

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 20, 2015, **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, M. Reitz, Marc Londo, Dick Rupp, Library, 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 18th, 2014 meetings 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. **New Business**
 - a. Review and recommendation of request to vacate a portion of the alley between 2nd and 3rd Streets from Ash To Oak Street, adjacent to the building at 412 Oak Street by Greg Slayton of GRS LLC.
 - b. Review and approve a one-lot Certified Survey Map for land in the City's Extraterritorial Plat Review Jurisdiction, located on the west side of Gasper Drive approximately 500 feet north of Gall Road, in the SW ¼ of the NW ¼, Section 12, T11N, R6E in the Town of Baraboo, Sauk County, Wisconsin.
4. **Adjournment**

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on January 16, 2015

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 18, 2014

Call to Order – Phil Wedekind called the special meeting of the Commission to order at 7:00 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Pat Liston, Jim O'Neill, Tom Kolb, and Kate Fitzwilliams. Roy Franzen arrived at 7:03.

Also in attendance were Engineer Pinion, Administrator Geick, Attorney Reitz, Bob Sefkar, Bob Wedekind, Pam Kohlmeyer, Josh Furnard, Jim Germain, Nicole Knaapen, Stuart Koehling, Paul Wolter, and Ben Bromely.

Call to Order

- a. **Note compliance with the Open Meeting Law.** Wedekind noted compliance with the Open Meeting Law.
- b. **Agenda Approval:** It was moved O'Neill and seconded by Liston to approve the agenda as posted. The motion carried unanimously.
- c. **Minutes Approval:** It was moved by Kolb, seconded by Thurow to approve the minutes of the October 21, 2014 meeting. Motion carried unanimously.

Pinion said that Item d. under New Business has been withdrawn.

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 Hearings

- a. **Request of Sauk County Agricultural Society (Owner), and AT&T (Applicant) for a Conditional Use Permit to allow the construction of a 185-ft. tall Mobile Service Support Structure (monopole cell tower) at the Sauk County Fairgrounds – 700 Washington Avenue in the City of Baraboo** – Josh Furnald of Ramaker and Associates then addressed the Commission. Jim Germain of AT&T was also in attendance. Furnald stated that Pinion asked him to explain how this process works. He said that initially the radio frequency guys identify an area that is really poor cell signal and then give him a single GPS point and then he draws a one-half mile circle around that point and he is expected to find an area to build a cell tower or another cell tower that exists within the circle. He said AT&T and, in fact, all the carriers realize that building new cell towers is expensive; therefore, they were asked them to expand this circle, which he doubled to a one-mile radius in order to look for other places. He said that there is a Verizon tower approximately one-half mile away from the candidate selected by AT&T. He said that he had found three candidates, which were all pretty close to the fairgrounds, except the Verizon tower. He said that Verizon was number one, the Meat Market, and the Fairgrounds. He said the primary consideration in selecting a location is the height. The height of the tower really impacts the length that the radio signals can go out and how far it is going to be effective. He said obviously if they could find hills, or towers that were already on hills, one can take advantage of the natural topography. He said within the search ring there were not a lot of hills, or hills with open spaces. He said the next things that he starts to consider is call locations, and that is when he is going to put equipment on a pre-existing tower and they are heavily encouraged to go after other towers whenever possible, due to the high cost of developing a site of this nature. He said that there are a few things that play into them picking another tower. One thing that has occurred in Wisconsin in the last half dozen years is that the National TIA was adopted, which is a building code that is applied to telecom towers. He said the new code is a lot more robust, the expectation is really hedging on the side of caution. He said what he has found is the old towers that were constructed prior to 2009 will no longer conform to this code and the only way for them to use them is to do a lot a modifications and there were not a lot of options in Baraboo. He said another thing that has really affected picking for older towers is in the last three or four years, the carriers have realized that if they move more of the equipment up the tower that there is less signal lost, so there is more radio heads, so there are more and more of these on a tower, which makes it heavier, in excess of 1000 pounds, but also, these things have a lot of lateral surface on them, so when the wind hits them it is transmitted to the tower. He feels that this is why more new towers are being seen, to meet both the demands of the building code and to deal with the equipment that is being placed up there. He said another question he was asked by Pinion was to discuss why the Verizon tower wasn't used. He said that at a glance it is only a half of a mile away; however, that is an enormous distance when dealing with radio signals. He said that it is true that the towers are about the same height, the one being requested will be 185-feet tall, the Verizon tower is 190. He said that he spoke the radio frequency person, who made this decision, basically using this tower would give one or two bars on a phone at street level, moving into a building the signal may go to nothing. He said that not only would you may not have the ability to place a phone call, but it would deeply impact the ability to do data transfer. He went on to that he knows that Verizon had initially chosen this exact location, on the fairgrounds in 2010; however, they weren't able to cite the tower there, or were convinced to move away. He said that last thing that he considered when doing the study was the FAA, or issues with airports. He said that he was asked if there were plans to light the tower and he checked with the FAA and he was told that it wasn't necessary to put lights on the tower. Jim Germain of AT&T then said that these devices started as car phones, but things have changed and a recent study stated that 57% of this country is relying exclusively wireless communications. He said that the term cellular is quite descriptive, it really is made up of cells, and the placement of the towers is very critical in trying to balance the whole network to make sure you optimize the signal, because if a tower is placed too far into one cell then it is going to impact the next cell adjacent to it. Bob Sefkar, 1130 2nd Street said that he had four major questions, first is safety. He said children live in the area, boy scouts camp at the fairgrounds in the summer and with a 185-ft. tower doesn't seem

