

COMMON COUNCIL AGENDA
August 24, 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 August 10, 2026 Common Council Meeting.
2. Approve Class B Beer and Class B Liquor Alcohol Beverage License Application to Kellnbot LLC for The 1904 Brewhaus at 100 E. Main St.
3. Approve Mayoral Appointment of Katherine Campbell to Board of Review.

II. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Recommendation from Plan Commission: 2nd Reading and Public Hearing - Ordinance 1988-26 - Changing Zoning from Agricultural to Residential at E7165 Copper Creek Way (Parcel Nos. 030-1186-00000 and 030-0001-01000).
2. Recommendation from Plan Commission: Approve/Deny - Ordinance 1988-26 - Changing Zoning from Agricultural to Residential at E7165 Copper Creek Way (Parcel Nos. 030-1186-00000 and 030-0001-01000).

III. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. Library Board, Public Works, Utility Commission (any other committees or commissions with reports).

IV. OFFICE OF THE MAYOR:

V. 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
Meeting of the Common Council
August 10, 2026

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

Absent: Alderperson Sonny Hyde.

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 5:30 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the Minutes from the July 27 Common Council Meeting; July Monthly Payments Report; July Monthly Building Permit Report; and July Monthly Ambulance Report.

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

GENERAL BUSINESS

1. Approve/Deny: Resolution 4604-26 - Exempting the City of Reedsburg from Paying Sauk County Library Tax.
 - a. **Motion: Deitrich, Second: Bauer to approve Resolution 4604-26 as presented. Motion carried 8-0.**
2. Review and Approve/Deny: Bids for Fieldhouse.
 - a. **Motion: Mares, Second: Moon to approve awarding the bid for the Fieldhouse flooring to Baseman Bros. Motion carried 7-1-0 with Deitrich voting no.**

Motion: Frenz, Second: Kummer to adjourn.

Motion carried 8-0. The meeting adjourned at 6:11 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	City of Reedsburg
License Period	8-25-2026 to 7-30-2027

Application Type (check one)

☒ Initial (New) ☐ Renewal

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

☐ Class "A" Beer \$ ☒ Class "B" Beer \$ 100.00
☐ "Class A" Liquor \$ ☒ Regular "Class B" Liquor \$ 500.00
☐ "Class A" Liquor (cider only) \$ ☐ Reserve "Class B" Liquor \$
☐ "Class C" Liquor (wine only) \$ ☐ Above-Quota "Class B" Liquor \$

Fees

License Fee(s)	\$ <u>600.00</u>
Background Check Fee	\$ <u>.00</u>
Publication Fee	\$ <u>25.00</u>
Total Fees	\$ <u>625.00</u>

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)

Kellinbot LLC

2. Business Trade Name or DBA

The 1904 Brewhaus

3. FEIN

42-3648678

4. Wisconsin Seller's Permit Number

456-1032619175-02

5. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☒ No
If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization

Wisconsin

8. Date of Organization

07/02/2026

9. Wisconsin DFI Registration Number

K069804

10. Premises Address

100 E. Main St.

11. City

Reedsburg

12. State

WI

13. Zip Code

53959

14. County

Sauk

15. Governing Municipality: ☒ City ☐ Town ☐ Village
of: REEDSBURG

16. Aldermanic District

17. Premises Phone

608-495-1616

18. Premises Email

kellinbot1902@gmail.com

19. Website

20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☒ Brewing and storage of alcohol

will be in the basement and behind the bar area on the main floor.

21. Mailing Address (if different from premises address)

P.O. Box 401

22. City

Wonegan

23. State

WI

24. Zip Code

536-53968

Part B: Questions

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

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

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

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☒ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

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

☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☒ (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

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

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

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

Last Name Kellner		First Name Emily		M.I. J
Title owner	Email emkell13292@gmail.com		Phone 608-495-1616	
Signature [Signature]			Date 07/19/2026	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 7-21-2026	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk			Date Provisional License Issued (if applicable)

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

[illegible]

Appointments to the City of Reedsburg Board of Review

August 24, 2026

1. Katherine Campbell

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

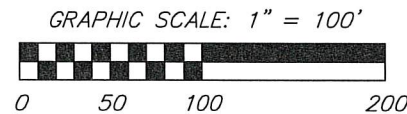
**The applicant or representative
MUST ATTEND the meeting(s).**

