

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, January 19, 2016, **5:15 PM**
Location: Council Chambers, Municipal Building, 135 4th Street, Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, K. Fitzwilliams
Others Noticed: T. Pinion, E. Geick, E. Robkin, Cindy Bluske, Scott Zietlow, Richard Blakeslee, Matt Filus, Dan Gillette, Steve Higgins, Marc Londo, Jerome Mercer, Dave Malone, Todd Halvenslaben, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Approve agenda.
- c. Approve November 17, 2015 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearing

- a. Public Hearing to consider request by Kwik Trip for a Conditional Use Permit for a Variable Message Sign at 1330 South Blvd.

4. New Business

- a. Review and recommendation on Kwik Trip's request for a Conditional Use Permit to allow a variable message sign at 1330 South Blvd, City of Baraboo, Wisconsin.
- b. Review and approve a two-lot Certified Survey Map for the David A and Deloris E Leatherberry Living Trust for land in the City's Extraterritorial Plat Approval Jurisdiction, located on the west side of CTH A approximately 1/2 mile north of Crawford Street, in the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4, Section 23, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin.
- c. Review and approve a one-lot Certified Survey Map for Dan Gillette for land in the City's Extraterritorial Plat Approval Jurisdiction, located on the south side of CTH W approximately 1/3rd mile east of STH 113, in the NW 1/4 of the NE 1/4 of Section 7, T11N, R7E in the Town of Greenfield, Sauk County, Wisconsin.
- d. Review and approve a one lot Certified Survey Map for Expeditions Unlimited, LTD for land in the City's Extraterritorial Plat Approval Jurisdiction, located on northwest corner of CTH DL and Old Lake Road, in the NE 1/4 of the NW 1/4 of Section 13 and the SE 1/4 of the SW 1/4 of Section 12, T11N, R6E in the Town of Baraboo, Sauk County, Wisconsin.
- e. Review and approve the First Addendum to the Plat of Pleasant View Condominium.
- f. Review and Approve Preliminary Plat for Rolling Meadows North, a 92-lot subdivision located in the NE 1/4 of the SW 1/4 & a fractional part of the NW 1/4 of the SW 1/4 of Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin by Legacy Housing, LLC.
- g. Review and recommendation concerning proposed amendment to the Zoning Code to include a minimum time or residency in the definitions for a single-family dwelling and a two-family dwelling – referred from Common Council.

5. Adjournment

Phil Wedekind, Mayor Designee
Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on January 12, 2016

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 135 4th St., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting November 17, 2015

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Tom Kolb, Pat Liston and Jim O'Neill. Kate Fitzwilliams was absent.

Also in attendance were Tom Pinion, Scott Zietlow, Hans Zietlow, Scott Turner, and Dave Malone.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: Wedekind said that one change would be made to the agenda, moving item e, Review and recommendation of GROW Baraboo to item c. It was moved by Kolb, seconded by Thurow to approve the agenda as revised. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by O'Neill to approve the minutes of the October 20, 2015 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearing

Request of Kwik Trip, Inc. for a Conditional Use Permit to allow the construction of a Convenience Store and Fueling Facility to be located at 1330 South Boulevard, Baraboo, Wisconsin – There being no testimony, the hearing was declared closed.

New Business

- a. Request of Kwik Trip, Inc. for a Conditional Use Permit to allow the construction of a Convenience Store and Fueling Facility to be located at 1330 South Boulevard, Baraboo, Wisconsin – Scott Zietlow, Director of Real Estate for Kwik Trip, 1626 Oak Street, LaCrosse, Wisconsin introduced himself to the Commission. Engineer Pinion said that this is a familiar request as it was reviewed two years ago. He said that this is the property on the NE quadrant of US Hwy. 12 and South Blvd. He said that there was a conditional use permit approved at that time, along with a site plan; however, since nothing was done for a period of 12-months it expired. Kolb questioned the area that was not being built on. Zietlow said that there was a fuel restriction by Turner Oil from 1956 that the title company didn't find, usually they go away in 50-years; however, there is a strange State Statute that they can be reinstated if it done within the 50-years; therefore, it is now restricted for fuel for another 50 years. He said that the store will be nicer than the one previously proposed; it has been upgraded to a 7,000 square foot, rather than 5,000 square foot. He said that once the store is built the empty lot will become available. Wedekind asked how big the lot is and it was stated that it is 1.16 acres. Pinion said that at this time there are two driveways on to South Blvd. and off of South Blvd., one is directly across from the driveway that serves Deppe, WCCC, and the Dollar Tree, so it will be convenient in terms of traffic there, at least it will function like a 4-way intersection, although two of the legs are really private driveways. He said that the City will want them wide enough so that there will be a lane for right out, a lane for left out, and a lane for inbound traffic. Kolb asked if this was in the plan or something that needs to be stipulated. Pinion said that it is something that the Commission may stipulate in the site plan, the driveways will be wide enough to do that, and it is a matter of providing the appropriate pavement markings on the property to encourage people to use it appropriately. It was moved O'Neill to approve the Conditional Use to allow the construction of a Convenience Store and Fueling Facility to be located at 1330 South Boulevard conditioned upon proper lane markings. Kolb seconded the motion. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, and Wedekind. Nay – 0, and the motion carried.
- b. Review and approve Site Plan for proposed Kwik Trip Convenience and Fueling Facility at 1330 South Blvd. – Zietlow said that the elevations shows a much larger building, 4-sided architecture. He said that there will be ten fueling islands with 20 positions. It was moved by Liston, seconded by Franzen to approve the Site Plan as presented. Pinion said that the Site Plan meets the requirements for the City, although we would be looking for the technical documents, such as the Stormwater Management Plan, Landscape Plan, and Lighting Plan; therefore, any approval should be contingent upon satisfactory review and approval of those administratively. Liston then added the approval of Stormwater Management Plan, Landscape Plan, and Site Lighting Plan by the City Engineer to his motion. On roll call for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Wedekind, and Thurow. Nay – 0, and the motion carried.
- c. Review and recommendation of GROW Baraboo – 2015 Community and Economic Development Plan Update as an Amendment to the City's Comprehensive Plan – Mayor Palm said that the Economic Development Commission has been working on a strategic plan and also an action plan, which is being called GROW Baraboo. He said that this is a plan that is jointly being adopted by the Village of West Baraboo. He said that at this time what we would like to be able to do is use the GROW Baraboo Plan as an updated Chapter 8 to the Comprehensive Plan that was done years ago. He said that as the Commission may recall, there were things in that Comprehensive Plan that were probably were very specific then, but we were in a different economy then than we are now, and we have also learned a lot. He went on to say although that the Baraboo Riverfront is a very important aspect of our Economic Development potential in Baraboo, so are the "bookends",

which is the intersection of Highway 12 and 33 on the west side of the town, and certainly the east side of town. He said that it is difficult when people drive into town and see a lot of abandoned buildings on the outskirts, it kind of sets a pace for what they are going to think about the community; therefore, we are working together with the Village of West Baraboo. He said that one of things that we want to do with this plan in 2016, if approved at the budget, is to do a joint redevelopment plan for the west and east side of town with the same consultant, and the plans will be prepared at the same time. He said that with a favorable vote this evening a 30-day notice for a public hearing will have to be called at the second meeting of the Council in December. Based on the Council action that night, then it would become the new Chapter 8. Liston said that from what he has read it sounds like it is being revived, with a lot more energy. He said that it sounds like the City of Reedsburg, who was pulling out of it is now going to be back in it, as well as Sauk City and Prairie du Sac, so where does that leave the City of Baraboo as far as SCDA. Mayor Palm said that he is on the Task Force for SCDA and for the last couple of years, the SCDC just ran in place and there wasn't anything going on. He said that they came up with looking at it and saying that they are not getting on benefit out of giving the money that they give ever year; therefore, that along with the idea that what they are seeing is that many community the size of Baraboo are hiring people that will slide in for economic development positions, not that we have to follow the crowd, but it is imperative to use that someone is watching out for the Baraboo area economy. He said that when the Retail Market Analysis was done in 2011 it was realized that we had two major markets, one called convenience market that serves the Baraboo area, and the very specific market, where people would come in a buy something from Farm and Fleet, or Menards, which is called a Destination Market. He said that the Convenience market served approximately 33,000 residents, and the Destination Market served approximately 100,000, so what was realized was that the economy for the City of Baraboo doesn't stop at the City limits, it is the Baraboo area, and if each one were treated separately, we would just fight each other for the same bones instead of trying to grow the whole economy organically. He said that he is looking to have funds put aside this year, not only by the City, but also by the Village and the Chamber of Commerce. Directed back to the question of what is going on with SCDC, things were not going well and they looked around at other county-wide economic development groups and what was seen is that the model is moving away from the old standard, which was municipalities getting together and trying to figure out how to do economic development, and that worked well when there was 17% unemployment with Badger closed. He said that we needed to get business into Sauk County; the SCDC was successful in doing that. However, fast forward the model 40 years and now we have 3.2% unemployment, there isn't a company in town that says they have enough workers, so the dynamics have changed, but the SCDC's model has not. He said most of what is being seen now is successful models out there are private/public, where there private side investment and public side support, so that is what the Task Force is being charged with, coming up with a model that will work in Sauk County. He said that the question Liston asked is are these going to be conflict with each other, or are they going to work harmoniously with each other, working on the area wide economy is our responsibility, SCDC needs to take a look at a more county-wide effort as to how we are going to identify ourselves as a place for people to come to live, work and bring their business, because at this time, we have a labor shortage, we don't have enough qualified workers. Kolb asked if a qualified person in economic development on a part-time can be found. Palm said that initially the position will be filled internally by using the vast knowledge that Pat Cannon has. At this time he splits his time between the Community Development Authority and Economic Development; therefore, we will be moving him out of Donahue Terrace into an office space that will allow him to concentrate on Economic Development for the time he is in that space. It was moved by Liston to send this to the Council and schedule the public hearing. Franzen seconded the motion. On roll call vote for the motion, Ayes – Liston, O'Neill, Kolb, Wedekind, Thurow, and Franzen. Nay– 0, and the motion carried unanimously.