like a good idea. He said the area is populated area with homes close by, he said this tower will not have guide wires and he is worried about ice with high winds. He then stated that his second issue is Med Flight, the flight path goes directly over the southwest corner of the fairgrounds. He questions if all other sites have been evaluated, a water tower is certainly substantial. He noticed in one of the blueprints he sees the tower with the antennae and then a little farther down there is three more installations that could possibly go on. He said that he has property on Lincoln that is within 1,000 feet of the tower that is in existence right now and he only sees one tier. He feels that AT&T could work things out with those people so that the tower wouldn't have to be installed at the fairgrounds. He realizes that number 2 isn't the greatest; however, technology is going to get better. He doesn't feel that the Fair Board should be doing this just for revenue. Pam Kohlmeyer stated that she agreed with a lot of Mr. Sefkar's remarks and Med Flight is an issue for her also, she lives three houses from the fairgrounds and Med Flight flies directly over the fairgrounds and not to have a light on the tower at a minimum seems ridiculous with that height. She said that she looks at this as a monstrosity, it too tall for the area. She said that from the research she has done where they have been put up before, it has lowered property values, which is a concern to her. There being no further testimony, the hearing was declared closed.

New Business

- a. Review and recommendation of Sauk County Agricultural Society's (Owner), and AT&T's (Applicant) request for a Conditional Use Permit to allow the construction of a 185-ft. tall Mobile Service Support Structure (monopole cell tower) at the Sauk County Fairgrounds, 700 Washington Avenue in the City of Baraboo, Wisconsin – Kolb asked why not a water tower or a higher elevation. Furnard stated that he has not shot the water tower; however, he doesn't believe that it is 190 feet up. He said that there a lot of other considerations with water towers specifically because they are not designed to hold cellular equipment, they are much harder to melt stuff on. He said that it has been pretty extensively in the past and the reason because carriers had no other choice. He stated that water towers are painted regularly and all equipment has to be removed and placed on temporary poles when that occurs. Germain stated that cost is a huge factor; the cost is from \$250,000-\$500,000 for a tower. If they can co-locate on an existing structure it is a fracture of the cost. He said that they are not in the tower business, what they want is coverage. He said that they have 10,000 towers across the country, what they want is coverage, in fact, they have sold a lot of their towers because they don't want to deal with the maintenance, so their preference is go onto an existing structure whenever feasible. However, in this case, it doesn't give the coverage needed in order to satisfy customers. He said that it is natural to hear in these meetings about other sites being questioned and he feels that the legislature looked at that and they actually recognized that this was inevitable and going to happen so they gave some guidance in this area and they said that is something that they really don't want municipalities to be going back and forth and in the statute states that if there is an affidavit from an engineer that says that there is not a viable location then it moves forward. Kolb said what Germain sees as guidelines, he sees as handcuffs. He feels that legislature took a very complicated issue and basically provide direction for municipalities to say if they didn't look at other options it could be denied; however, if it looks like it would be an investment for the community, it needs to move forward. Wedekind asked if he was saying that legislature is saying that the City doesn't have a choice and Germain said that is not what he is saying at all. Liston asked Attorney Reitz his interpretation of the Statute. Liston reads it as essentially the Legislature took the City out of any decision making and have lost all local control of where these towers can be