

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, February 16, 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, Ken & Mary Dressen, Gary Woolever, Roy Mjelde, Don & Karen Stanley, Mike Bisbach, Steve Cook, 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 January 19, 2016 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 K & M Dressen Property Management, LLC for a Conditional Use Permit for a new Pizza Ranch restaurant to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 916 Gateway Drive.
4. **New Business**
 - a. Review and recommendation on K & M Dressen Property Management, LLC's request for a Conditional Use Permit to allow a new Pizza Ranch restaurant at 916 Gateway Drive, City of Baraboo, Wisconsin.
 - b. Review and approve Site Plan for proposed Pizza Ranch restaurant at 916 Gateway Drive for K & M Dressen Property Management, LLC.
 - c. Review and approve a Three-Lot Certified Survey Map of a portion of Lot 2 Gateway Business Park, being a part of the W ½ of the SW ¼ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, for DEVCO I, LLC.
 - d. Request by Roy Mjelde, managing member of Roy & Pam Properties, LLC, to review a Conceptual Development Plan in accordance with Step 2 of the PUD Process to expand the existing 10-unit multi-family residential complex to a 12-unit multi-family residential complex by converting two existing storage buildings to two residential dwelling units, located on the southeast corner of 7th and Barker Streets in an R-4 Multi-Family Residential zoning district.
 - e. Review a concept plan for a prospective 4-lot certified survey map on the 15.58-acre parcel north of the Pleasant View Subdivision, located in the SW ¼ of Section 30, T12N, R7E, for Don and Karen Stanley.
 - f. Review concept plan for a prospective 4-lot certified survey map on the 4.94-acre parcel on the east side of the 1400 block, located in the NE ¼ of Section 35, T12N, R6E, of Crawford Street by Steve Cook..
 - g. Request to Re-Zone Lot 1, Block 3 of Rolling Meadows Estates, located at 1400 19th Street, from its current R-1A Single-Family Residential to R-3 Three-and Four-Family Residential by Home Traders Group LLC.

5. **Adjournment**

Phil Wedekind, Mayor Designee
Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on February 09, 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.

PLAN COMMISSION ITEM SUMMARY
February 16, 2016

SUBJECT: REVIEW AND RECOMMENDATION ON K & M DRESSEN PROPERTY MANAGEMENT, LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A NEW PIZZA RANCH RESTAURANT AT 916 GATEWAY DRIVE, CITY OF BARABOO, WISCONSIN.

SUMMARY OF ITEMS A & B: K & M Dressen Property Management LLC purchased a 1.55-acre site in Gateway Business Park, between Gateway Drive and the new USH 12 corridor. They are proposing to develop a new Pizza Ranch restaurant on the site. The property is zoned I-4 and is located within the Conditional Use Overlay District and is subject to a Conditional Use for the proposed use.

K & M Dressen Property Management LLC has submitted their CUP Application along with the requisite site plan, landscaping plan, site lighting plan, and stormwater management computations, all of which are included in the packet.

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?)

ACTION: Approve / Conditionally Approve / Deny Site Plan

SUBJECT: REVIEW AND APPROVE A THREE-LOT CERTIFIED SURVEY MAP OF A PORTION OF LOT 2 GATEWAY BUSINESS PARK, BEING A PART OF THE W ½ OF THE SW ¼ OF SECTION 3, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, BY K & M DRESSEN PROPERTY MANAGEMENT, LLC.

SUMMARY OF ITEM C: DEVCO I, LLC is the owner of an existing 16.57-acre parcel in Gateway Business Park between Gateway Drive and the new USH 12 corridor. They are selling a 1.55-acre site (Lot 2) to K & M Dressen Property Management, LLC which will create a remnant parcel on either side of that site so they are subdividing their existing parcel into three buildable sites.