- d. Review and recommendation concerning proposed amendment to the Zoning Code to include a minimum time of residency in the definitions for a single-family dwelling and a two-family dwelling – referred from Common Council – Pinion said this started in July when the idea of establishing the ability to regulate short term rental in Baraboo was introduced. He said that it has progressed to the point where we decided to change the definition of a dwelling, send it to the Council with a minimum occupancy of 30-days. The first reading didn't generate any questions, between the first and second reading a couple people who operate this type of establishments expressed some concern; therefore, the Council sent it back to the Commission. He said that if the Commission wants to regulate this then the staff needs some direction on how best to achieve that goal. Kolb said that he would like to see these things in Baraboo, but on a limited basis; therefore, is there any way to regulate it through licensing, or conditional use permit so that they don't overly proliferate and the City would have some control. Pinion said that if the City were going to let them exist there are several different ways that we could attempt to regulate them. He said that administratively it won't be easy no matter how it is done, at this time if nothing is done it would be on a complaint basis and the police department would response. He said that from a zoning perspective these are located in single family neighborhood, no more than three unrelated persons are suppose to reside there; however, the Zoning Administrator is not going to check on a weekly basis on the tenants to see if they are complying. Liston felt that even if the Commission would approve this it will still be on a complaint basis. Pinion said that a new license could be created for this purpose, or could try to modify an existing permit that is issued by the Treasurer for all establishments that provide overnight accommodations, a.k.a. "Room Tax". He said that under Chapter 3 of the City Ordinance a retail sales tax (room tax) is imposed, and people that provide overnight accommodations for less than 30 days are obligated to enroll in the program, obtain a permit, and pay the 6% sales tax. Kolb felt that if it were done through CUP the City would be able to regulate them better. Wedekind said by license there could be an agreement that they would have to have neighborhood approval. Liston felt that the Commission is trying to find a solution for a problem that doesn't exist. Thurow feels that something should be developed that would spell out what could be done. Kolb agreed with Thurow and said it would be better to be pro-active. Franzen said that he has

rented short-term three times this year and felt that it was very convenient to have. He said that he thinks it is a good thing to bring people to the City; however, he agrees that some problems may arise, but it is short-term. Kolb asked if the City does nothing if the room tax can still be collected. Pinion said at the very least he felt that they would be notified that they would need to get a permit for the room tax. Pinion said that he would place in on next month's agenda for more discussion.

- e. Review and approve, conditionally approve, or reject a two-lot Certified Survey Map for the David A. and Deloris E. Leatherberry Living Trust for land in the City's Extraterritorial Plat Approval Jurisdiction, located on the west side of CTH A approximately 1/2 mile north of Crawford Street, in the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4, Section 23, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin – Pinion said that this was the topic of discussion last month. Liston said that the petition is not in attendance and it should be an automatic denial. Pinion said that since it was submitted there is a 90 day clock that starts ticking by State Statutes, if the Commission does nothing it will automatically be approved. He said that he did notify the surveyor that this would be a topic for discussion and because of the 90day clock we would likely look to take action. He said that this is the same as was before the Commission and because the applicant couldn't decide where he wanted to establish the required preservation area easement, whether it would be on Lot 1 as the City is requiring, or elsewhere on the home farm as the County may allow; therefore since this is up in air the motion to approve it was withdrawn, but it is something because of the statutory clock that it has to be looked at. He went on to say that since there is not documentation that demonstrates there's any preservation easement on this, it doesn't comply with the City's ordinance. Kolb moved to reject the CSM as submitted. O'Neill seconded the motion. On roll call vote for the motion, Aye – O'Neill, Kolb, Wedekind, Thurow, Franzen, and Liston. Nay – 0, and motion carried.
- f. Review and approve two lot Certified Survey Map of Lot 1, Block 2, Rolling Meadows subdivision plat, being a part of the NW1/4 of the SW1/4 of Section 30, T12N, R7E, City of Baraboo, Sauk County, Wisconsin, by Legacy Housing, LLC – Dave Malone, 1303 Capitol View Court, Waunakee then addressed the Commission. He said that this lot was originally a single family home lot and he is requesting to divide it into two lots so that it is more conforming to the other lots in the subdivision. Pinion this CSM meets all requirements in the subdivision and planning ordinance. It was moved by Kolb, seconded by Liston to approve the CSM as presented. On roll call vote for the motion, Ayes – Kolb, Wedekind, Thurow, Franzen, and O'Neill. Nay – 0, and the motion carried.

Adjournment - It was moved by O'Neill and seconded Kolb to adjourn at 6:05 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee

PLAN COMMISSION ITEM SUMMARY
January 19, 2016

SUBJECT: SUBJECT: REVIEW AND RECOMMENDATION ON KWIK TRIP'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A VARIABLE MESSAGE SIGN AT 1330 SOUTH BLVD, CITY OF BARABOO, WISCONSIN.

SUMMARY OF ITEM A: Kwik Trip is requesting a Conditional Use Permit for the 12 sq ft electronic variable message sign that is part of their monument sign for the new development. Pursuant to the City's Sign Code, all variable message signs are regulated as Conditional Uses.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP FOR THE DAVID A AND DELORIS E LEATHERBERRY LIVING TRUST FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, LOCATED ON THE WEST SIDE OF CTH A APPROXIMATELY ½ MILE NORTH OF CRAWFORD STREET, IN THE NE ¼ OF THE NE ¼ AND THE NW ¼ OF THE NE ¼, SECTION 23, T12N, R6E IN THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM B: Mr. Leatherberry is subdividing a 2-acre lot from his existing 38.57-acre parcel on CTH A. Although the City's minimum lot size regulation in the ETJ area is 20 acres, this land division qualifies under the Special Exception provision in Section 18.02 (8)(b)(6) of the City's Subdivision and Platting Code since it meets the following criteria:

- The density of the buildable lots does not exceed 1 per 20 acres
- The new buildable lot does not exceed 2 acres in size
- The land division is by CSM
- Non-buildable lands are enrolled in a Preservation Easement in accordance with the Sauk County Planned Development (Cluster) Program (all of Lot 1 of the proposed CSM).

The Preservation Area Easement, which is a requirement of the Sauk County Land Division and Subdivision regulations, will be applied to Lot 1. The Town of Baraboo has reportedly approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8)(b)(6) – *Minimum Lot Size or Parcels in the City's ET Plat Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE A ONE-LOT CERTIFIED SURVEY MAP FOR DAN GILLETTE FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, LOCATED ON THE SOUTH SIDE OF CTH W APPROXIMATELY 1/3RD MILE EAST OF STH 113, IN THE NW ¼ OF THE NE ¼ OF SECTION 7, T11N, R7E IN THE TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM C: Mr. Gillette is subdividing a 1.6-acre lot from his existing 105-acre parcel on CTH W. Although the City's minimum lot size regulation in the ETJ area is 20 acres, this land division qualifies under the Special

Exception provision in Section 18.02 (8)(b)(6) of the City's Subdivision and Platting Code since it meets the following criteria:

- The density of the buildable lots does not exceed 1 per 20 acres
- The new buildable lot does not exceed 2 acres in size
- The land division is by CSM
- Non-buildable lands are enrolled in a Preservation Easement in accordance with the Sauk County Planned Development (Cluster) Program (all of Lot 1 of the proposed CSM).

The Preservation Area Easement, which is a requirement of the Sauk County Land Division and Subdivision regulations, will be applied to Mr. Gillette's contiguous property (parcels 0158 & 0184) on the north side of CTH W. The Town of Greenfield has reportedly approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8)(b)(6) – *Minimum Lot Size or Parcels in the City's ET Plat Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE A ONE LOT CERTIFIED SURVEY MAP FOR EXPEDITIONS UNLIMITED, LTD FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, LOCATED ON NORTHWEST CORNER OF CTH DL AND OLD LAKE ROAD, IN THE NE ¼ OF THE NW ¼ OF SECTION 13 AND THE SE ¼ OF THE SW ¼ OF SECTION 12, T11N, R6E IN THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM D: Expeditions Unlimited LTC is combining all of their existing property at this location to form a single 30.73-acre lot. This amounts to more of a "housekeeping" matter than anything else; no new lots are being created and the land area exceeds 20-acres so it complies with the City's Subdivision and Platting Code.

The Town of Baraboo has reportedly approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8) – *Minimum Lot Size or Parcels in the City's ET Plat Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE THE FIRST ADDENDUM TO THE PLAT OF PLEASANT VIEW CONDOMINIUM.

SUMMARY OF ITEM E: The existing Plat of Pleasant View Condominium is a 22-unit condominium development on Lot 53 of the 1st Addition to Pleasant View subdivision, a 4-acre lot. In October of 2015, the Commission reviewed and approved a CSM to separate the 1.86-acre vacant portion of the Condominium (10 un-built units owned by the Baraboo National Bank) from the existing 12 units that have been built and are privately owned. Since the boundary of the original Condominium Plat has been changed, the owners have prepared an Addendum to the Plat to reflect the 2.14-acre boundary of the Condominium. The Condominium Declaration and corresponding documents will be revised with the approval of all the owners of the Condominium, accordingly.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Chapter 18 – *Subdivision and Platting*, I have found the plat to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve / Deny the First Addendum to the Plat of Pleasant View Condominium.

SUBJECT: REVIEW AND APPROVE PRELIMINARY PLAT OF ROLLING MEADOWS NORTH, A 92-LOT SUBDIVISION LOCATED IN THE NE ¼ OF THE SW ¼ & A FRACTIONAL PART OF THE NW ¼ OF THE SW ¼ OF SECTION 30, T12N, R7E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, BY LEGACY HOUSING, LLC.

SUMMARY OF ITEM F: Legacy Housing, LLC, has an accepted offer on the vacant property to the north and to the east of Rolling Meadows subdivision. They have submitted a Preliminary Plat for the entirety of the 46.81 acres of vacant land they are buying.

The Final Plat for Rolling Meadows Estates, a 44-lot development on 21.64 acres, was approved in 2004. Rolling Meadows Estates occupies only a portion of the total 69-acres of land owned by the original developer (SWS LLC). In cases where the developer only develops a portion of the property they own, our Subdivision and Platting ordinance requires the developer to provide a concept plan for the development of the balance of their property. In this case, the original developer prepared a Preliminary Plat for his entire property, which was reviewed and approved by the City in 2003. That Preliminary Plat showed 93 lots as a future addition to Rolling Meadows Estates. Since that Preliminary Plat was approved more than a decade ago, its “approval” has long since expired.

Legacy Housing, LLC is interested in developing the balance of the property and their 92-lot Preliminary Plat of Rolling Meadows North is very consistent with the original Preliminary Plat of Rolling Meadows Estates. Legacy Housing is proposing to develop this property in phases and their initial phase will include 23 lots immediately north of Rolling Meadows Estates, as shown on their Plat.

Although the Preliminary Plat may be accompanied by the submittal of full plans and specifications, reports, and permits for all of the required improvements, the developers are requesting approval of the Preliminary Plat to minimize their “risk”. They are understandably reluctant to purchase the property and invest in complete plans and specifications without any “assurance” that the Plat will be approved.