cited. Reitz said that Statue 66.0404, especially sub (4) has set forth limitations with regard to what you cannot really consider with regard to the towers, and those include ordinances prohibiting the placement of mobile service support structures, in particular, locations within that subdivision, disapproval based upon aesthetic concerns, disapproval based upon the height of the structure, or whether or not the structure would require lighting, disapproval of an application based on an assessment by the political subdivision that the suitability of other locations for conducting the activity, nor are we allowed to impose a setback or a fall zone requirement for a mobile service structure than is different from that required by others types of commercial structures, and the City of Baraboo really doesn't have fall zones for other commercial structures. Furnard felt it was worth noting that this particular build is still completely with inside the fairgrounds. Kolb asked how the safety concerns would be addresses, should it fall at some point. Furnard said that there are 500,000 of these towers in the U.S. at this time and you don't see them failing very often at all. He said that the foundation under these towers is at least 30-feet wide and the depth is decided after a soil test is done to see how dense the soil is. He went on to say that the contract calls for AT & T to remove the tower at the end of its life or the end of the contract, unless for some reason that the Fairgrounds wanted to purchase it. Germain then explained the question regarding Med Flight. He said that there is a website that the quadrants of the towers can be put into and the height of the tower and it will print out an image and the St. Clare Helipad is a registered airport in the FAA database. It was found that there is nothing that needs to be filed with the FAA for this tower. Furnard stated that the entire tower would be fenced off. Liston stated that if the Commission has to approve this, is it possible to put a stipulation that the Ag Committee has to have a fall zone buffer 200 feet around the structure? Fitzwilliams asked if any Fair Board members were present and Furnard stated that they had a meeting this evening. Fitzwilliams stated she is all for technology, but doesn't favor it right in town, in a residential area. Germain said that he feels that Commission has good intentions with regard to the rigidity of the tower, but he feels that the Committee really needs to take into consideration that the likelihood that this tower will come down and that people would be around it when that would happen. Example was given of Joplin, Missouri, a F5 tornado went through, and the only thing standing was a cell tower. Liston disagrees; he feels any risk is too much risk. Reitz said that what the City is restricted from doing is imposing a setback or a fall zone requirement that is different from any requirement imposed on other types of commercial structures, and again, the City doesn't have one. Therefore, he doesn't feel that the Commission can put a fall zone requirement in there. One of things that may be able to be done as part of the Conditional Use is because the Fair Board is part of that conditional use as well is to restrict activity

from within that area. After more lengthy discussion, Liston moved to approve the conditional use permit for Sauk County Agricultural Society and AT&T (Applicant) for the construction of a 185-ft. pole Mobile Service Support Structure, with the restriction that the Sauk County Agricultural Committee is prohibited from having any public activity within 200-feet of the tower. O'Neill seconded the motion. Pinion noted that Conditional Uses Permits can have a life span, since the life of the tower, by the applicant's testimony is 25 years, does the Commission want to put a sunset date that we expect it to be removed in 25 years. Germain stated that he thinks that the Statutes state that there cannot be a length of time placed on a conditional use permit. Liston stated that his motion is no public activity within 200 feet, in any direction of the pole. On roll call for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Wedekind. Nay – Kolb, and Fitzwilliams. Motion carried 5 to 2.