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Approve/Conditionally Approve / Deny the CSM

SUBJECT: REQUEST BY ROY MJELDE, MANAGING MEMBER OF ROY & PAM PROPERTIES, LLC, TO REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PUD PROCESS TO EXPAND THE EXISTING 10-UNIT MULTI-FAMILY RESIDENTIAL COMPLEX TO A 12-UNIT MULTI-FAMILY RESIDENTIAL COMPLEX BY CONVERTING TWO EXISTING STORAGE BUILDINGS TO TWO RESIDENTIAL DWELLING UNITS, LOCATED ON THE SOUTHEAST CORNER OF 7TH AND BARKER STREETS IN AN R-4 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT.

SUMMARY OF ITEM D: This is only the review of a preliminary concept plan. Should this project proceed, it will likely be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

The petitioners' property consists of 3 existing buildings. Two of them are 4-unit residential structures and the third, which is located on the southwest corner of the site, has two residential units and the balance is storage. The petitioners would like to convert the storage space to two additional residential units. Based on the zoning and size of the lot, the maximum density for this property is 7 residential units and the maximum lot coverage is 40%; there are 10 residential units but the lot coverage is only 31%. Finally, there are 9 off-street parking stalls on-site and the petitioner is proposing to add 3 more for a total of 12, or 1 stall per residential unit.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

SUBJECT: REVIEW A CONCEPT PLAN FOR A PROSPECTIVE 4-LOT CERTIFIED SURVEY MAP ON THE 15.58-ACRES PARCEL NORTH OF THE PLEASANT VIEW SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 30, T12N, R7E, FOR DON AND KAREN STANLEY.

SUMMARY OF ITEM E: This is only the review of a preliminary concept for a certified survey map. Should this project proceed, it will need to be reviewed as a Certified Survey Map. The petitioners would like subdivide their existing 15.58-acre parcel into four single-family residential lots in accordance with the attached concept plans – they have provided two options....Concept 1 & Concept 2. Both concepts generally follow the original Preliminary Plat of Pleasant View, which precedes these concept plans in your packet. Concept 1 includes three “flag” lots, which I have highlighted in purple; Concept 2 includes a short cul-de-sac in the northeast corner. The 4 proposed lots in each of the concept plans meet the minimum size and frontage requirements of the City’s Subdivision and Platting regulations and the existing R-1A zoning classification.

COMPLIANCE/NONCOMPLIANCE: N/A.

ACTION: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

SUBJECT: REVIEW CONCEPT PLAN FOR A PROSPECTIVE 4-LOT CERTIFIED SURVEY MAP ON THE 4.94-ACRE PARCEL ON THE EAST SIDE OF THE 1400 BLOCK, LOCATED IN THE NE ¼ OF SECTION 35, T12N, R6E, OF CRAWFORD STREET BY STEVE COOK.

SUMMARY OF ITEM F: This is only the review of a preliminary concept for a certified survey map for a prospective buyer of this property. Should this project proceed, it will need to be reviewed as a Certified Survey Map. The petitioner would like subdivide the existing 4.94-acre parcel into four single-family residential lots in accordance with the attached concept plan. Each proposed lot meets the minimum size and frontage requirements of the City’s Subdivision and Platting regulations and the existing R-1A zoning classification.

COMPLIANCE/NONCOMPLIANCE: N/A.

ACTION: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

SUBJECT: REQUEST TO RE-ZONE LOT 1, BLOCK 3 OF ROLLING MEADOWS ESTATES, LOCATED AT 1400 19TH STREET, FROM ITS CURRENT R-1A SINGLE-FAMILY RESIDENTIAL ZONING TO R-3 THREE-AND FOUR-FAMILY RESIDENTIAL ZONING, BY HOME TRADERS GROUP LLC.

SUMMARY OF ITEM G: The owners of this property, The Home Traders Group, LLC, have requested that this existing parcel be rezoned to R-3 to be more compatible with adjoining property and will allow them the flexibility to construct anything from a single-family residence to four-family residential dwelling. The proposed zoning and land use are consistent with the City’s Comprehensive Plan.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve/Conditionally Approve/or Deny the Proposed Re-Zoning to a R-3 Classification.

Minutes of Plan Commission Meeting January 19, 2016

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, Jim O'Neill, and. Kate Fitzwilliams.