Pursuant to Ch 236 of the Wisconsin State Statutes, approval of a Preliminary Plat entitles the developer to approval of any subsequent Final Plat(s) that is/are submitted within the 36 months following approval of the Preliminary Plat, unless that time is extended by mutual agreement, provided the Final Plat substantially conforms to the Preliminary Plat. Since the City’s Land Division regulations require an approved Sub-Divider’s Agreement, City Engineer’s approval of plans and specs, and payment of all fees prior to approval of the Final Plat, these may be very appropriate items to consider as part of a conditional approval of the Preliminary Plat.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Chapter 18 – *Subdivision and Platting*, I have found the Preliminary Plat to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve / Deny the Preliminary Plat of Rolling Meadows North

SUBJECT: REVIEW AND RECOMMENDATION CONCERNING A PROPOSED AMENDMENT TO THE ZONING CODE TO INCLUDE A MINIMUM TIME OF RESIDENCY IN THE DEFINITIONS FOR A SINGLE-FAMILY DWELLING AND A TWO-FAMILY DWELLING.

SUMMARY OF ITEM G: This matter was introduced at our July 21st meeting. An article in the April 2015 issue of the Municipality identified a common weakness in zoning codes as it relates to a municipality’s ability to regulate short-term rental homes in single-family residential zoning districts. The Commission directed the City Attorney and me to draft an amendment to our Zoning Code to restrict the use of single-family dwellings as “vacation homes” and revise the definition of a residential dwelling accordingly. The revised definition including a 30-day minimum occupancy was considered at the September 15th meeting and recommended for approval. The Common Council referred this matter back to the Commission to reconsider the minimum occupancy in light of concerns voiced by several property owners that are renting their properties for short-term tenancies utilizing VRBO and Airbnb to advertise their properties on the internet. (As of Jan 04, 2016 when I last checked these two internet sites, there is only one private home in the City of Baraboo that is advertised; last month there were two.)

At our November meeting, the options of creating a new license for this purpose or modifying an existing permit that is issued by the Treasurer for all establishments that provide overnight accommodations (a.k.a. "Room Tax") were discussed. Pursuant to Chapter 3 of the City Ordinances, a retail sales tax (room tax) is imposed and people that provide overnight accommodations for less than 30 days are obligated to enroll in the program, obtain a permit, and pay the 6% retail sales tax. Regulating this type of use as a Conditional Use was also suggested.

The two property owners that have rented their homes for overnight accommodations and have advertised their respective properties were contacted and encouraged to obtain a Room Tax permit from the City and both of them have had subsequent correspondence with the City Treasurer. Considering the Commission's concern about regulating a problem that does not really exist, maybe it would be best to monitor the City's Room Tax Permits and use it to restrict home owners in single-family residential zoning districts from providing overnight accommodations to multi-family tenants.

COMPLIANCE/NONCOMPLIANCE: N/A

ACTION: Recommend / not recommend / modify the proposed ordinance revisions.

SURVEYOR'S CERTIFICATE

I, Richard T. Blakeslee, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the NW1/4-NE1/4 and the NE1/4-NE1/4 of Section 23, T12N, R6E, Town of Baraboo, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the North ¼ corner of Section 23, said point being the point of beginning; thence S89°39'47"E, 1974.29 feet along the North line of the Northeast ¼ of Section 23; thence S00°07'39"E, 328.34 feet; thence S89°41'46"E, 19.87 feet to the Northwest corner of Lot 1 of Sauk County Certified Survey Map Number 2733; thence S00°10'57"E, 65.94 feet along a Westerly line of the aforesaid Lot 1; thence N88°59'38"W, 19.93 feet along a Northerly line of Lot 2 of Sauk County Certified Survey Map Number 2733 to the Northwest corner thereof; thence S00°07'45"E, 452.64 feet along the Westerly line of the aforesaid Lot 2 to the Southwest corner thereof, said point being located on a Northerly line of Lot 1 of Sauk County Certified Survey Map Number 4722; thence N89°52'23"W, 659.44 feet along a Northerly line of the aforesaid Lot 1; thence N89°46'17"W, 1318.98 feet along a Northerly line of the aforesaid Lot 1 to the Northwest corner of said Lot 1, said point being located on the West line of the Northeast ¼ of Section 23; thence N00°09'05"E, 851.56 feet along the aforesaid West line to the point of beginning.

Said parcel contains 38.57 acres, more or less, and is subject to an existing 66.00 foot wide easement for ingress and egress along the Southerly 66.00 feet of this Certified Survey Map as shown on Sauk County Certified Survey Map Number 4722. Lots 1 and 2 of this Certified Survey Map have access to County Trunk Highway 'A' by an existing 66.00 foot wide driveway easement as recorded on Document Number 787570.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, and the City of Baraboo Subdivision Regulations. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

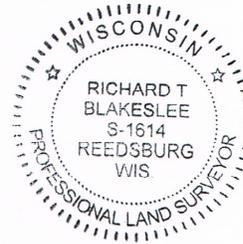
That I have preformed such Certified Survey under the direction of the David A. & Delores E. Leatherberry Living Trust, S4166 Crawford Street, Baraboo, WI 53913, owner's of said lands.

10-09-2015

Date



Richard T. Blakeslee
Professional Land Surveyor S-1614



Soil Certificate

Lots 1 and 2 have not had a Soil's Evaluation done. No construction for human habitation will be allowed on Lots 1 and 2 until an approved sanitary septic site has been approved by the office of Sauk County Planning and Zoning.

Baraboo Town Board Approval

Resolved, that this Certified Survey in the Town of Baraboo, be and is hereby approved.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Baraboo Town Board and made effective this _____ day of _____, 2015.

Town Board Chairman

Sauk County Planning Agency Approval

Resolved, that this Certified Survey in the Town of Baraboo, be and is hereby approved in compliance with Chapter 236 of the Wisconsin Statutes, and the zoning requirements of the Sauk County Planning Agency Land Division and Subdivision Regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Planning Agency and made effective this _____ day of _____, 2015.

Date

Administrator

CITY RESOLUTION

Resolved that the Certified Survey Map attached hereto, and filed with the City of Baraboo, Wisconsin, by the City of Baraboo, owner is hereby approved by the Plan Commission and the Common Council of the City of Baraboo, Wisconsin.

Plan Commission and Common Council
City of Baraboo, Wisconsin

Baraboo City Engineer

Baraboo City Mayor

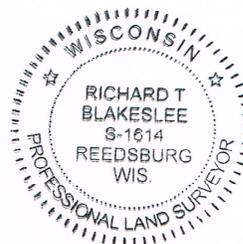
I hereby certify that the foregoing is a copy of a resolution adopted by the Planning Commission and Common Council of the City of Baraboo, Wisconsin.

Date

Approved _____
Baraboo City Clerk

10-09-2015
Date


Richard T. Blakeslee
Professional Land Surveyor S-1614



SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW¼-NE¼,
SECTION 7, TOWN 11 NORTH, RANGE 7 EAST,
TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ (NW¼-NE¼) OF SECTION 7, TOWNSHIP 11 NORTH, RANGE 7 EAST, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 7, TOWNSHIP 11 NORTH, RANGE 7 EAST; THENCE S 89°21'16" E, A DISTANCE OF 481.91 FEET ALONG THE NORTH LINE OF THE NORTHEAST ¼ (NE¼) OF SECTION 7 TO THE POINT OF BEGINNING;

THENCE CONTINUING S 89°21'16" E, A DISTANCE OF 343.11 FEET ALONG THE NORTH LINE OF THE NE¼ OF SECTION 7 TO THE WESTERN BOUNDARY OF LOT NUMBER ONE (1) OF SAUK COUNTY CERTIFIED SURVEY MAP (CSM) NUMBER 4805;

THENCE S 00°15'27" W, A DISTANCE OF 73.73 FEET ALONG SAID WESTERN BOUNDARY;

THENCE S 80°51'37" W, A DISTANCE OF 63.84 FEET;

THENCE S 00°15'27" W, A DISTANCE OF 147.67 FEET;

THENCE N 89°21'16" W, A DISTANCE OF 280.13 FEET;

THENCE N 00°15'27" E, A DISTANCE OF 232.25 FEET TO THE POINT OF BEGINNING.

SAID CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 70,045 SQUARE FEET OR 1.61 ACRES OF LAND, MORE OR LESS.

SAID CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES, INCLUDING THE RIGHT-OF-WAY OF C.T.H. "W".

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, THE SUBDIVISION REGULATIONS OF SAUK COUNTY AND THE TOWN OF GREENFIELD AND ALSO CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

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

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF DANIEL GILLETTE, REGISTERED AGENT FOR WILD ROSE RANCH LLC, OWNER OF THIS CERTIFIED SURVEY MAP.

THAT THE VACANT LOT(S) OF THIS CERTIFIED SURVEY MAP ARE CONSIDERED UNBUILDABLE UNTIL A "SOILS AND SITE EVALUATION REPORT" AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE SAUK COUNTY CONSERVATION, PLANNING AND ZONING OFFICE.

THAT THE LOTS OF THIS CERTIFIED SURVEY MAP CANNOT BE FURTHER DIVIDED UNLESS APPROVED IN WRITING BY THE SAUK COUNTY CONSERVATION, PLANNING AND ZONING COMMITTEE.

THE EXCELSIOR GROUP, LLC DATE
MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185

SURVEYOR'S SEAL	CLIENT:	OWNER:
	DANIEL GILLETTE E12311 COUNTY ROAD "W" BARABOO, WISCONSIN 53913	WILD ROSE RANCH LLC E12311 COUNTY ROAD "W" BARABOO, WISCONSIN 53913
	PREPARED BY:	
		MATTHEW M FILUS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING 1320 AMBER COURT REEDSBURG, WISCONSIN 53959 PHONE: (608) 356-4131 FAX: (866) 848-3055 E-MAIL: MFILUS@EG-WI.COM WEB: WWW.EG-WI.COM
DATE: DECEMBER 28, 2015		PROJECT NUMBER: 2015-0006



