ESTATES.

DATE _____ JOLENE CROWLEY, TREASURER



400 VINCEN DR. - P.O. BOX 579 - REEDSBURG, WI 53085 - 920-551-6440

RESOLUTION

(CSM – E7165 Copper Creek Way; 030-1186-00000 & 030-0001-01000; Town of Reedsburg)

File No. 4603-26

Resolved, that this Certified Survey Map located in the City of Reedsburg's extraterritorial zoning area 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 July 2026, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 27th day of July 2026.

Jacob Crosetto
City Clerk

ORDINANCE NO. 1988-26
(Zoning Change – E7165 Copper Creek Way; 030-1186-00000 & 030-0001-01000)

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

SECTION I: PURPOSE.

Rezone of Town of Reedsburg property as stated below.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

E7165 Copper Creek Way; 030-1186-00000 & 030-0001-01000, based on Sauk County Certified Survey Map No. _____
Town of Reedsburg, Wisconsin, is hereby zoned R-2 Residential

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 24th day of August 2026.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

July 27, 2026
August 6 & August 13, 2026
August 24, 2026
September 3, 2026

Staff Report

DATE OF MEETING: July 14, 2026

APPLICANT: Tim Becker

LOCATION: E7165 Copper Creek Way; parcel # 030-1186-00000 & 030-0001-01000

ZONING: R-2 Residential and Agricultural

PROPOSED LAND USE REQUEST: Certified Survey Map & Rezoning; Resolution 4603-26 & Ordinance 1988-26

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending CSM and rezoning from Ag to R-2 Residential as part of dividing and combing parcels.

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Residential
- South – Agricultural
- East – Agricultural

ZONING:

- North – R-2 Residential
- West – R-2 Residential
- South – R-2 Residential
- East – Agricultural

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Copper Creek Way; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-density Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 14, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

Revised 3/26

City of Reedsburg Land Use Application

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

Ph: 608-524-6404
bduvalle@reedsburgwi.gov

APPLICANT: Tim Becker, Owner

ADDRESS: E7165 Copper Creek Way **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-415-0178 **PARCEL #:** 030-0001-01000

E-MAIL: [REDACTED] 030-1184-00000

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) E7165 Copper Creek Way

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Divide and combine

☐ **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:** Agricultural **To:** Residential

☐ **Site Plan Review:** (See "B & C" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For **VARIANCE** requests, also answer "D" on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

[Signature] 17/9/26
Applicant Signature / Date

1
Owner Signature / Date

Account #10-461500-00

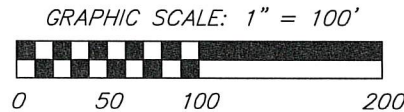
**The applicant or representative
MUST ATTEND the meeting(s).**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	<u>X</u>
C.S.M.	\$175	<u>X</u>
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>7-10-2026</u>	
Receipt #	<u>000054977</u>	

SAUK COUNTY CERTIFIED SURVEY MAP No.

ALL OF LOT 13 OF PHASE 1 COPPER CREEK CROSSING, RECORDED IN VOLUME D OF PLATS, PAGE 265S AND PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 4254, RECORDED AS DOCUMENT NO. 728025 IN VOLUME 22 OF CERTIFIED SURVEYS, PAGE 4254, ALL IN THE FRACTIONAL NORTHEAST AND FRACTIONAL NORTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 1, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN



Bearings are referenced to the Wisconsin County Coordinate System, Sauk County Zone. The North line of the fractional Northeast Quarter of Section 1, T12N, R4E, bears: S89°55'14"E

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
 - FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