- b. Review and approval of site plan for Sauk County Agricultural Society's (Owner), and AT&T's (Applicant) proposed construction of a 185-ft. tall Mobile Service Support Structure (monopole cell tower) at the Sauk County Fairgrounds – Liston moved, O'Neill seconded to approve the site plan for Sauk County Agricultural Society's (Owner) and AT&T's (Applicant) proposed construction of a 185-ft. tall Mobile Service Support Structure at the Sauk County Fairgrounds. On roll call for the motion, Ayes – Franzen, Liston, O'Neill, Wedekind, Thurow. Nays – Kolb, Fitzwilliams. Motion carried 5 to 2.
- c. Request by Stuart Koehling and Julie Hearley to review a General Development Plan & Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development Process to create a Bed and Breakfast establishment in the existing principal structure (formerly the Charles Ringling home) at 201 8th Street and maintain the existing multi-family residential use of the Guest House and Coach House located on the same property – Stuart Koehling said that their plans are to turn the main house into a Bed & Breakfast. He said that the house currently has six bedrooms on the second floor. He said that interior renovations will be minimal and there won't be a lot of exterior changes, other than it will be painted. He said that this property is already a non-conforming use due to the two rental houses on the same property and the property is zoned R-1. The suggestion that they apply for a PUD will allow them to keep the rental units on the property as well as convert the existing main house into a B&B. He then addressed the concerns regarding the parking and said that they will need to add to the property to conform to the amount of parking needed per City Code. Kolb asked how many stalls are needed to comply with Code, Pinion said 12 by his count, three for each residential unit and one for each guest room. Liston asked if there has been any public input. Pinion said that the applicants have made visits to the neighbors and the public hearing will be held for the rezoning at the Council level, so there hasn't been any formal notice issued by the City. Koehling said that he did contact approximately six or eight neighbors and most of them were pretty enthusiastic and happy that something was going to be done with the building. Liston moved to approve the PUD. Reitz said as a PUD the Commission is really looking at what would be the uses there and how would they vary from what the regular zoning would be. He said that the recommendations and he and Pinion came up with is that it would be approved with a multi-use format, including the bed and breakfast and the present rental properties that are on there, and also allowing some commercial activity, such as like for wedding receptions, etc. that there be a minimum of 12 parking stalls. He said that they have offered in their application, and it appears to be reasonable, that their outdoor events would not extend beyond 10:00 p.m. so that there would be less impact upon the neighborhood. He said another one that He and Pinion thought was that if there would be any tentage or temporary structures used that they must be temporary, no more than ten days per month. Franzen seconded the motion. On roll call vote for the motion, Ayes – Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, Thurow, Franzen. Nay – 0, and the motion carried.
- d. Review conceptual development plan by BASC Development LLC for a multi-family residential complex (two 12-unit buildings) and a corresponding prospective rezoning of Lot 54 in the 1st Addition to Prairie View Subdivision from R-3 to R-4, located in the 1800 Block of Park View Drive, T11N, 6RE in the Town of Baraboo, Sauk County, Wisconsin - This item was withdrawn.
- e. Consider reversing the recent rezoning of Lots 134, 135, 136, and 137 of the 2nd Addition to Spruce Haven, being the four lots on the southeast corner of the intersection of Mine Road and Silver Drive with a total area of 4.23 acres, to an R-4 Multi-Family Residential zoning classification and revert it to its prior B-3 Highway Oriented Business zoning classification – Pinion stated that BASCO had this four lots under offer to purchase and with that being a bonafide ownership interest, they petitioned the City to rezone them to R-4, they shared a conceptual development plan, the Commission endorsed it and the Council rezoned it based on that information. He said that the offer to purchase has expired and the transaction did not occur, and with the lack of any development plan or concept plan, staff thought it would be reasonable for the Commission to consider reverting the zoning back to the B-3 designation. Liston moved, Kolb seconded the recommend reverting the zoning back to the B-3 designation. On roll call vote for the motion, Ayes – O'Neill, Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, and Liston. Nay – 0, and the motion carried.
- f. Review and recommendation regarding Sauk County Historical Society's request to purchase additional land immediately west of their property at 213 Lynn Street - Paul Wolter said that this is actually not a request of the Sauk County Historical Society. He said they have been working with some buyers who would like to make this home their primary residence, at the moment they are financially qualifying, but feel that a garage would be a nice thing to have. Wolter said that the current perspective buyers would like to purchase approximately half of what was the lot to the west, the same depth, approximately 98 feet and 33 feet wide, which would allow them to build a garage, architecturally compatible with the house. This would allow the garage to have access off of Lynn Street. He said