PRD Preservation Area Easement Document Number: _____

LEGEND

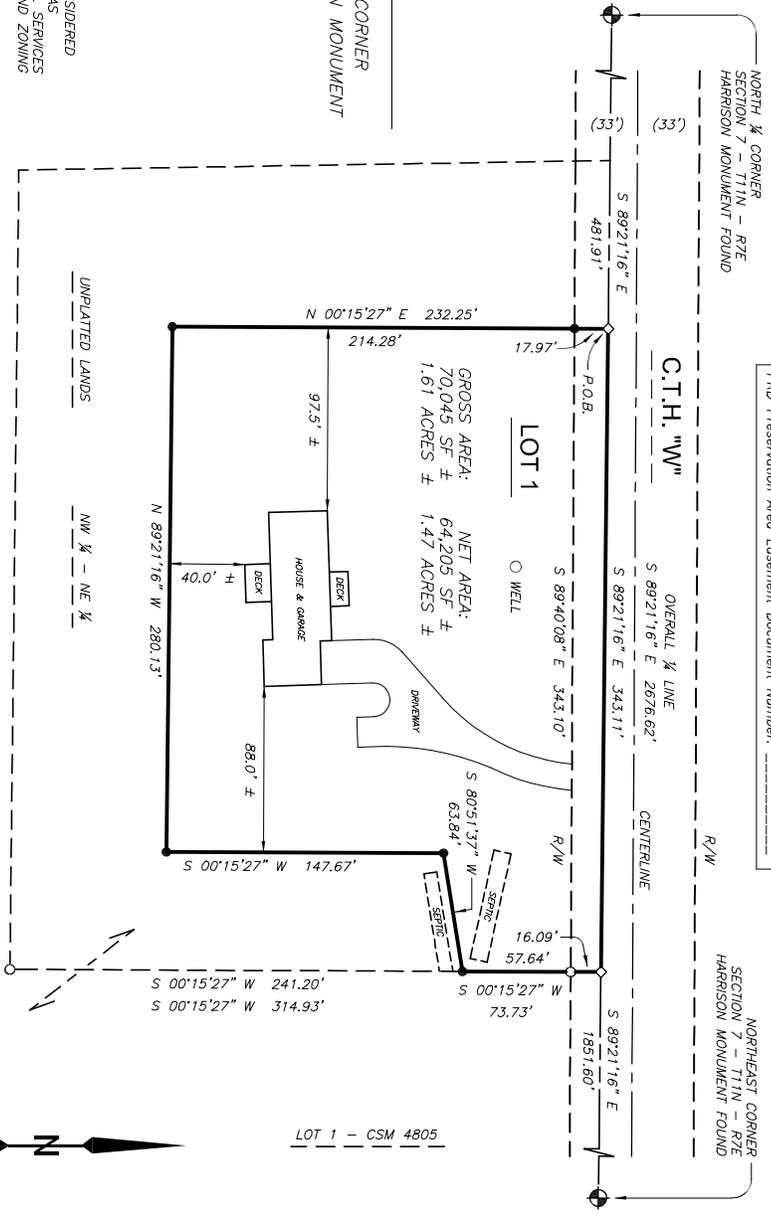
- PUBLIC LAND SURVEY SYSTEM (PLSS) CORNER MONUMENTED W/ HARRISON CAST-IRON MONUMENT
- 0.75" FERROUS ROD FOUND
- 0.75" X 24" STEEL ROD PLACED (1.13 # / LF MIN. WT.)
- ◇ COMPUTED LOCATION
- (XXX) RECORDED INFORMATION

THE VACANT LOTS (S) OF THIS CERTIFIED SURVEY MAP ARE CONSIDERED UNBUILDABLE UNTIL A "SOILS AND SITE EVALUATION REPORT" AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE SAUK COUNTY CONSERVATION, PLANNING AND ZONING OFFICE.

THE LOTS OF THIS CERTIFIED SURVEY MAP CANNOT BE FURTHER DIVIDED UNLESS APPROVED IN WRITING BY THE SAUK COUNTY CONSERVATION, PLANNING AND ZONING COMMITTEE.

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW¹/₄-NE¹/₄,
SECTION 7, TOWN 11 NORTH, RANGE 7 EAST,
TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN



BEARINGS SHOWN UPON THIS CSM ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 7, T11N, R7E, RECORDED TO BEAR S 89°21'16\"/>

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW $\frac{1}{4}$ -NE $\frac{1}{4}$,
SECTION 7, TOWN 11 NORTH, RANGE 7 EAST,
TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNER, WILD ROSE RANCH LLC, DANIEL GILLETTE, REGISTERED AGENT, HEREBY CERTIFIES THAT HE HAS CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

HE ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

- ~ TOWN OF GREENFIELD
- ~ SAUK COUNTY DEPARTMENT OF CONSERVATION, PLANNING AND ZONING
- ~ CITY OF BARABOO (EXTRA-TERRITORIAL JURISDICTION ZONE)

WILD ROSE RANCH LLC
DANIEL GILLETTE, REGISTERED AGENT

DATE

GREENFIELD TOWNSHIP BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN, BE AND HEREBY IS APPROVED BY THE TOWN OF GREENFIELD PLAN COMMISSION AND TOWN BOARD AND MADE EFFECTIVE THIS _____ DAY OF _____, 2016.

GREENFIELD TOWN BOARD CHAIRPERSON

DATE

GREENFIELD TOWN CLERK

DATE



SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW $\frac{1}{4}$ -NE $\frac{1}{4}$,
SECTION 7, TOWN 11 NORTH, RANGE 7 EAST,
TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN

CITY OF BARABOO EXTRA-TERRITORIAL JURISDICTION REVIEW:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WITHIN THE CITY OF BARABOO, WISCONSIN EXTRA-TERRITORIAL PLAT APPROVAL JURISDICTION HAS BEEN REVIEWED AND APPROVED BY THE CITY OF BARABOO, WISCONSIN.

MICHAEL PALM, MAYOR

DATE

THOMAS PINION, CITY ENGINEER

DATE

CHERYL GIESE, CITY CLERK

DATE

SAUK COUNTY PLANNING AGENCY APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF GREENFIELD, BE AND HEREBY IS APPROVED IN COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE SAUK COUNTY PLANNING AGENCY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE SAUK COUNTY PLANNING AGENCY AND MADE EFFECTIVE THIS _____ DAY OF _____, 2016.

SAUK COUNTY CONSERVATION,
PLANNING AND ZONING DEPARTMENT

DATE



SAUK COUNTY CERTIFIED SURVEY MAP NO.

A PARCEL OF LAND BEING DESCRIBED AS PART OF LOT 1 AND ALL OF LOTS 2 AND 4 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 1208 AND ADJOINING LANDS, ALL OF WHICH ARE LOCATED IN THE NE1/4-NW1/4 OF SECTION 13 AND THE SE1/4-SW1/4 OF SECTION 12, ALL IN T11N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

NOTES:

- LOT 1 OF THIS CERTIFIED SURVEY MAP IS SERVED BY MUNICIPAL SEWER.
- THE LOCATION OF THE INTERMITTENT STREAM IS ONLY APPROXIMATE.

CLIENT'S:

EXPEDITIONS UNLIMITED LTD ALC
 C/O STEVEN HIGGINS
 211844 C.P.H. DR.
 BARABOO, WI 53913



BEARINGS ARE REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 12, COMPUTED TO BEAR S00°15'37"E USING THE SAUK COUNTY COORDINATE SYSTEM.

'TABLE'

LINES 'A' THRU 'F'

A'	S00°23'20"E	39.96'
B'	S00°20'15"E	145.36'
C'	S00°23'08"E	144.30'
D'	N05°15'10"W	118.78'
E'	S00°26'05"E	100.10'
F'	N05°33'58"W	101.01'

CURVE DATA 'A'
 R = 3775.63'
 I = 04°11'52"
 L = 276.63' (276.63)
 CRA BRG = N01°17'30"W (001°17'30")
 TAN BRG = S03°13'46"E (003°13'46")

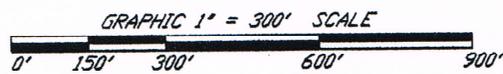
CURVE DATA 'B'
 R = 3775.63'
 I = 05°44'55"
 L = 641.30' (641.30)
 CRA BRG = N05°30'32"E (005°30'32")
 TAN BRG = N01°42'31"E (001°42'31")

CURVE DATA 'C'
 R = 492.00'
 I = 14°17'57"
 L = 122.54' (122.54)
 CRA BRG = N02°58'12"W (002°58'12")
 TAN BRG = S75°49'13"E (075°49'13")

CURVE DATA 'D'
 R = 3775.63'
 I = 03°53'52"
 L = 253.67' (253.67)
 CRA BRG = N01°00'15"W (001°00'15")
 TAN BRG = N05°58'16"W (005°58'16")

SOUTH LINE OF THE NE1/4-NW1/4 OF SECTION 13 PER C.S.M. NO. 1208

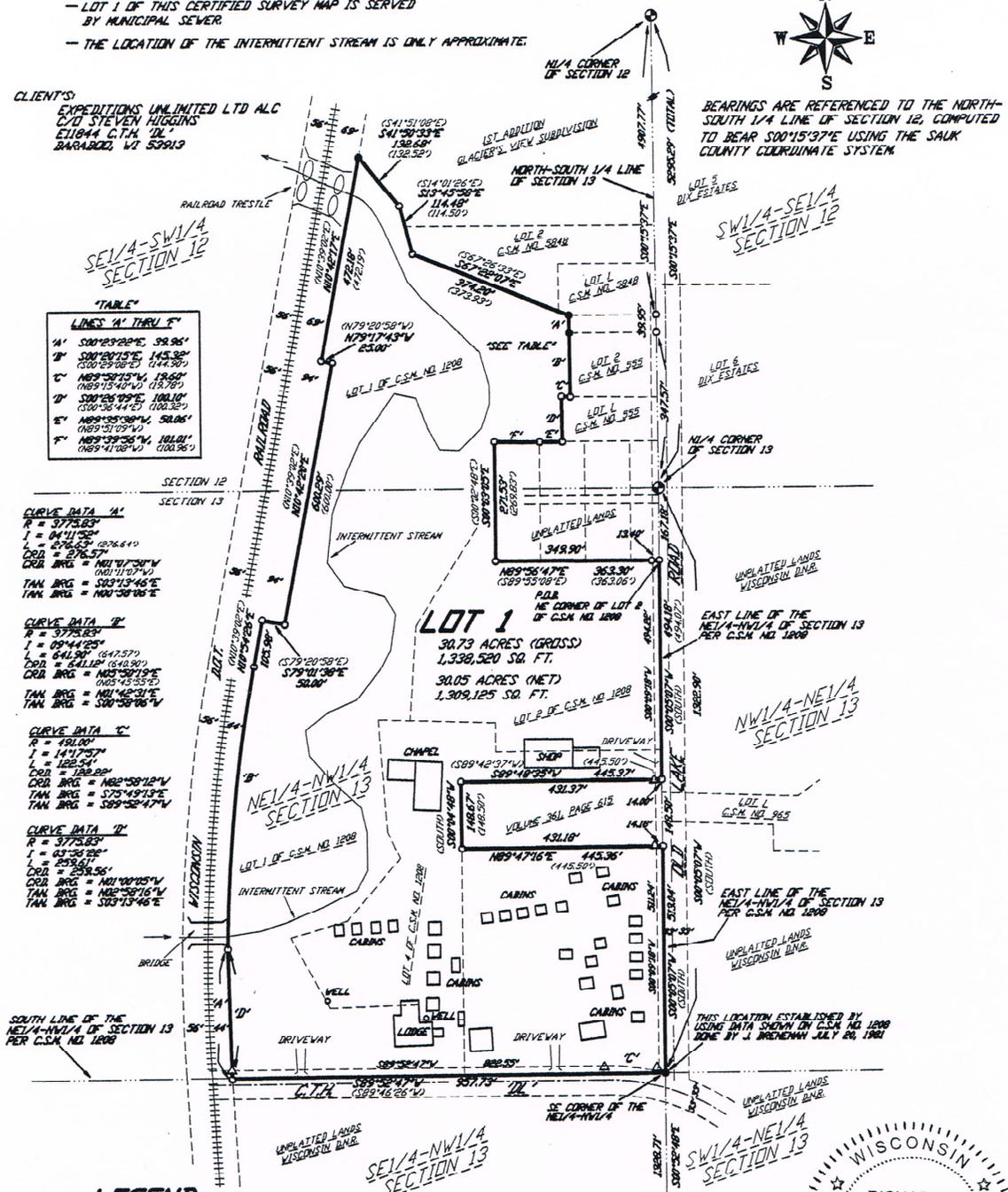
- LEGEND**
- HARRISON CAST IRON MONUMENT FOUND
 - 3/4" X 10" REBAR SET WEIGHING 1.50 LBS./LIN. FT.
 - 3/4" REBAR FOUND
 - 1" SOLID IRON ROD FOUND
 - ▲ COMPUTED POSITION
 - REC) RECORDED DATA