Also in attendance were Tom Pinion, Richard Blakeslee, Dan Gillette, Steve Higgins, Jerome Mercer, Dave Malone, Todd Halvenslaben, Dave Leatherberry, Ryan Roberts, and Ben Bromley.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: Kolb moved, Franzen seconded to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by O'Neill to approve the minutes of the November 17, 2015 meeting. Motion carried unanimously.

Kate Fitzwilliams arrive at 5:20 p.m.

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 for a Variable Message Sign at 1330 South Blvd., Baraboo, Wisconsin – There being no testimony, the hearing was declared closed.

New Business

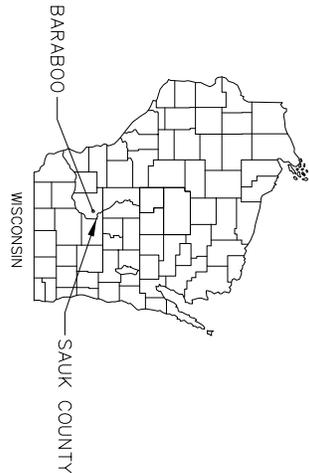
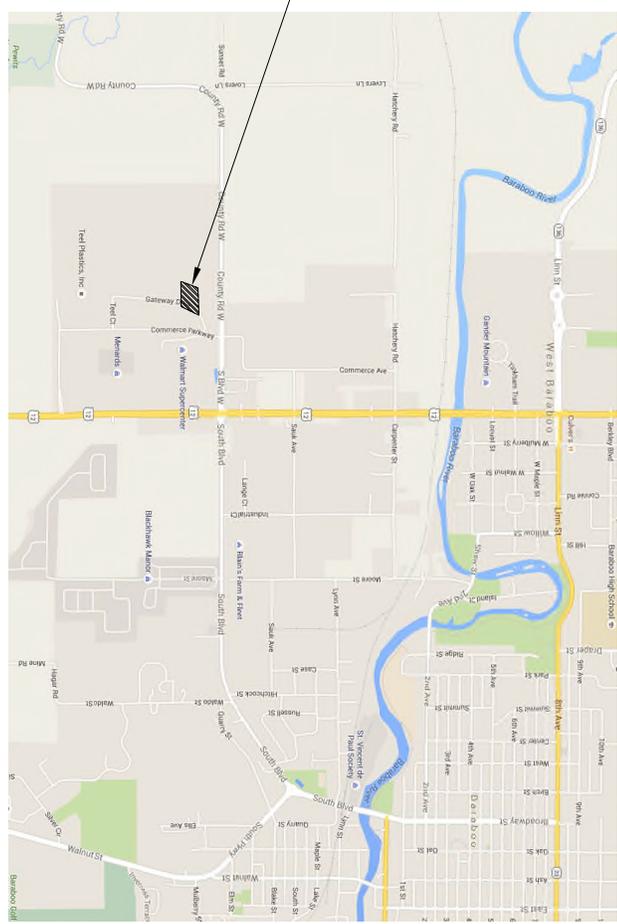
- a. Request of Kwik Trip, Inc. for a Conditional Use Permit for a Variable Message Sign at 1330 South Blvd., Baraboo Wisconsin – Ryan Roberts, Representative for Kwik Trip addressed the Commission for the request. Engineer Pinion said according to the Sign Ordinance, variable message signs are allowed; however, are regulated as conditional uses. The maximum size of 12 square feet is allowed. Pinion then presented a cut sheet of the monument sign that they propose to use. He said that the sign does comply with the ordinance. O'Neill asked if the sign code address the frequency which the message can be changed and Pinion answered in the affirmative. He said that he believes that it is every six seconds and when it scrolls across it can't distract traffic. Franzen said that they are the same as the DOT requires. He said that it is a static sign every six seconds and can't be flashing. Franzen moved, Liston seconded to approve the conditional use request as presented. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, Fitzwilliams, and Wedekind. Nay – 0, and the motion carried.
- 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. – Richard Blakeslee, Blakeslee Land Surveying introduced himself to the Commission. Pinion said that this is the third time the Commission has seen this survey; however, this time they have agreed that the preservation area easement would be put Lot 1 and the County has said that they would endorse that. He went on to say that Lot 2 meets the ordinances, meets a special exception number 6 for that particular purpose, since it is under the County's clustering development so it meets the City's Land Division Code. It was moved by Liston, seconded by Kolb to approve the SCM as presented. On roll call for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – 0, and the motion carried.
- 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 – Dan Gillette introduced himself to the Commission. Pinion said that this is the Wild Rose Ranch; Gillette is proposing to create a 2-acre lot around the second house to be able to sell it. He said that this meets the County's and the City's requirements. It was moved Liston, seconded by Kolb to approve the CSM as presented. On roll call vote for the motion, Ayes – Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, Thurow, and Franzen. Nay – 0, and the motion carried unanimously.
- 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 – Steve Higgins introduced himself to the Commission. Pinion said that Expeditions Unlimited owns a host of contiguous tax parcels. Pinion said that he would categorize this as a housekeeping item, where they are combining all of their ownership into a single lot. It was moved by Kolb, seconded by Liston to approve the CSM as presented. On roll call vote for the motion, Aye – O'Neill, Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, and Liston. Nay – 0, and the motion carried.

