

COMMON COUNCIL AGENDA
July 27, 2026
REEDSBURG CITY HALL COUNCIL CHAMBERS
5:30 PM

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

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

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

1. Approve Meeting Minutes from July 13, 2026 Common Council Meeting.

II. GENERAL BUSINESS:

1. Discussion with The Courtyards Residents Regarding Their Issues at The Courtyards.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Recommendation from Plan Commission: Approve/Deny: 1st Reading and Set for Public Hearing on August 24, 2026 - Ordinance 1988-26 Rezoning E7165 Copper Creek Way (Parcel Nos. 030-1186-00000 & 030-0001-01000) From Agricultural to R-2 Residential. This Land is Located in the Extraterritorial Zone.
2. Recommendation from Plan Commission: Approve/Deny: Resolution 4603-26 - CSM E7165 Copper Creek Way (Parcel Nos. 030-1186-00000 and 030-0001-01000). This Land is Located in the Extraterritorial Zone.
3. Recommendation from Plan Commission: Approve/Deny: Resolution 4602-26 - CSM 633 Booster Blvd (Parcel No. 276-1140-00000).

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. Plan Commission, Library Board, Parks & Recreation, Public Works, Utility Commission, CDA (any other committees or commissions with reports).

V. OFFICE OF THE MAYOR:

VI. 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.



CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov



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.

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

Present: Mayor Dave Estes, Alderpersons Roy Mares, Jason Schulte, John Deitrich, Missy Frenz, Phil Peterson, Aaron Bauer, and Jake Kummer.

Absent: Alderpersons Sonny Hyde and Dave Moon.

Others Present: City Administrator Max Buckner, Finance Director Jacob Crosetto, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Ambulance Director Josh Kowalke, and citizens.

Mayor Dave Estes called the regular meeting of the Common Council to order at 5:31 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the Minutes from the June 22, 2026 Common Council Meeting; June Monthly Payments Report; June Monthly Building Permit Report; and the June Monthly Ambulance Report.

Motion: Deitrich, Second: Kummer to approve the consent agenda. Motion carried 7-0.

GENERAL BUSINESS

1. Review and Approve/Deny: Bids for Fieldhouse Flooring.
 - a. **Motion: Deitrich, Second: Mares to rebid the project with the specs to include a poured floor and an underfloor fan system. Motion carried 7-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS

1. Recommendation from Public Works - Approve/Deny: Ordinance No. 1987-26 Changing Stop Signs on S. Viking Dr. and Commercial Avenue to All Way Stop.
 - a. **Motion: Deitrich, Second: Bauer to approve Ordinance 1987-26 as presented. Motion carried 7-0.**

Motion: Frenz, Second: Bauer to adjourn.

Motion carried 7-0. The meeting adjourned at 6:09 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

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

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

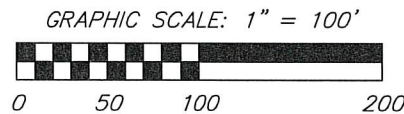
**The applicant or representative
MUST ATTEND the meeting(s).**