REVISOR 12-24-15
 12-21-2015
 DATE



Richard T. Blakeslee
 RICHARD T. BLAKESLEE
 PROFESSIONAL LAND SURVEYOR S-1614



SURVEYOR'S CERTIFICATE

I, Richard T. Blakeslee, Professional Land Surveyor, hereby certify that I have surveyed, combined and mapped a parcel of land being described as part of Lot 1 and all of Lots 2 and 4 of Sauk County Certified Survey Map Number 1208 and adjoining lands, all of which are located in the NE1/4-NW1/4 of Section 13 and the SE1/4-SW1/4 of Section 12, all in T11N, R6E, Town of Baraboo, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the North ¼ corner of Section 13; thence S00°05'07"W, 167.18 feet along the East line of the NE1/4-NW1/4 of Section 13 to the Northeast corner of Lot 2 of Sauk County Certified Survey Map Number 1208, said point being the point of beginning; thence S00°05'07"W, 494.18 feet along an Easterly line of Lot 2 and also an Easterly line of Lot 4 of the aforesaid Certified Survey Map Number 1208 to a Southeast corner of said Lot 4; thence S89°48'35"W, 445.37 feet along a Southerly line of the aforesaid Lot 4; thence S00°04'48"W, 148.67 feet along an Easterly line of the aforesaid Lot 4; thence N89°47'16"E, 445.36 feet to a point on the East line of the NE1/4-NW1/4 of Section 13; thence S00°05'07"W, 513.04 feet along the aforesaid East line to the Southeast corner of the aforesaid forty; thence S89°52'47"W, 957.73 feet along the South line of the aforesaid forty also a portion of which being the Southerly line of Lot 1 of Sauk County Certified Survey Map Number 1208 to the Southwest corner thereof, said point being located on an Easterly right-of-way line of the State of Wisconsin Department of Transportation Railroad and also located on a curve to the right, having a central angle of 04°11'52" and a radius of 3775.83 feet; thence Northerly, 276.63 feet along the arc of the curve, the long chord of which bears N01°07'50"W, 276.57 feet; thence continuing along a Westerly line of the aforesaid Lot 1 and an Easterly line of the Railroad along a curve to the right, having a central angle of 09°44'25" and a radius of 3775.83 feet; thence Northerly, 641.90 feet along the arc of the curve, the long chord of which bears N05°50'19"E, 641.12 feet; thence N10°54'26"E, 105.98 feet along a Westerly line of the aforesaid Lot 1 and an Easterly line of the Railroad; thence S79°01'38"E, 50.00 feet along a Northerly line of the aforesaid Lot 1 and a Southerly line of the Railroad; thence N10°42'20"E, 600.29 feet along a Westerly line of the aforesaid Lot 1 and an Easterly line of the Railroad; thence N79°17'43"W, 25.00 feet along a Southerly line of the aforesaid Lot 1 and a Northerly line of the Railroad; thence N10°42'17"E, 472.18 feet along a Westerly line of the aforesaid Lot 1 and an Easterly line of the Railroad to the Northwest corner of the aforesaid Lot 1; thence S41°50'33"E, 132.68 feet along a Northeasterly line of the aforesaid Lot 1; thence S13°45'58"E, 114.48 feet along an Easterly line of the aforesaid Lot 1; thence S67°22'07"E, 374.20 feet along a Northeasterly line of the aforesaid Lot 1; thence S00°23'22"E, 39.96 feet; thence S00°20'15"E, 145.32 feet along an Easterly line of the aforesaid Lot 1; thence N89°50'15"W, 19.60 feet along a Southerly line of the aforesaid Lot 1; thence S00°26'09"E, 100.10 feet along an Easterly line of the aforesaid Lot 1; thence N89°35'38"W, 50.06 feet along a Southerly line of the aforesaid Lot 1; thence N89°39'56"W, 101.01 feet along a Southerly line of the aforesaid Lot 1; thence S00°03'05"E, 271.53 feet along an Easterly line of the aforesaid Lot 1 and an Easterly line of Lot 2 of Sauk County Certified Survey Map Number 1208; thence N89°56'47"E, 363.30 feet along a Northerly line of the aforesaid Lot 2 to the point of beginning.

Said parcel contains 30.73 acres, more or less, and is subject to the rights-of-ways of County Trunk Highway 'DL' and Old Lake Road and all utility easements of record.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, and the City of Baraboo Subdivision Regulations. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

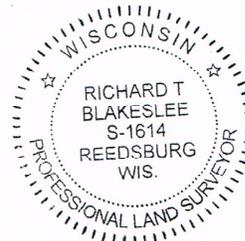
That I have preformed such Certified Survey under the direction of Expeditions Unlimited LTD ALC, c/o Steven Higgins E11844 C.T.H. 'DL', Baraboo, WI 53913, owner's of said lands.

12-21-2015

Date

Richard T. Blakeslee

Richard T. Blakeslee
Professional Land Surveyor S-1614



Soil Certificate

Lots 1 of this Certified Survey Map is served by municipal sewer.

Baraboo Town Board Approval

Resolved, that this Certified Survey in the Town of Baraboo, be and is hereby approved.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Baraboo Town Board and made effective this _____ day of _____, 2016.

Town Board Chairman

Sauk County Planning Agency Approval

Resolved, that this Certified Survey in the Town of Baraboo, be and is hereby approved in compliance with Chapter 236 of the Wisconsin Statutes, and the zoning requirements of the Sauk County Planning Agency Land Division and Subdivision Regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Planning Agency and made effective this _____ day of _____, 2016.

Date

Administrator

CITY RESOLUTION

Resolved that the Certified Survey Map attached hereto, and filed with the City of Baraboo, Wisconsin, by the City of Baraboo, owner is hereby approved by the Plan Commission and the Common Council of the City of Baraboo, Wisconsin.

Plan Commission and Common Council
City of Baraboo, Wisconsin

Baraboo City Engineer

Baraboo City Mayor

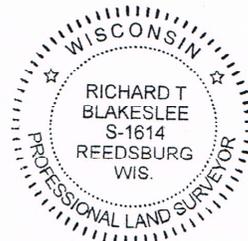
I hereby certify that the foregoing is a copy of a resolution adopted by the Planning Commission and Common Council of the City of Baraboo, Wisconsin.

Date

Approved _____
Baraboo City Clerk

12-21-2015
Date

Richard T. Blakeslee
Richard T. Blakeslee
Professional Land Surveyor S-1614



**FIRST ADDENDUM TO THE PLAT OF PLEASANT VIEW CONDOMINIUM
LOCATED IN PART OF LOT 53 OF THE FIRST ADDITION TO PLEASANT VIEW,
ALL IN THE SW 1/4 - SW 1/4 OF SECTION 30, T12N, R7E, CITY OF BARABOO,
SAUK COUNTY, WISCONSIN**

Note: Bearings are referenced to the Wisconsin County Coordinate System, Sauk County, (WCCS Sauk 9556 83/2011). The west line of the Southwest one-quarter of Section 30, T12N, R7E bears S 0°24'58" W.

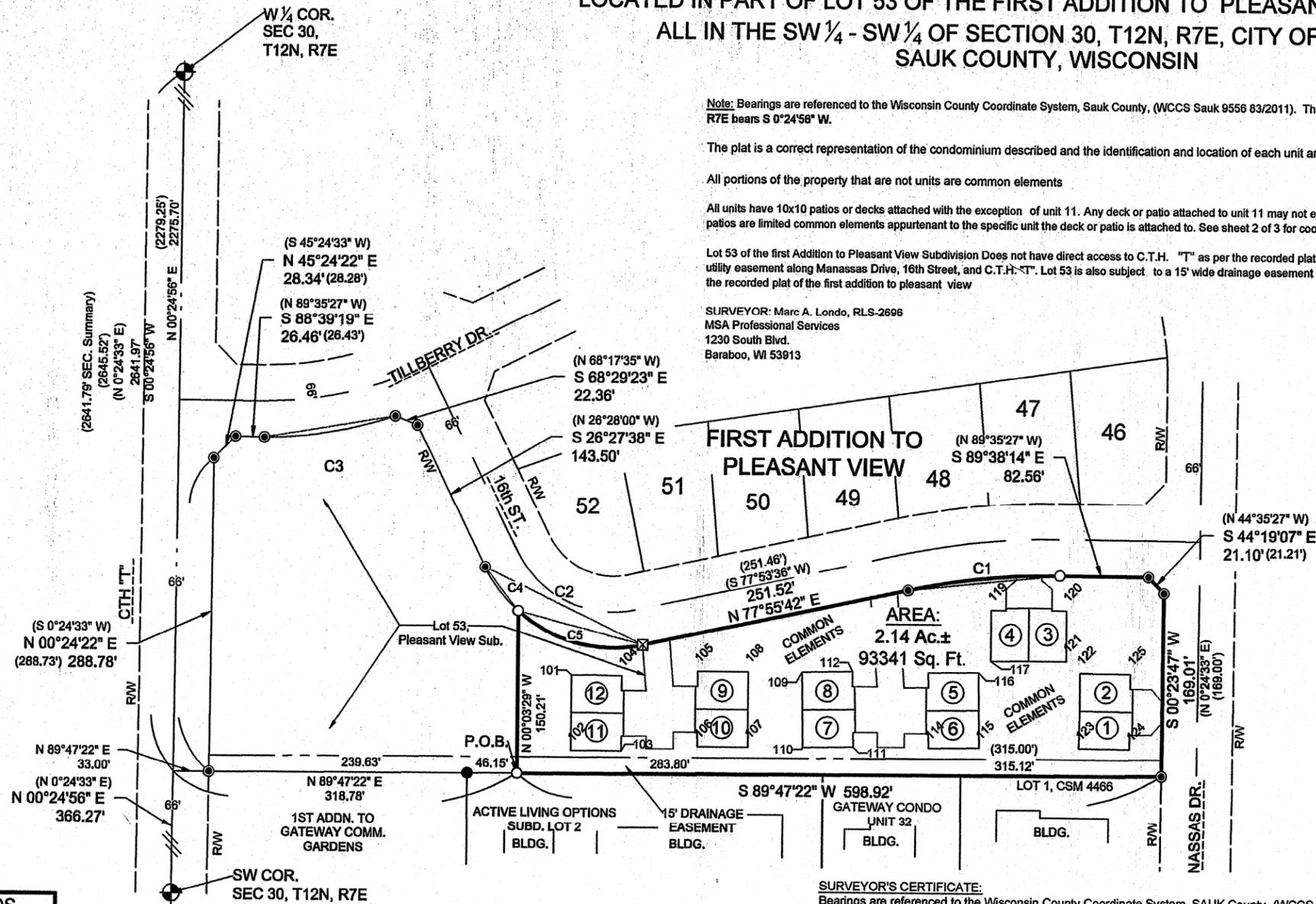
The plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