they are asking the Commission to consider the sale of this land to whoever buys the Ruhland house. Pinion said that the Ruhland house sits on a 66x99 foot lot and the balance of it is owned by the City. Liston asked if that lot has ever been appraised and Pinion doesn't think that there has ever been a formal appraisal done on it and he doesn't know if it is the Plan Commission's purview to set the price for it. Geick said that this has never been appraised; it was all purchased as part of the Alliant property. Wolter said that their agreement with the City is that whoever purchases the house has to do three necessary repairs or improvements on the outside of the house within two years. Liston said he didn't feel that they could say yes or no without an appraised value of the land and he would like to see a bonfide offer. O'Neill asked if the perspective buyer could make an offer to purchase contingent on the City being willing to sell at a certain price. Pinion asked if the property was on the State Register of Historic Places yet, Wolter said no, it is on the inventory of potentially eligible properties for the State Historical Society. O'Neill said that he would recommend that the potential buyers formulate a contingency offer that would specify the amount of land that they want and a ballpark figure of what they would be willing to pay. Pinion said that if they make an offer, the City's got an opportunity to provide a counter offer. Kolb feels that the City should have the property appraised first. Franzen feels that the City should decide whether they want to sell the property first. Reitz felt what Franzen was asking is that is the buyer comes in and said that they would pay fair market value for the half lot, is it something that the Commission would consider as a concept. Pinion asked if it was the intent to put this property on the Historic Register and use Department of Interior standards for restoring it. Wolter said that it doesn't have to be on the National Register to require those standards, they will be requiring those standards with the new owner, as well as highly encouraging them to use the State and Federal Income Tax Credit, which are tied to those standards, they would be foolish not to at 20% Federal and 20% State. Pinion asked if the tax cuts were tied to being on the Register and Wolter said not with residential property, it just needs to be on that inventory where it is potentially eligible for the National Register, which it is. Liston said that there is a need to do something with that house and if the only way something can be done is to allow some parking, he feels common sense says that it should be done, because otherwise that building will continue to deteriorate. Pinion said that there would be some options and he would want to see how the perspective owners would want to develop that, but 33 feet is a pretty big 2-car garage, it could be made a single car wide and two cars deep, a little unconventional, but occupy half the footprint in terms of the corridor of land along the building. He said there are some options there to try and balance, but it depends on the use and what they are trying to accomplish in appearance and the restoration of the property.

- g. Consider revising Plan Commission meeting time from 7:00 P.M. to 5:15 P.M. – Liston moved, Kolb seconded to revise the meeting time to 5:15 p.m. Motion carried unanimously.

Adjournment - It was moved by Liston and seconded Kolb to adjourn at 8:38 p.m. and the motion carried unanimously.