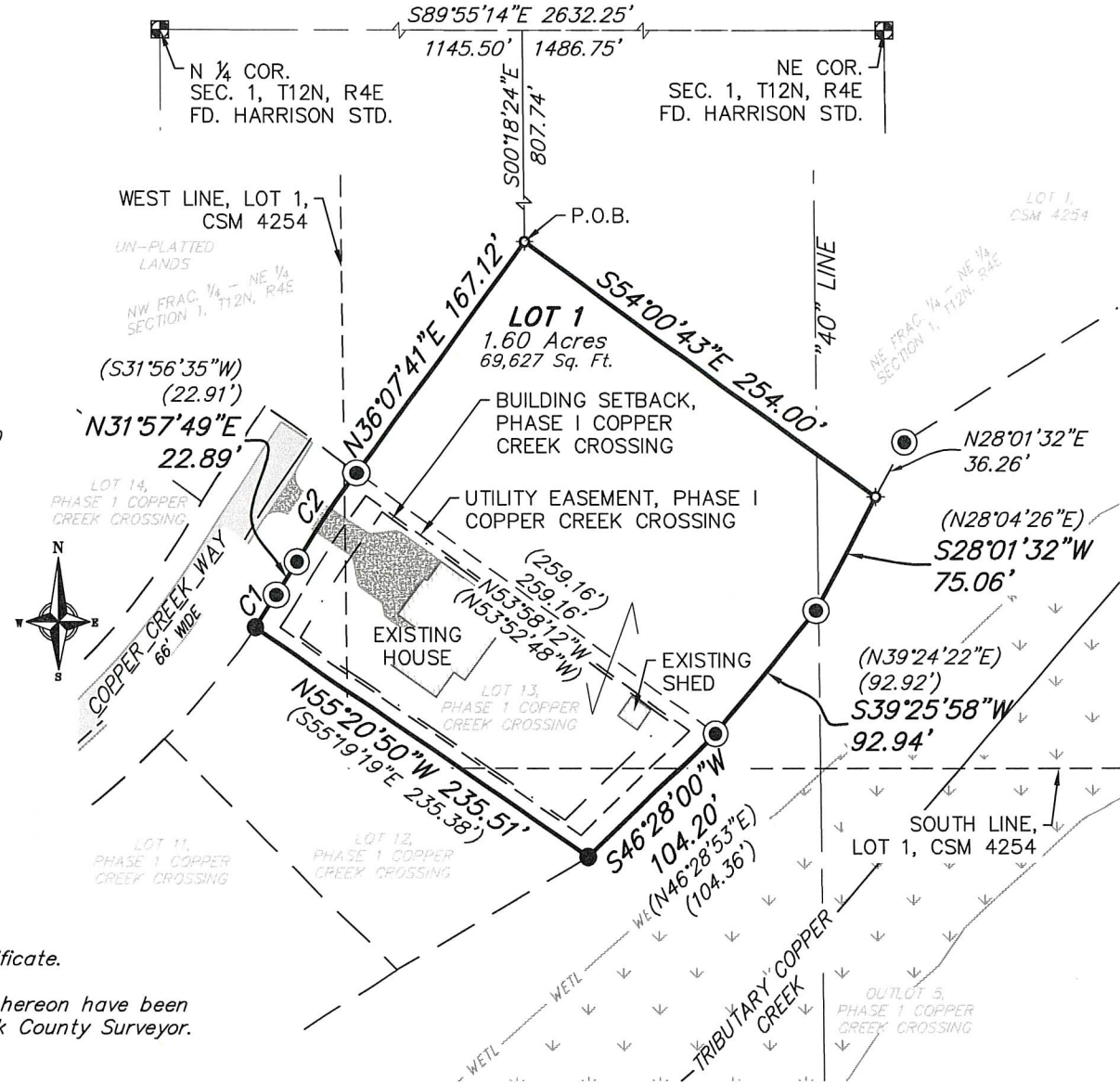
SURVEYOR'S NOTES:

1. See sheet 2 of 3 for Curve Table Information and Surveyor's Certificate.
2. See sheet 3 of 3 for Approval Certificates.
3. All recovery ties for public land survey system monuments shown hereon have been verified or discrepancies noted have been made known to the Sauk County Surveyor.

TAX PARCEL: 030-1186-00000 & 030-0001-01000

FIELDWORK COMPLETED: 6/30/2026

01 Jul 2026 - 8:33a R:\Becker, Tim\260404 - Copper Creek\CADD\260404 - Becker, Tim 1 Lot CSM.dwg by: mlon



SHEET
1 OF 3

SURVEYED FOR:
Tim Becker
2443 Russell Ct.
Reedsburg, WI
53959

Job #: 260404
Date: 7/1/2026
Rev.
Drafted By: mlon
Checked By: sds

vierbicher
advisors / engineers / surveyors

©Vierbicher Associates, Inc.

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

ALL OF LOT 13 OF PHASE 1 COPPER CREEK CROSSING, RECORDED IN VOLUME D OF PLATS, PAGE 265S AND PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 4254, RECORDED AS DOCUMENT NO. 728025 IN VOLUME 22 OF CERTIFIED SURVEYS, PAGE 4254, ALL IN THE FRACTIONAL NORTHEAST AND FRACTIONAL NORTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 1, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

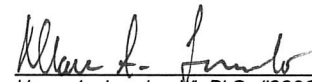
SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, 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 Town of Reedsburg, and under the direction of Timothy M. Becker, I have surveyed, divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Fractional Northeast and Fractional Northwest Quarters of the Northeast Quarter of Section 1, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin, containing 1.60 acres of land and described as follows:

Commencing at a found Harrison Standard Monument at the North One-Quarter Corner of Section 1, T12N, R4E;
Thence, N89°55'14"E, along the north line of the Northeast Quarter of said Section 1, T12N, R4E, 1,145.50 feet,
Thence, S00°18'24"E, 807.74 feet, to a set $\frac{3}{4}$ " diameter iron rod at the Point of Beginning (P.O.B.) of this Legal Description;