All portions of the property that are not units are common elements

All units have 10x10 patios or decks attached with the exception of unit 11. Any deck or patio attached to unit 11 may not encroach into the 15' drainage easement. Attached decks or patios are limited common elements appurtenant to the specific unit the deck or patio is attached to. See sheet 2 of 3 for coordinates of condominium corners

Lot 53 of the first Addition to Pleasant View Subdivision Does not have direct access to C.T.H. "T" as per the recorded plat of first addition to pleasant view. Lot 53 is subject to a 12' wide utility easement along Manassas Drive, 16th Street, and C.T.H. "T". Lot 53 is also subject to a 15' wide drainage easement across the south 15' thereof, said easements are set forth on the recorded plat of the first addition to pleasant view

SURVEYOR: Marc A. Londo, RLS-2696
MSA Professional Services
1230 South Blvd.
Baraboo, WI 53913



SURVEYOR'S CERTIFICATE:
Bearings are referenced to the Wisconsin County Coordinate System, SAUK County, (WCCS 9556, NAD 83/97)
The west line of the SW quarter bears N 0°24'56" E.

The plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

Through Wisconsin Stat. 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to nearby pre-existing agricultural practices. Active agricultural operations are now taking place and are planned to continue on lands in the vicinity of this C.S.M. These active agricultural operations may produce noise, odors, dust, machinery traffic or other conditions during daytime and evening hours.

Note: See sheet 2 for Curve Table

Marc A. Londo
Marc A. Londo PLS #2696
MSA Professional Services, Inc.
1230 South Boulevard, Baraboo WI 53913

12/16/2015
Date.



LEGEND

- ◆ FD. HARRISON MONUMENT
- FOUND 1-1/4" IRON ROD
- FOUND 3/4" IRON ROD
- ⊠ SET CUT CROSS IN CONC.
- SET 3/4"x18" SOLID ROD-1.50 #./FT.
- ① UNIT NUMBERS, 1 - 12
- () RECORD INFORMATION

REGISTER OF DEEDS

CONDOMINIUM PLAT

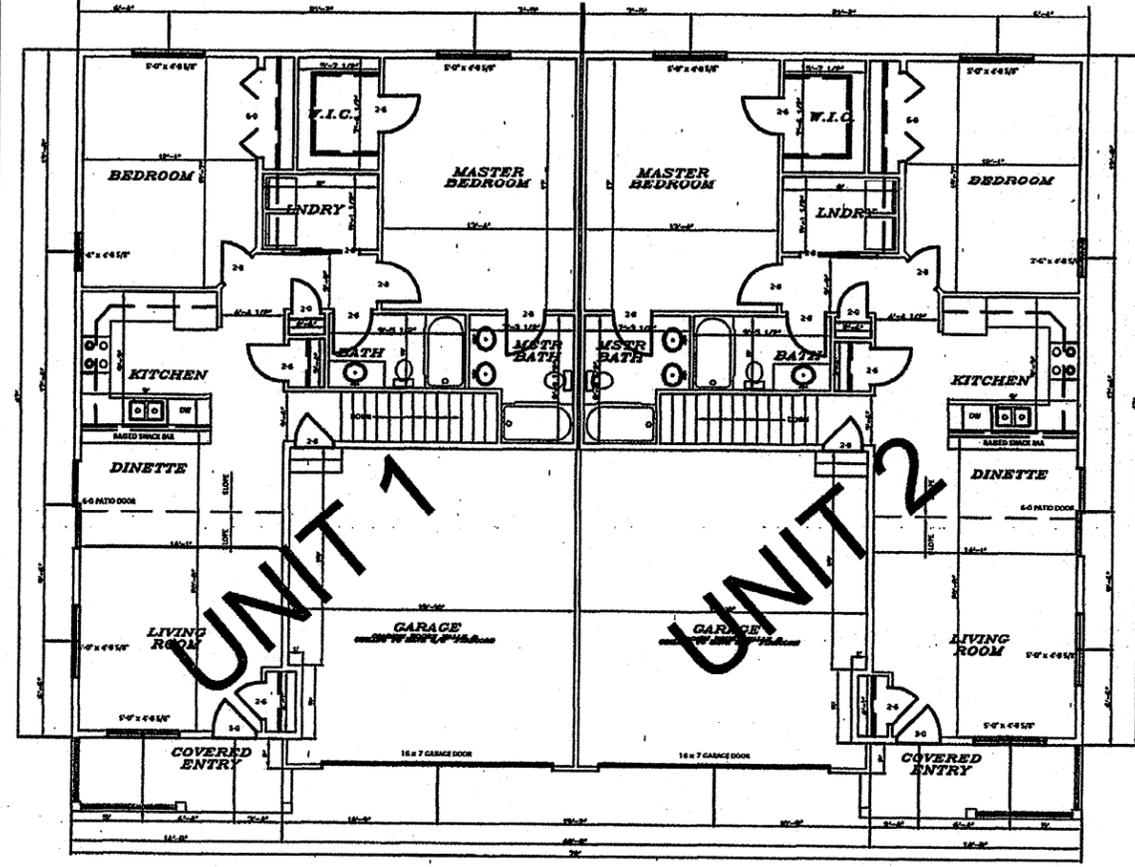
MSA
PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
1230 South Boulevard Baraboo, WI 53913
608-956-2771 • 1-800-362-4505 Fax: 608-356-2770
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

CLIENT:
Pleasant View Owners Association
1412016TH St.
Baraboo, WI, 53913

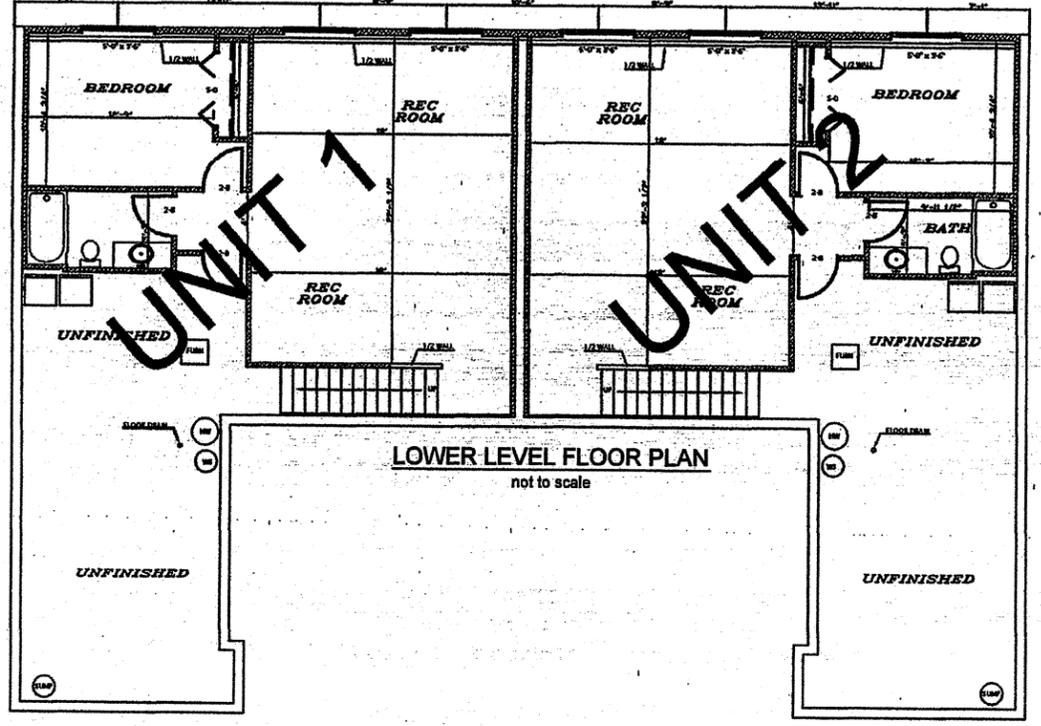
PROJECT NO.: 17465000
SCALE: 1" = 200'
DRAWN BY: mal
CHECKED BY: kz

FILE NO. 17465000
SHEET NO. 1 of 3

FIRST ADDENDUM TO THE PLAT OF PLEASANT VIEW CONDOMINIUM
 LOCATED IN PART OF LOT 53 OF THE FIRST ADDITION TO PLEASANT VIEW,
 ALL IN THE SW ¼ - SW ¼ OF SECTION 30, T12N, R7E, CITY OF BARABOO,
 SAUK COUNTY, WISCONSIN



FIRST FLOOR PLAN
 not to scale



LOWER LEVEL FLOOR PLAN
 not to scale

CONDOMINIUM PLAT

SURVEYOR: Marc A. Londo, RLS-2696
 MSA Professional Services
 1230 South Blvd.
 Baraboo, WI 53913

Note: Floor plans were taken from the original Plat of Pleasant View Condominium.

Units 3 and 4, 5 and 6, 7 and 8, 9 and 10, and 11 and 12 floor plans are represented by the floor plans and foundations shown for Units 1 and 2.

REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:
 Bearings are referenced to the Wisconsin County Coordinate System, SAUK County, (WCCS 9556,NAD 83/97)
 The west line of the SW quarter bears N 0°24'56" E.

The plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

Through Wisconsin Stat. 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to nearby pre-existing agricultural practices. Active agricultural operations are now taking place and are planned to continue on lands in the vicinity of this C.S.M. These active agricultural operations may produce noise, odors, dust, machinery traffic or other conditions during daytime and evening hours.

Note: See sheet 2 for Curve Table

 Marc A. Londo PLS #2696
 MSA Professional Services, Inc.
 1230 South Boulevard, Baraboo WI 53913
 Date: 12/16/2015



PLAN COMMISSION RESOLUTION:
 Resolved that this Certified Survey Map within the of the City of Baraboo Wisconsin, Sauk, County Wisconsin is hereby approved and accepted by the Plan Commission.