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

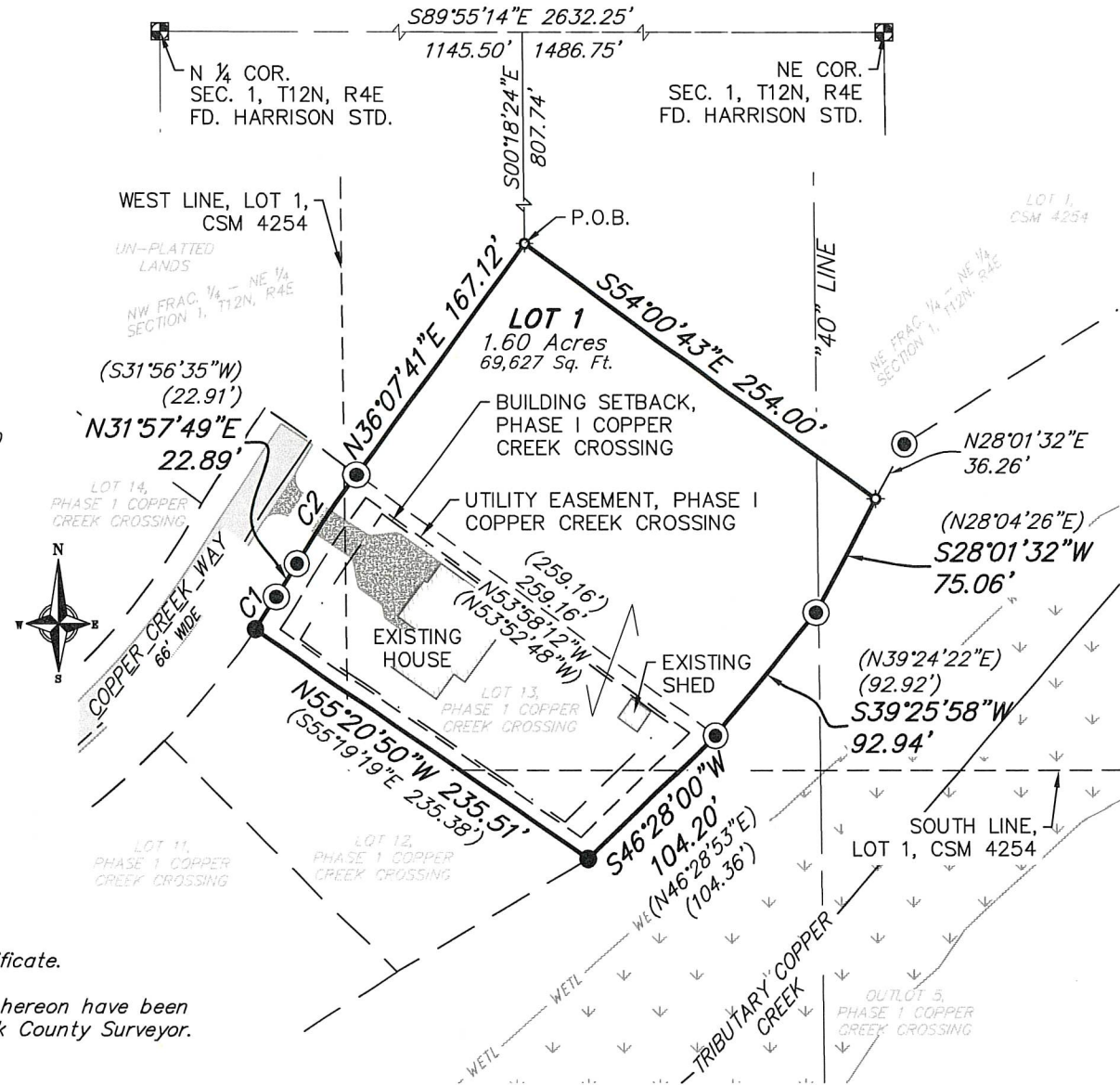
SURVEYOR'S NOTES:

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

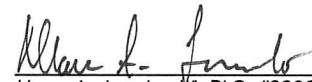
SURVEYOR'S CERTIFICATE

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

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

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

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>	

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

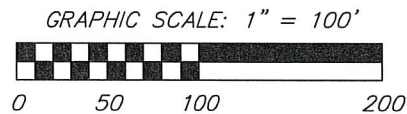
- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 14, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

**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: sdjs

vierbicher
divisors / engineers / surveyors



 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

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.

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

©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

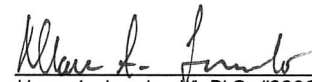
SURVEYOR'S CERTIFICATE

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

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. _____

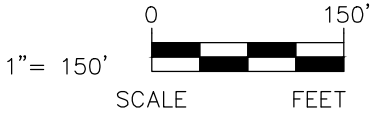
FOR
WISCONSIN DAIRIES COOPERATIVE
LOTS 17-27 AND PART OF LOTS 15 & 16 ALL IN BLOCK 6,
SOUTH PARK ADDITION, AND A VACATED PORTION OF BOOSTER
BOULEVARD, BEING PART OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4, SECTION 10, TOWNSHIP 12 NORTH, RANGE 4
EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