Thence, S54°00'43"E, 254.22 feet, to a set $\frac{3}{4}$ " diameter iron rod at the northwest line of Outlot 1 of Phase 1 Copper Creek Crossing;
Thence, S28°01'32"W, along the said northwest line of Outlot 1, 75.06 feet to a found 1 $\frac{1}{4}$ " diameter iron rod;
Thence, S39°25'58"W, continuing along the said northwest line of Outlot 1, 92.94 feet, to a found 1 $\frac{1}{4}$ " diameter iron rod at the northeast corner of said Lot 13, Phase 1 Copper Creek Crossing;
Thence, S46°28'00"W, along the southeast line of Lot 13, Phase 1 Copper Creek Crossing, 104.20 feet to a found $\frac{3}{4}$ " diameter iron rod at the southeast corner thereof;
Thence, N55°20'50"W, along the southwest line of said Lot 13 of Phase 1 Copper Creek Crossing, 235.51 feet to a found $\frac{3}{4}$ " diameter iron rod at the southeast right-of-way line of Copper Creek Way;
Thence, 22.52 feet, along the said southeast right-of-way line of Copper Creek Way being a non-tangent curve concave to the northwest, having a radius of 510.93 feet, an included angle of 2°31'31", (a chord of 22.52 which bears N33°13'35"E)(C1), to a set $\frac{3}{4}$ " diameter iron rod at the end of said curve;
Thence, N31°57'49"E, continuing along the said southeast right-of-way line of Copper Creek Way, 22.89 feet to a found 1 $\frac{1}{4}$ " diameter iron rod at the beginning of a curve to the right;
Thence, 62.67 feet, continuing along the said southeast right-of-way line of Copper Creek Way being a curve to the right, having a radius of 866.77 feet, an included angle of 4°08'33", (a chord of 62.66 which bears N34°02'06"E)(C2), to a found 1 $\frac{1}{4}$ " diameter iron rod at the end of said curve;
Thence, N36°07'41"E, along the northeasterly extension southeast right-of-way line of Copper Creek Way, 167.12 feet, returning to the point of beginning.

Certified Survey Map contain 1.60 Acres, 69,646 Sq. Ft. and is subject to all other easements and rights-of-way of record.


Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc
7/1/2026
Date



Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent In	Tangent Out
C1	22.52'	510.93'	2°31'31"	22.52'	N33°13'35"E	N34°29'21"E	N31°57'49"E
C2	62.67'	866.77'	4°08'33"	62.66'	N34°02'06"E	N31°57'49"E	N36°06'23"E
Record Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent In	Tangent Out
C1	22.48'	483.00'	2°39'59"	22.48'	N33°16'35"E	N34°36'34"E	N31°56'35"E
C2	62.81'	867.00'	4°09'03"	62.80'	N34°01'06"E	N31°56'35"E	N36°05'38"E

SAUK COUNTY CERTIFIED SURVEY MAP No.

ALL OF LOT 13 OF PHASE 1 COPPER CREEK CROSSING, RECORDED IN VOLUME D OF PLATS, PAGE 265S AND PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 4254, RECORDED AS DOCUMENT NO. 728025 IN VOLUME 22 OF CERTIFIED SURVEYS, PAGE 4254, ALL IN THE FRACTIONAL NORTHEAST AND FRACTIONAL NORTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 1, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Timothy M. and Tammy L. Becker as owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of Reedsburg and the Town of Reedsburg for approval.

Witness the hand and seal of said owner this _____ day of _____, 2026.

Timothy M. Becker, Owner Date
State of Wisconsin)

)ss.

County of Sauk)

Personally came before me this _____ day of _____, 2026, the above named Timothy M. Becker, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

Tammy L. Becker, Owner Date
State of Wisconsin)

)ss.

County of Sauk)

Personally came before me this _____ day of _____, 2026, the above named Timothy M. Becker, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2026,

at _____ o'clock _____m. and recorded in Volume _____ of Certified

Survey Maps on pages _____ as Doc. No. _____

Brent Bailey,
Sauk County Register of Deeds



OWNER'S CERTIFICATE

Allison M. Wallace as owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. I further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the City of Reedsburg and the Town of Reedsburg for approval.

Witness the hand and seal of said owner this _____ day of _____, 2026.

Timothy M. Becker, Owner Date

State of Wisconsin)

)ss.

County of Sauk)

Personally came before me this _____ day of _____, 2026, the above named Timothy M. Becker, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

Tammy L. Becker, Owner Date

State of Wisconsin)

)ss.

County of Sauk)

Personally came before me this _____ day of _____, 2026, the above named Timothy M. Becker, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

CITY OF REEDSBURG EXTRATERRITORIAL APPROVAL CERTIFICATE

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Timothy M. and Tammy L. Becker owners, is hereby approved by the City of Reedsburg.

Dave G. Estes Date

I hereby certify that the foregoing is a copy of a resolution adopted by the City of Reedsburg Common Council

Jacob Crossetto, City of Reedsburg Clerk Date

SAUK COUNTY DEPARTMENT OF LAND RESOURCES AND ENVIRONMENT

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Timothy M. and Tammy L. Becker owners, is hereby approved by the Sauk County Department of Land Resources and Environment.

Date

Printed Name

SHEET
3 OF 3

SURVEYED FOR:
Tim Becker
2443 Russell Ct.
Reedsburg, WI
53959

Job #: 260404
Date: 6/29/2026
Rev.
Drafted By: mlon
Checked By: sdls

 **vierbicher**
advisors / engineers / surveyors