Mayor _____ Date _____
 City Engineer _____ Date _____

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Plan Commission of the City of _____ Wisconsin, this _____ day of _____, 2007

City Clerk _____

PROJECT NO.: 17465000
 SCALE: 1" = 200'
 DRAWN BY: mal
 CHECKED BY: kz

MSA
 PROFESSIONAL SERVICES
 TRANSPORTATION • MUNICIPAL
 DEVELOPMENT • ENVIRONMENTAL
 1230 South Boulevard Baraboo, WI 53913
 608-366-2771 1-800-393-4595 Fax: 608-366-2770
 Web Address: www.msa-ps.com
 © 2014 Professional Services, Inc.

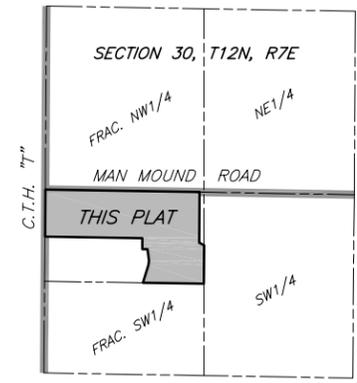
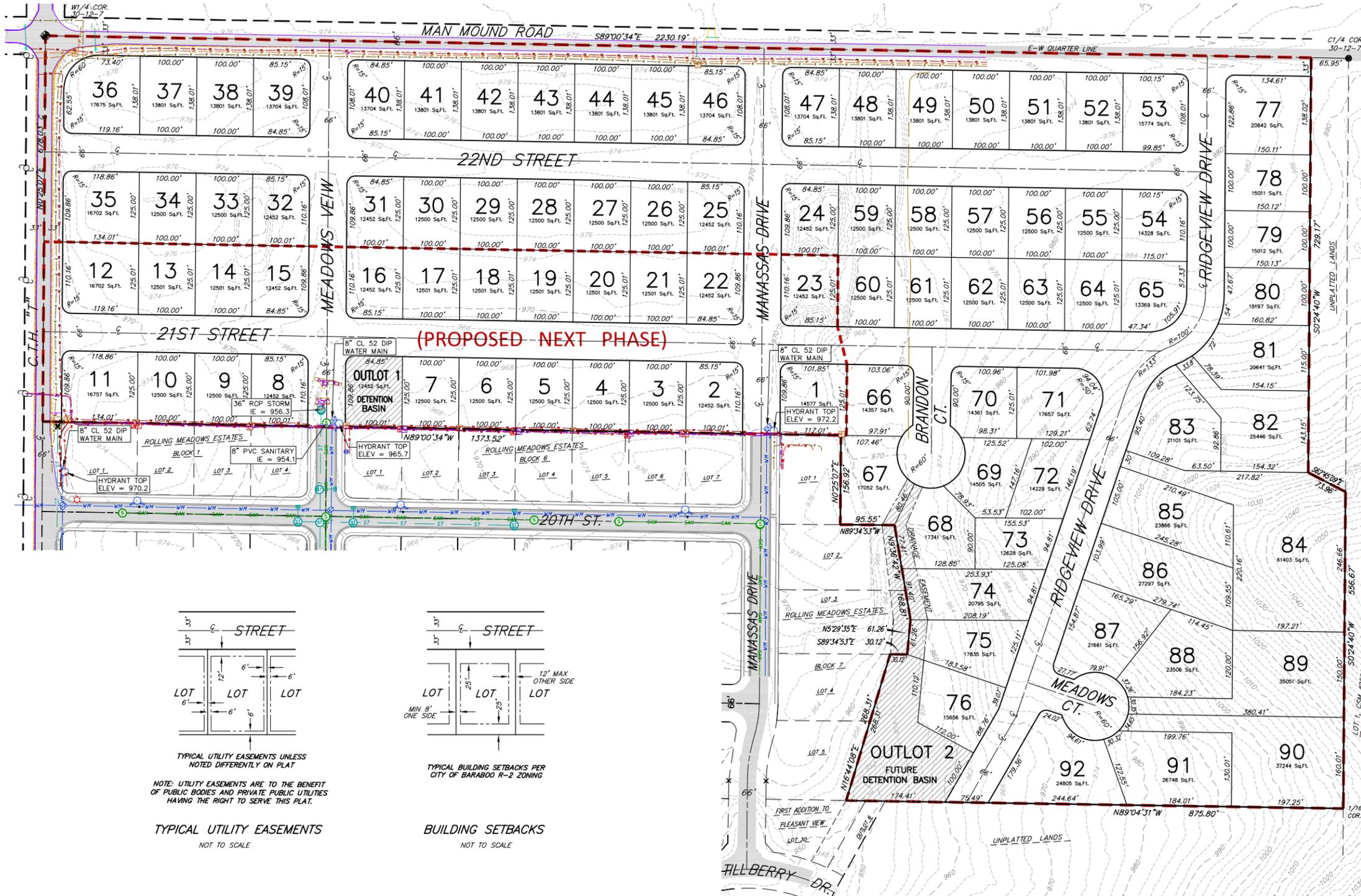
FILE NO. 17465000
 SHEET NO. 3 of 3

CLIENT:
 Pleasant View Owners Association
 1412016TH St.
 Baraboo, WI, 53913

PRELIMINARY PLAT ROLLING MEADOWS NORTH

LOCATED IN THE NE1/4-SW1/4 & THE FRACTIONAL NW1/4-SW1/4,
SECTION 30, T12N, R7E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

TOTAL AREA = 46.81 Acres
PROPOSED NEXT PHASE AREA = 10.21 Acres



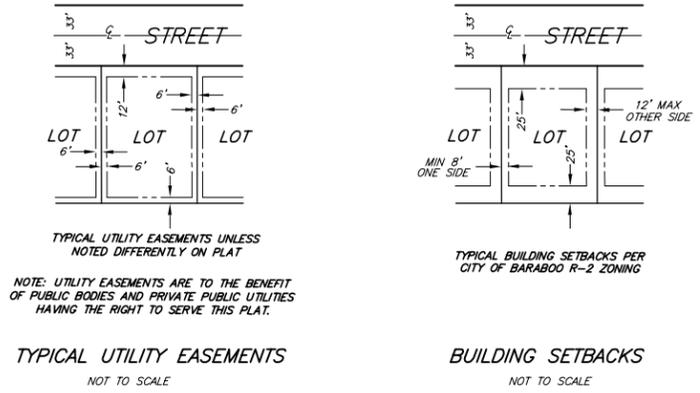
LOCATION SKETCH
SCALE 1" = 1320'



BEARINGS ARE REFERENCED TO THE
SAUK COUNTY COORDINATE SYSTEM.
THE NORTH LINE OF THE SW 1/4
OF SECTION 30 BEARS S89°00'34"E

ZONING: R-2

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING ELECTRIC BOX
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE PEDESTAL
- TOPOGRAPHIC LINework LEGEND**
- SAN - EXISTING SANITARY SEWER
 - ST - EXISTING STORM SEWER
 - WM - EXISTING WATER MAIN
 - G - EXISTING GAS LINE
 - OE - EXISTING OVERHEAD ELECTRIC LINE
 - UE - EXISTING UNDERGROUND ELECTRIC
 - UT - EXISTING UNDERGROUND TELEPHONE
 - UV - EXISTING UNDERGROUND CABLE TV
 - FO - EXISTING FIBER OPTIC LINE
 - EXISTING GENERAL FENCE
 - EXISTING GRAVEL
 - EXISTING PAVEMENT



SURVEYORS CERTIFICATE

I, Scott F. Dischler, Registered Land Surveyor, hereby certify that I have surveyed and mapped the property shown upon this plat and that the plat is a true and correct representation of the land surveyed to the best of my knowledge and belief. I further certify that I have complied with chapter A-7 of the Wisconsin Administrative Code and Chapter 18.04 of the City of Baraboo Subdivision Regulations, to the best of my knowledge and belief.

Vierbicher Associates
by: Scott F. Dischler

DATE

OWNER:
LEGACY HOUSING, LLC
1105 S. EDGEWATER STREET
EAU CLAIRE, WI 54701

Survey Prepared By:
Vierbicher Associates
400 Viking Drive
Reedsburg, WI 53959
(608) 524-6468
by: Scott F. Dischler
RLS 2605
sdis@vierbicher.com

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE
DECEMBER, 2015

DRAFTER
J. SCHROEDER

CHECKED
SDIS

PROJECT NO.
150272

SHEET
1 OF 1

DWG. NO.

ROLLING MEADOWS ESTATES

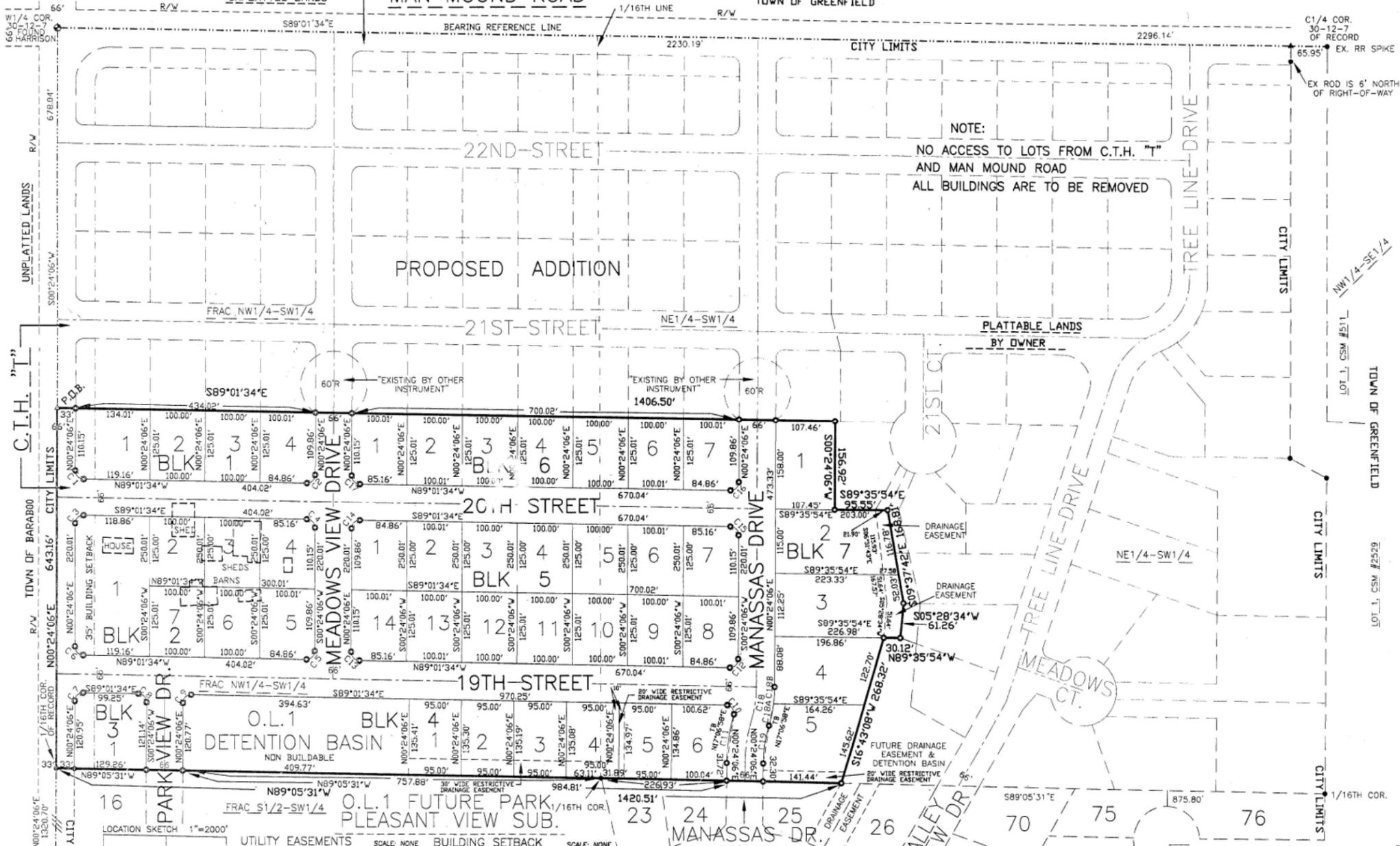
LOCATED IN THE NE1/4-SW1/4 & THE FRACTIONAL NW1/4-SW1/4
SECTION 30, T12N, R7E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