- e. Review and approve the First Addendum to the Plat of Pleasant View Condominium – Jerome Mercer, Cross, Jenks, Mercer, and Maffei said that this is a follow-up from previously. He said that there were 22 original units in the subdivision, only about 12 were developed, they are removing the ten. He said this request is for the Commission to approve the subdivision after the vacant land is removed and only have the 12 unit condominium development. Pinion said that there are no issues, initially the Commission looked at a two-lot CSM, Register of Deeds didn't like that configuration since it involved multiple owners on a single lot; therefore, they have changed it to a single lot CSM for the vacant piece and then a Plat of the condominium for the 12. He said it does meet the City's Land Division Code. He said it will require an amendment to the Declaration of the Condominium, which Mercer has drafted, the Acting City Attorney and he has looked at it and there are no issues. It was moved by O'Neill, seconded by Liston to approve the First Addendum to the Plat of Pleasant View Condominium as presented. On roll call vote for the motion, Aye – Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, Liston, and O'Neill. Nay – 0, and motion carried.
- f. Review and Approve Preliminary Plat for Rolling Meadows North, a 92-lot subdivision located in the NE¼ of the SW¼ & a fractional part of the NW¼ of the SW¼ of Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin by Legacy Housing, LLC – Dave Malone, and Todd Halvenslaben of Vierbicher introduced themselves to the Commission. Pinion said that this was in front of the Commission previously as a concept plan where they said they wanted to purchase the vacant land from the original Preliminary Plat that was approved in 2004. He said that they haven't changed anything as far as the configuration of that. This Preliminary Plat shows a minor modification to a couple of street names. He said that the piece that they will move forward on a final plat with the Commission's approve would be what was originally 24 lots is now 23 because in the 12 years the DNR has modified the stormwater management regulations so they need to convert one of the lots to an infiltration basin. Pinion said that if the Commission favorably reviews and approves this, he would suggest that the Commission impose the conditions that an approved Sub-Divider's Agreement, City Engineer's approval of plans and specs, and the payment of all fees prior to approval of the Final Plat. It was moved by Liston, seconded by O'Neill to approve the Preliminary Plat with the conditions that an approved Sub-Divider's Agreement, City Engineer's approval of plans and specs, and the payment of all fees prior to approval of the Final Plat. On roll call vote for the motion, Ayes – Fitzwilliams, Wedekind, Thurow, Franzen, Liston, O'Neill, and Kolb. Nay – 0, and the motion carried.
- 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 – Pinion said that this went to the Council in the form of an ordinance to modify the definition of a dwelling. He said that there are only two properties that advertise the use of their houses as short-term rentals. He said that he has had correspondence with both of these owners. Pursuant to the strict interpretation of other City ordinances they are required to get a permit to rent their facility and anytime they do this, they have to get a room tax permit, so if a room tax permit is issued it seems appropriate that a condition could be imposed that it be rented to single families only, defined as what the zoning code defines it as, no more than three un-related persons. He said that this seems like a reasonable way to regulate it initially since there are only two properties. He said when it was brought up, the problem doesn't exist; however, other communities have dealt with this and it became a real problem and the City may want to get ahead of it. He said that this could be done as a conditional use, or a zoning change could be done, which ever the Commission feels comfortable with. Franzen said that he is not particularly comfortable with it being single family, it seems too restrictive. Fitzwilliams agreed with Franzen, Pinion said that the difficulty is that the underlying zoning is a single-family residential zoning district, so by allowing the property to violate the zoning code, even on a short-term basis. He said that the Zoning Administrator go out on a daily, weekly, or monthly basis taking a head count of who is in what home and whether they are related or not, but since it is the zoning regulation, it would seem appropriate to impose that restriction, if the permits were to be issued. He said a conditional use could give more flexibility. Franzen would be in favor for the conditional use to give more flexibility. He said that it sounds like the City doesn't have a problem; however, it can be a problem, but the people who are renting out their houses generally have to supply references to people who are coming. Liston asked Pinion when is reached out to the owners, what type of people are they advertising for and getting. Pinion said that he didn't ask for that type of detail. He said that when one of the owners were here, he talked about renting it to families or a couple of families at a time. He said that the other owner talked about renting it most of the year, so he assumed it is a host of different categories of renters. Liston said that he agrees with Franzen regarding the conditional use permit. Kolb asked mechanically how this would work. Pinion stated that when they came in for a room tax permit, they would be told at that time they would also need to secure a conditional use permit. The Conditional use permit would be a fee of \$250 and it any conditions can be imposed on it. This would be a public notice, so property owner within 200 feet would be notified that it has been applied for. It was the consensus of the Commission that the permit should run with the owner and not the property. Franzen asked if the owner of these properties have them just for this purpose. Pinion said that one resides there and when rented stays with relatives who live in town, the other property is an absentee owner and when not rented, the property is vacant. A question was raised if this will go back to Council and Pinion said that if it is an ordinance change to add a conditional use it will go back to Council. Pinion said that he will draft an ordinance amendment with the conditions being a part of the ordinance and bring it to next month's meeting.