DETAIL 1
NOT TO SCALE

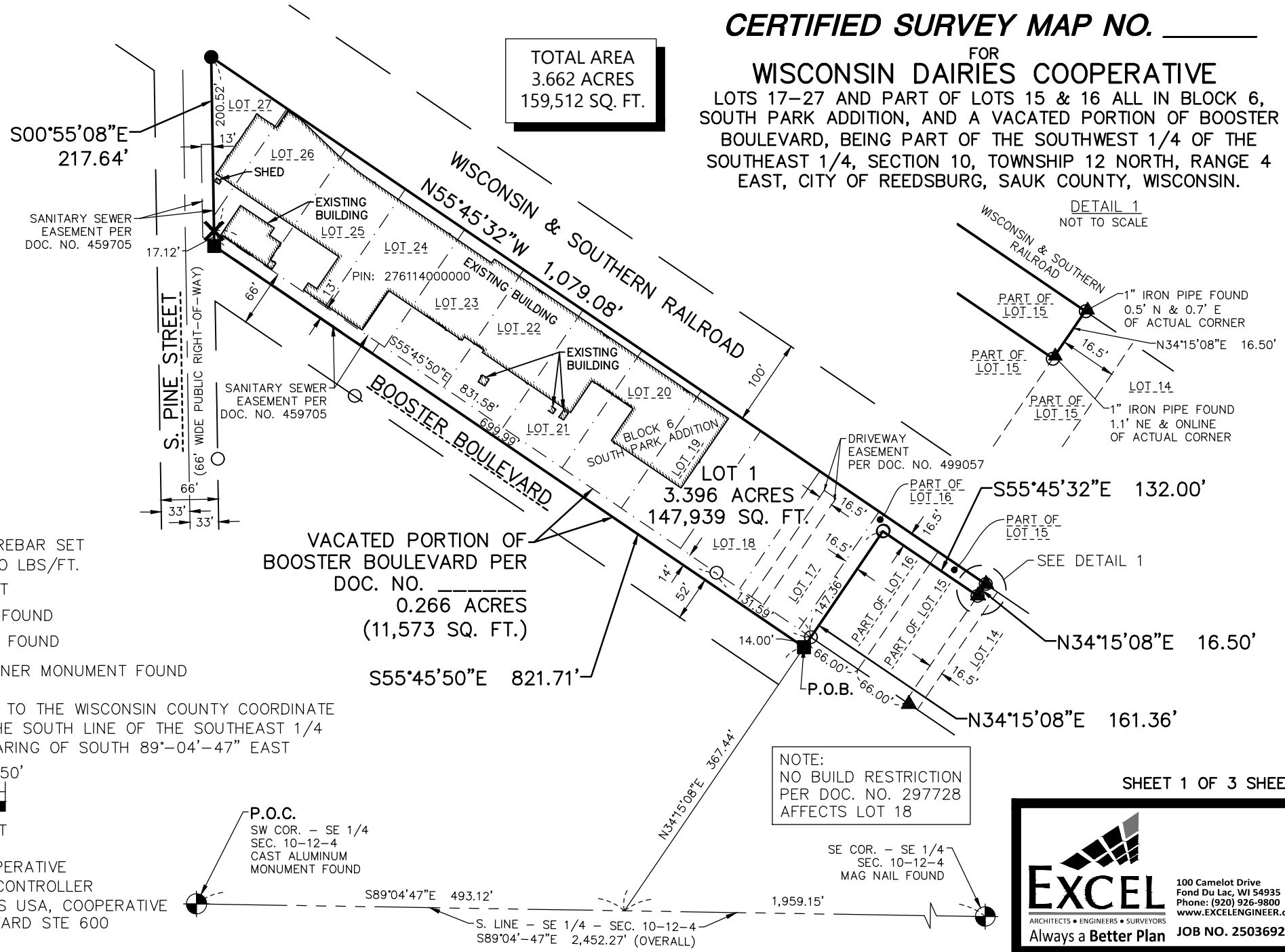
TOTAL AREA
3.662 ACRES
159,512 SQ. FT.