Phil Wedekind,
Mayor Designee

Pinion, Tom

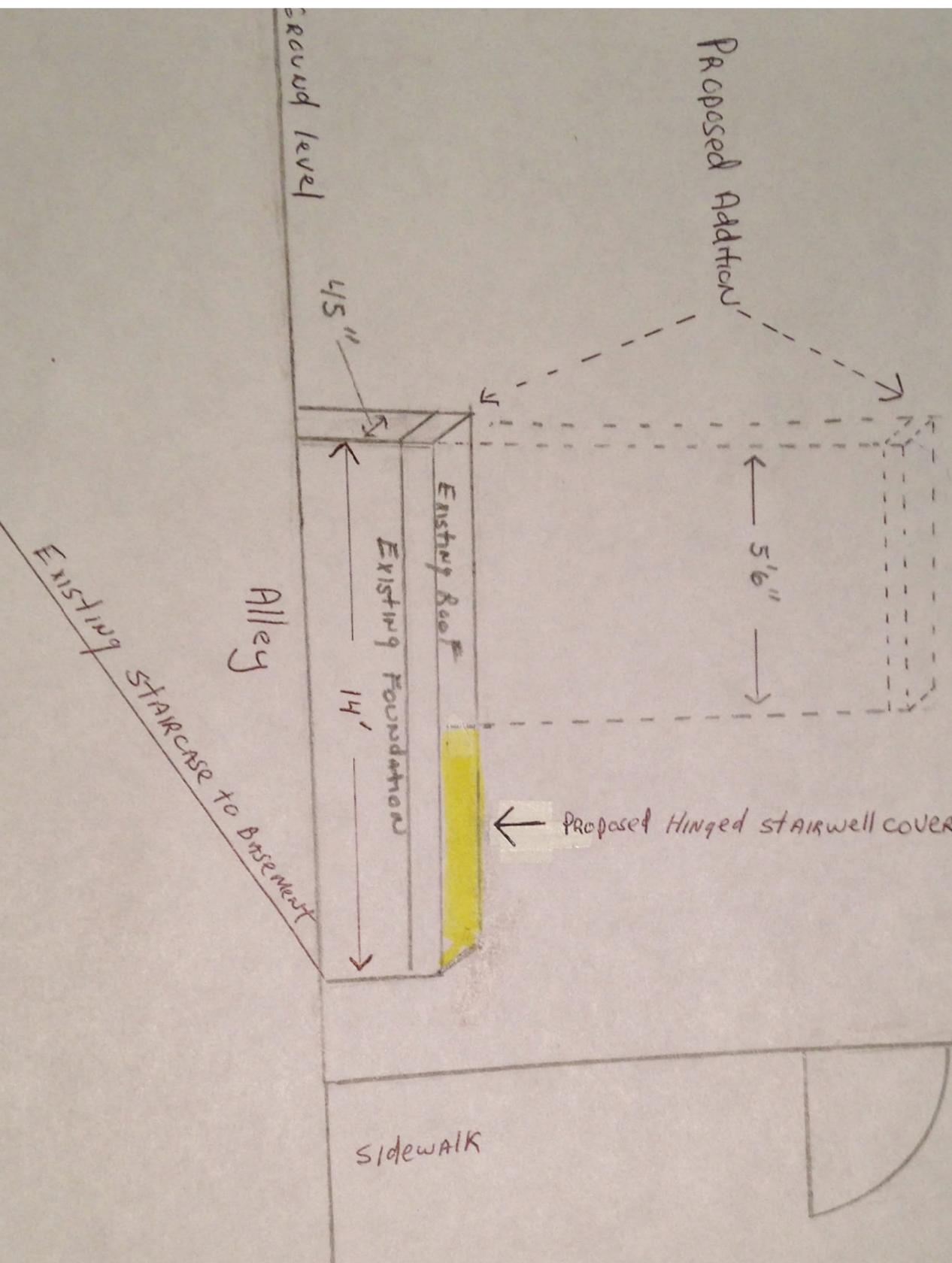
From: Greg [gregwiswoods@hotmail.com]
Sent: Thursday, January 08, 2015 3:39 PM
To: Pinion, Tom; Grant Slayton
Subject: Brothers On Oak Remodeling
Attachments: IMG_1014.JPG

January 8th, 2015

Tom attached is a sketch of our proposed addition and future use of the existing exterior staircase. We will have formal plans drawn by ADCI if approved. We would like to be put on the agenda for the January 20th Planning Commission meeting to discuss this project more in detail. Basically we feel that the exterior stairwell which is now completely covered and unusable is critical to our future operations. We would like to resume use of the staircase primarily because it is the most direct and safest route to our basement storage and refrigeration. Also we would like to enclose an area above the east end of the staircase foundation as shown on the attached drawing. Thank you for your consideration.