Adjournment - It was moved by Liston and seconded O'Neill to adjourn at 5:43 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee

PIZZA RANCH GATEWAY BUSINESS PARK BARABOO, WISCONSIN



CALL DIGGER'S HOTLINE
 1-800-444-5111
 TOLL FREE
 TEL: 1-800-338-3860
 TOLL: 1-800-444-5111
 TOLL: 1-800-338-3860
 TOLL: 1-800-444-5111
 TOLL: 1-800-338-3860
 TOLL: 1-800-444-5111
 TOLL: 1-800-338-3860
 TOLL: 1-800-444-5111

SITE BENCHMARK
 TOP NUT HOBANIT
 GATEWAY DRIVE
 ELEVATION=983.09'

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 1-800-444-5111
 TOLL FREE
 TEL: 1-800-338-3860
 TOLL: 1-800-444-5111
 TOLL: 1-800-338-3860
 TOLL: 1-800-444-5111
 TOLL: 1-800-338-3860
 TOLL: 1-800-444-5111

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

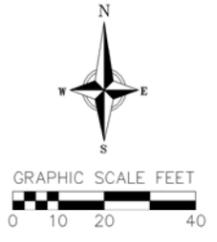
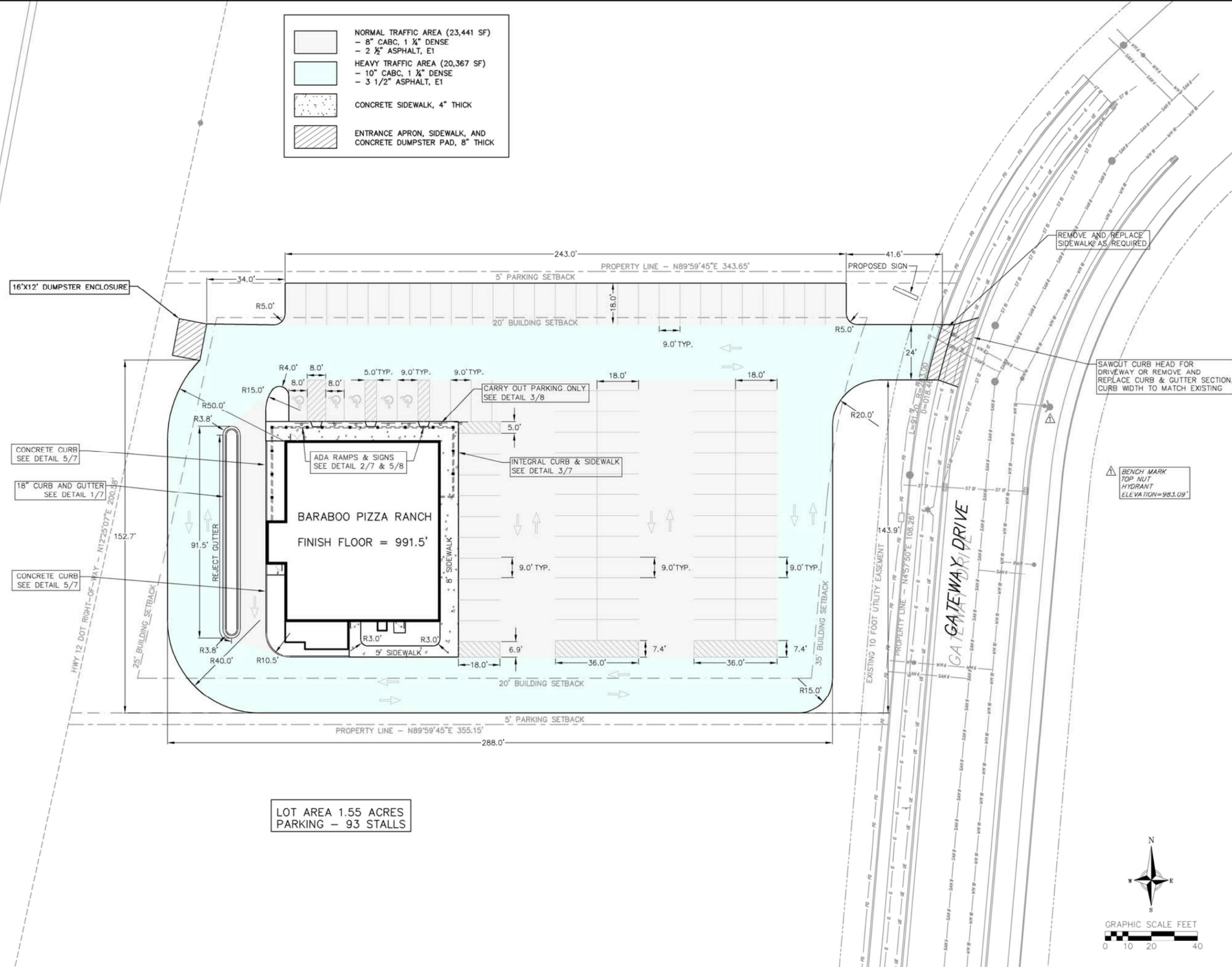
DATE FEBRUARY 2016	SCALE AS SHOWN	PROJECT NO. 150308	DATE FEBRUARY 2016	SCALE AS SHOWN	PROJECT NO. 150308
TITLE SHEET					
BARABOO PIZZA RANCH GATEWAY DRIVE BARABOO, WISCONSIN					
DATE FEBRUARY 2016	SCALE AS SHOWN	PROJECT NO. 150308	DATE FEBRUARY 2016	SCALE AS SHOWN	PROJECT NO. 150308
REVISIONS					
NO.	DATE	REMARKS	NO.	DATE	REMARKS

planners | engineers | architects

RESHARD - WILSON - HARRIS - CHEN
 402 Wildcat Drive - Riceboro, Wisconsin 53959
 Phone: (608) 574-4445 Fax: (608) 574-0716