- 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.

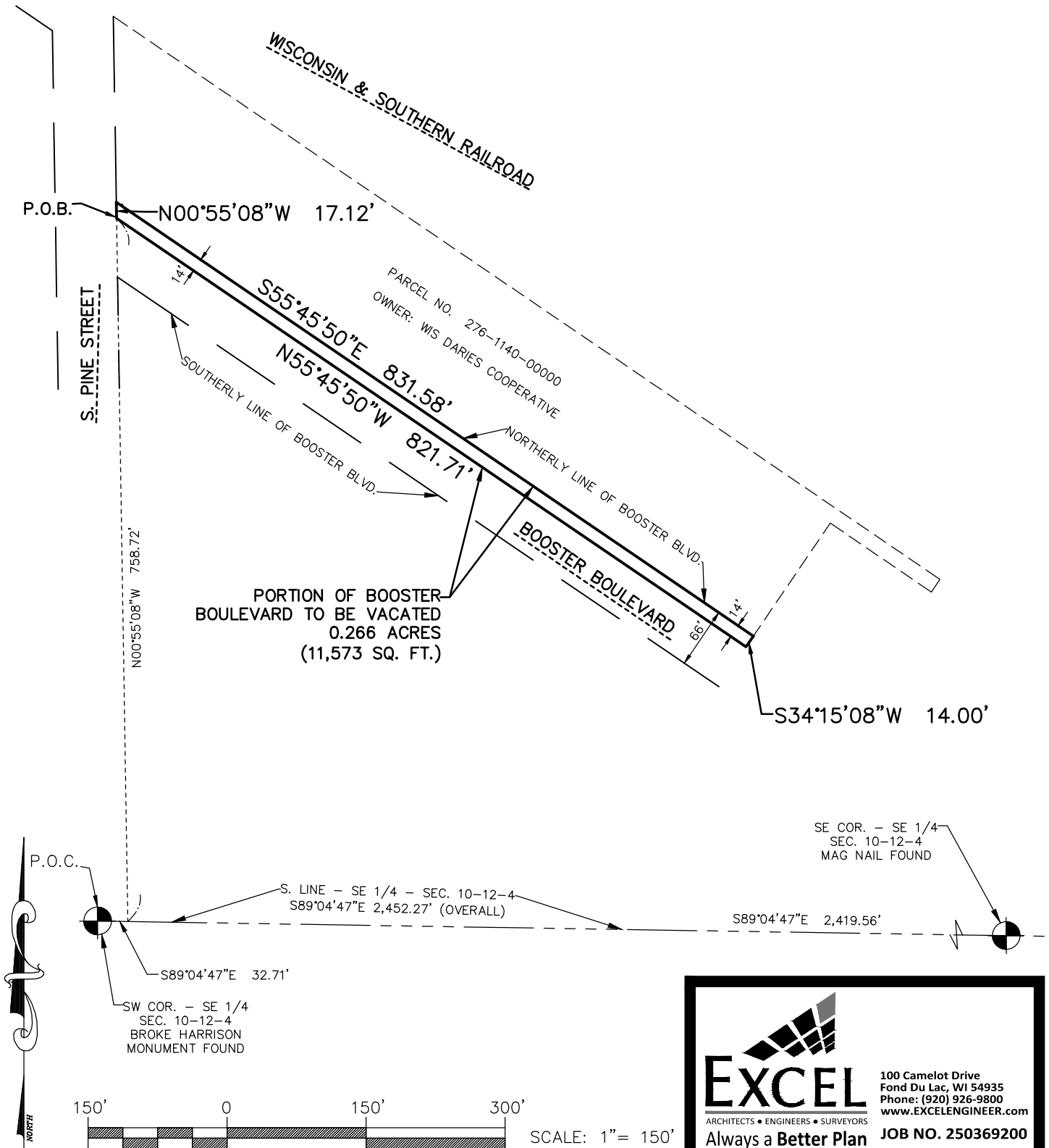
Dave G. Estes, Mayor

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.