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

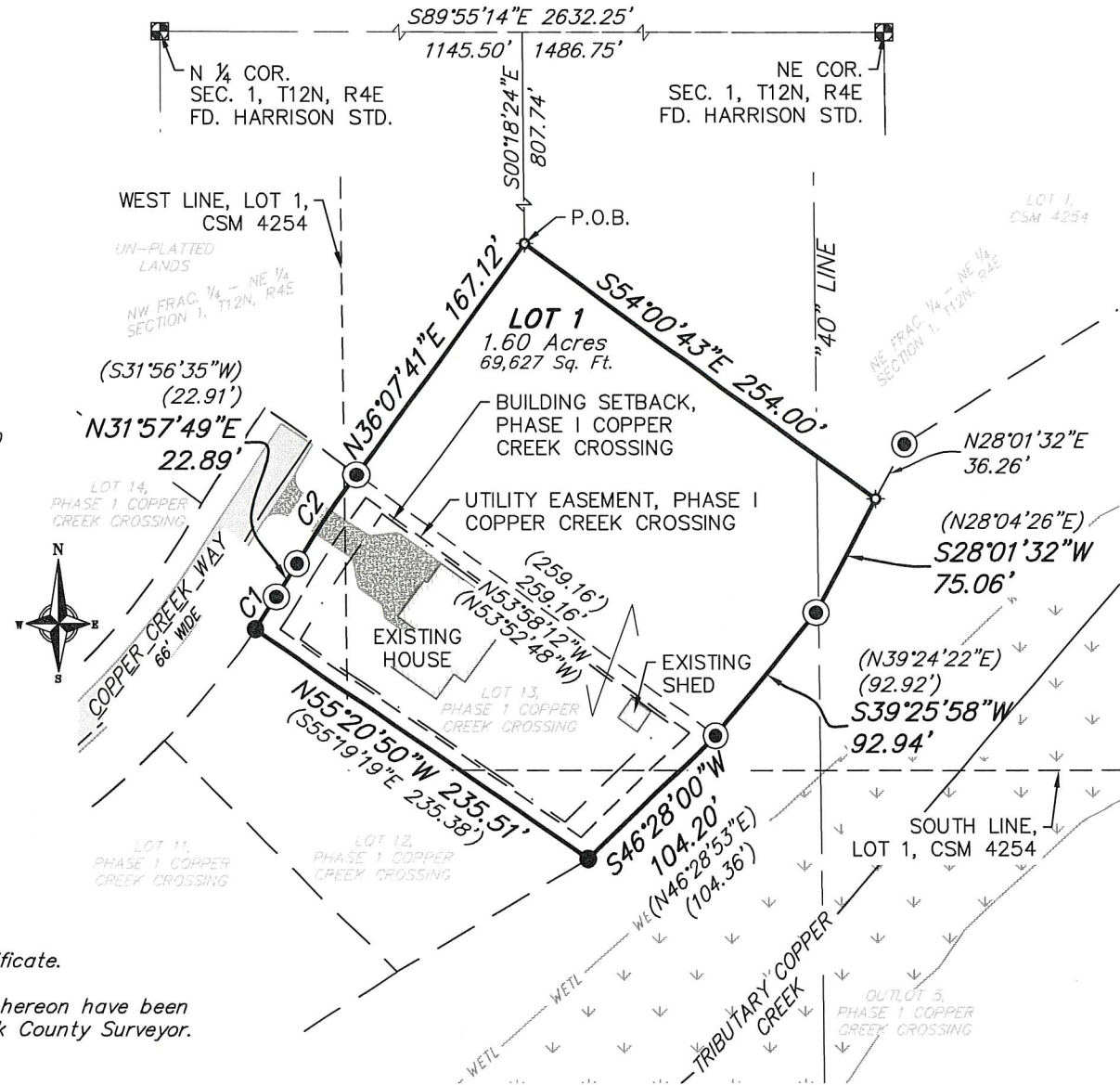
- PUBLIC LAND CORNER AS NOTED
 - FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

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.

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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: _____

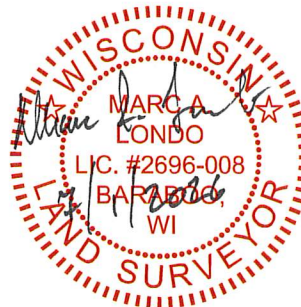
REGISTER OF DEEDS CERTIFICATE

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