	NORMAL TRAFFIC AREA (23,441 SF) - 8" CABG, 1 1/4" DENSE - 2 1/2" ASPHALT, E1
	HEAVY TRAFFIC AREA (20,367 SF) - 10" CABG, 1 1/4" DENSE - 3 1/2" ASPHALT, E1
	CONCRETE SIDEWALK, 4" THICK
	ENTRANCE APRON, SIDEWALK, AND CONCRETE DUMPSTER PAD, 8" THICK

FUTURE
USH 12 OFF RAMP



SITE PLAN
BARABOO PIZZA RANCH
GATEWAY DRIVE
BARABOO, WISCONSIN

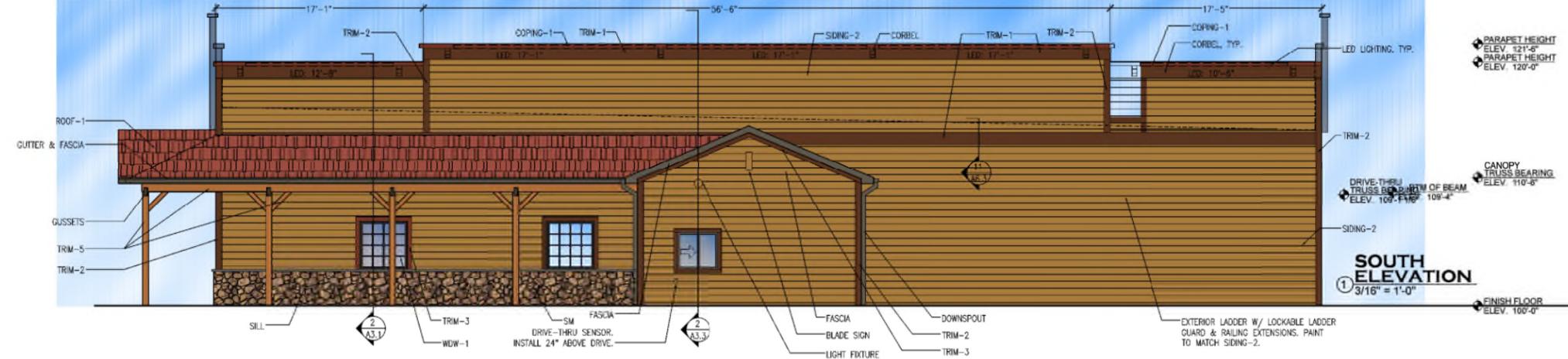
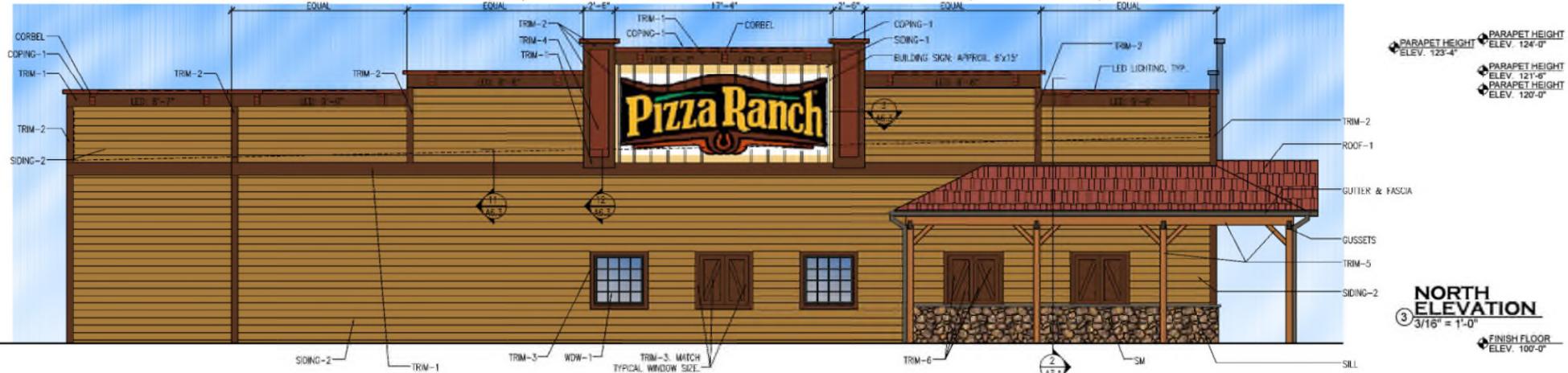
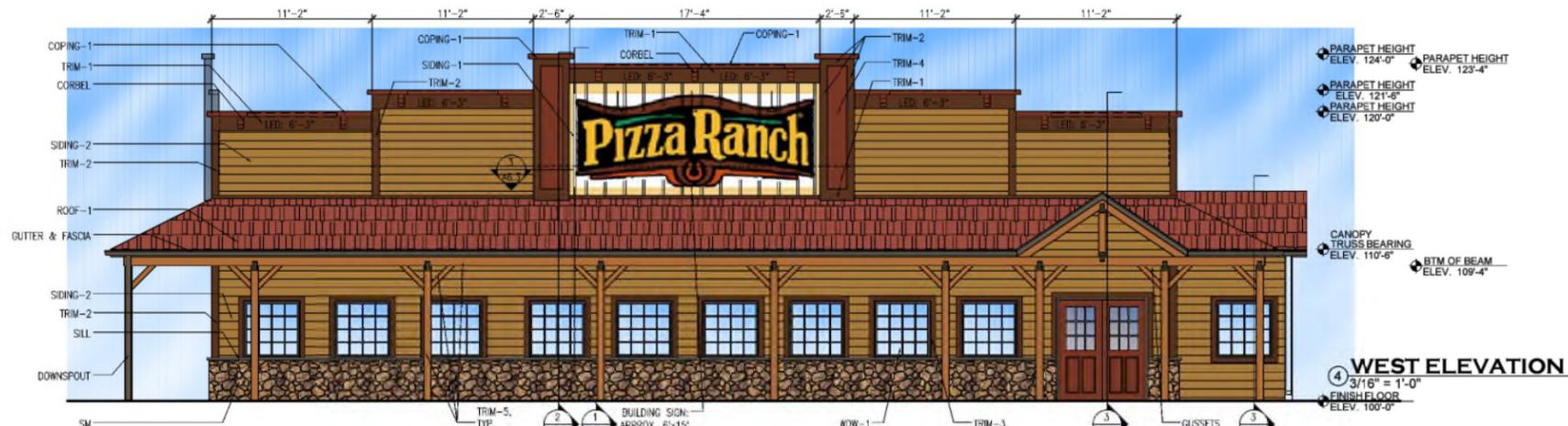
NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE: FEBRUARY 2016