Sincerely,
Grant Slayton GRS LLC MGT
Greg Slayton

412 OAK STREET



Proposed Addition

Ground level

4 1/2"

5' 6"

Existing Roof

Existing Foundation

14'

Proposed Hinged stairwell cover

Alley

Existing Staircase to Basement

Sidewalk



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PROJECT NO.	16781000
DRAWN BY:	mal
CHECKED BY:	kz
FILE:	16781000
SHEET NO.	2 of 2

SAUK COUNTY CERTIFIED SURVEY MAP #

SURVEYOR'S CERTIFICATE:

I, Marc A. Londo, Wisconsin Professional Land Surveyor #2696, hereby certify:

That I have surveyed, divided and mapped a Certified Survey, located in the SW 1/4 - NW 1/4 Section 12, Town 11 North, Range 6 East Town of Baraboo, Sauk County, Wisconsin.

That I have made such survey, division and map by the direction of: Mr. Richard Ruppin, prospective buyer of said land, described as follows:

Lot 15 of Lakeway Acres and lands described in Sauk County Register of Deeds Document # 872081 all located in the SW 1/4 - NW 1/4 of, Section 12, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the west one-quarter corner of Section 12, T11N, R6E thence N 89°54'00" E, 1162.43 feet along the south line of the SW 1/4 - NW 1/4 to the west right-of-way line of Gasper Drive extended;
thence N 00°15'22" W 532.17 feet along the extended west right-of-way line of the Gasper Drive to the southeast corner of Lot 15 of Lakeway Acres Subdivision and the point of beginning;

Thence S 89°53'25" W, 199.92 feet along the south line of said Lot 15 to the southwest corner thereof;
Thence N 00°09'49" W, 150.05 feet to the northwest corner of lands described in Sauk County Register of Deeds, document # 872081;
Thence N 89°55'03" E, 199.59 feet along the north line of said lands to the northeast corner thereof;
Thence S 00°15'22" E, 149.95 feet along the extension of the west Right-of-Way line of Gasper Drive to the point of beginning;

Parcel contains 0.69 Acres (29963 sq. ft.) more or less and is subject to all easements and rights-of-way of record.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter AE-7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Baraboo, in surveying, dividing, and mapping the same.

 12/19/2014
Date

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

TOWN OF BARABOO APPROVAL

Resolved, that this Certified Survey in the, Town of Baraboo, Angela Pierce, owner, is hereby approved by the Town of Baraboo Board.

William Klemm, Chairman _____ Date

Barbara Terry, Clerk _____ Date

CITY OF BARABOO EXTRATERRITORIAL APPROVAL

Resolved, that this Certified Survey in the, Town of Baraboo, Angela Pierce, owner, is hereby approved by the City of Baraboo Planning Commission.

Thomas Pinion, City Engineer _____ Date

Cheryl Giese, City Clerk _____ Date

Michael Palm, Mayor _____ Date

SAUK COUNTY DEPARTMENT OF CONSERVATION, PLANNING AND ZONING APPROVAL

Resolved, that this Certified Survey in the, Town of Baraboo, Angela Pierce, owner, is hereby approved by the Sauk County Department of Conservation, Planning and Zoning.

Brian Simmert, _____ Date

SURVEYOR'S SEAL



CLIENT:

Mr. Richard Ruppin
7728 Allbrite Rd.
Merrimac, WI 53561
(608) 493-2428