THIS PLAT IS ZONED R-2
TOTAL PLAT AREA:
942546.86 SF±
21.64 AC±
AREA OF DEDICATED
STREETS & HIGHWAY
256590.37 SF±
5.89 AC±

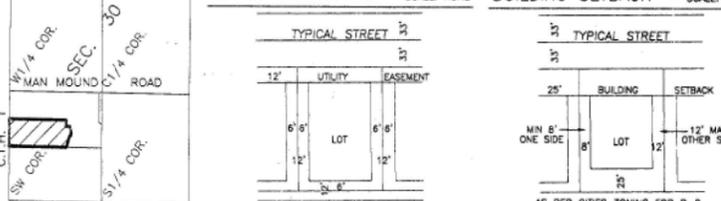
- LEGEND
- FD. GOVERNMENT MONUMENT
 - FD. 3/4" IRON REBAR
 - FD. "PK" NAIL
 - FD. RR SPIKE
 - SET 1-1/4" (O.D.) BY 18" IRON ROD-4.17 LBS./FT.
 - ALL OTHER LOT CORNERS SET 3/4" (O.D.) BY 18" IRON REBAR-1.50 LBS./FT.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW1/4 RECORDED AS S89°01'34"E
GRAPHIC SCALE
1" = 100 FEET



NOTE:
NO ACCESS TO LOTS FROM C.T.H. "T"
AND MAN MOUND ROAD
ALL BUILDINGS ARE TO BE REMOVED



OWNER/SUBDIVIDER
SWS, LLC
JEFF SCHLUTER
510 MAIN STREET
PLAIN, WI 53157
(608) 548-2871

REVISED 27TH SEPTEMBER, 2004
Kenneth H. Schuette 15 June 2004
MSA PROFESSIONAL SERVICES, INC.
KENNETH H. SCHUETTE, REGISTERED LAND SURVEYOR #1267



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified OCTOBER 7, 2004
Reece M. Porey
Department of Administration

PROJECT NO.	11657
DATE	9-13-04
SCALE	1" = 100'
CONV'D BY	KHS/MTS
DRAWN BY	MTS
CHECKED BY	KHS
FIELD CREW	
FIELD SHEET DATE	
FIELD BOOK	1209
FILE NO.	12-1-62
SHEET	2



TRANSPORTATION • MUNICIPAL • REDEMPTION
DEVELOPMENT • ENVIRONMENTAL
1230 South Boulevard, Baraboo, WI 53113
608-355-2771 1-800-362-4605 Fax: 608-355-2770

Rolling Meadows North - Preliminary Plat

Preliminary Checklist for Environmental Assessment of Plats, Land Divisions, and Community Development Plans (All yes answers must be explained in detail by attaching maps and supporting documentation describing the impacts of the proposed development).			
I. Land Resources. Does the project site involve:		Yes	No
A.	Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two (2) foot contour intervals).		✓
B.	A landform or topographic feature of local or regional interest.		✓
C.	A floodplain (If yes attach two (2) copies of a typical stream valley cross section showing the channel of the stream, the 100 year floodplains limits and the floodway limits (if officially adopted), of each side of the channel and a cross section of area to be developed)		✓
D.	An area of soil instability – greater than 18% slope and/or organic soils, peaks, or mucks at or near the surface		✓
E.	An area of bedrock within 6 feet of the soil surface		✓
F.	An area with the groundwater table within 10 feet of the soil surface		✓
G.	An area with fractured bedrock within 10 feet of the soil surface		✓
H.	Prevention of gravel extraction		✓
I.	A drainageway for 5 or more acres of land		✓
J.	Lot coverage of more than 50% impermeable surfaces		✓
K.	Prime agricultural land		✓
L.	Wetlands and Marshes		✓
M.	Land elevation above 950 (U.S.G.S. Datum)	✓	
N.	Mapped environmental corridors		✓
II. Water Resources. Does the proposed project involve:			No
A.	Location within an area traversed by a navigable stream or dry run		✓
B.	Greater than 10% change in the capacity of a storm water storage facility or flow of a waterway within 1 mile		✓
C.	The use of septic tank-soil absorption fields for on-site waste disposal		✓
D.	Lowering of water table by pumping or drainage		✓
E.	Raising of water table by altered drainage patterns		✓
F.	Lake frontage		✓
III. Biological Resources. Does the project involve:		Yes	No
A.	Critical habitat for plants and animals of community interest		✓
B.	Endangered, unusual or rare species of:		✓
	1. Land animals		✓
	2. Birds		✓
	3. Plants		✓
C.	Removal of over 25% of the present trees		✓
IV. Human and Scientific Interest. Does the project site involve:			
A.	An area of archeological interest		✓
B.	An area of geological interest		✓
C.	An area of hydrological interest		✓
D.	An area of historical interest		✓
	1. Historic buildings or monuments		✓
	2. Buildings or monuments of unique architecture		✓
E.	An area of identified community recreation use		✓
V. Energy, Transportation, and Communications		Yes	No

A.	Does the development increase the traffic flow in any collector system by more than 10%		✓
B.	Is the development traversed by an existing or planned utility corridor? (gas, electricity, water, sewer interceptor, communications, storm sewer)		✓

VI. Population		Yes	No
A.	Does the development increase by more than 10% the school population of any school serving the development		✓

VII. Comments on Any of the Above That may Have a Significant Environmental Impact:
 I.M. Elevation above 950. Existing Water Main System accounts for higher elevation with a higher pressure system.

VIII. Appendices and Supporting Material:

Ordinance

The City of Baraboo, Wisconsin

Background: The Plan Commission recently reviewed the City's Zoning Code as it pertains to regulation of short-term rental homes in single-family residential zoning districts. It was discovered that the current zoning does not regulate this type of use. If the City of Baraboo wants to restrict the use of single-family dwellings as "vacation homes", then the definition of a residential dwelling needs to be modified to include a minimum time period for occupancy.

This topic was discussed at the July 21st Plan Commission meeting and again at their September 15th meeting. The Commission thought it would be appropriate to regulate this type of use and directed the City Engineer and City Attorney to draft an appropriate amendment to the Zoning Code.

This matter was reviewed by the Plan Commission at their September 15th meeting and they unanimously recommended the following change to the Zoning Code.

Fiscal Note: (check one) Not Required Budgeted Expenditure Not Budgeted **Comments:**

THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DOES ORDAIN AS FOLLOWS:

1. Section Chapter 17.08 (31) is hereby repealed and recreated to read as follows:

17.08 DEFINITIONS

- (31) DWELLING. A detached residential building designed and constructed for human occupancy that satisfies the following minimum requirements: (1733 05/17/94)
 - (a) Has a minimum of 864 square feet of habitable floor area.
 - (b) Has a minimum width along any exterior side elevation of 24 feet for the principal building and a minimum internal height of 7.5 feet for more than 50 percent (50%) of the living area.
 - (c) Is firmly fastened to a solid foundation constructed on the site in compliance with Ch. 14 of this Code and the current ~~HHR~~ SPS One- and Two-Family Uniform Dwelling Code with the exterior covering material extending to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
 - (d) Is connected to the City sewer and waterworks systems.
 - (e) Is not housing classified as TYPE 1 Manufactured Homes located in a TYPE 1 Manufactured Home Park.
 - (f) Is occupied by the same tenant(s) for a minimum of 30 consecutive days. Short-term tenancies at-will or by the week are prohibited.

2. This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the ____ day of _____, 2015, and is recorded on page ____ of volume ____.

City Clerk: _____

17.08 DEFINITIONS

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New Definition:

- (101A) TIME SHARE PROPERTY. Any property that is regulated by Chapter 707, Wisconsin Statutes; and in addition, any real property that is subject to any contract, lease easement, instrument or other device which requires payment or other remuneration or barter, for the benefit of the property owner, whereby two or more families, persons, corporations, firms or entities have an exclusive right to occupy said property during separate periods of time, with any such right of occupancy having an actual duration of less than 120 days. Except as regulated by Chapter 707, Wisconsin Statutes, a contract which is solely intended to provide security or maintenance for the property while the owner is absent, and whereby the owner receives no compensation or other benefit other than the security or maintenance, known as a house sitter contract, is excluded from the definition of time share property.

New Section:

17.17A TIME SHARE PROPERTY RESTRICTED

- (1) Time share property, as defined herein, shall be subject to all of the following requirements:

- (a) The property must be owned in such a way, and must include such uses, so as to subject the property to the regulations of Chapter 707, Wisconsin Statutes; and
 - (b) The property must fully and strictly comply with the requirements of Chapter 707, Wisconsin Statutes, at all times; and
 - (c) The use shall be subject to a Planned Unit Development (PUD) zoning amendment being granted, and must fully and strictly comply with the same at all times.
- (2) Time share property that does not satisfy the requirements of subsection (1), above, is prohibited in the R-1, R-1A, R-2, R-3, R-4, and R-5 Residential Zoning Districts.

ACTION: Recommend / not recommend / make revisions to proposed ordinance revisions relating to time share property.