DRAFTER: NDEI
CHECKED: GWOO

PROJECT NO.: 150308
SHEET: 3 OF 10
DWG. NO.: C3.0



GENERAL EXT. ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL.
3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
4. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMES/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.
5. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
6. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
7. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
8. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).
9. ALL EXTERIOR FLASHING FINISH TO BE BERRIDGE DARK BRONZE OR EQUAL, UNLESS NOTED OTHERWISE.
10. NOT USED.
11. LED LIGHTING PROVIDED BY OWNER, INSTALLED BY CONTRACTOR. SEE MEP FOR LIGHTING SPECIFICATIONS. DIMENSIONS SHOWN ARE THE DISTANCE BETWEEN THE CORBELS.
12. SIDING-2 TO HAVE H-MOULDING BUTT JOINTS BY WAUSAU SUPPLY COMPANY. H-MOLDING TO BE PREFINISHED TO MATCH SIDING.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION MATERIAL SPECIFICATION INFORMATION
COPING-1	METAL COPING, PRE-FINISHED (24 GA.) BERRIDGE COLONIAL RED
TRIM-1	5/4x12" FIBER CEMENT BOARD, LP SMARTSIDE PAINT #12
TRIM-2	5/4x6" FIBER CEMENT BOARD, LP SMARTSIDE PAINT #12
TRIM-3	5/4x4" FIBER CEMENT BOARD, LP SMARTSIDE PAINT #12
TRIM-4	FIBER CEMENT PANEL, LP SMARTSIDE PAINT #11
TRIM-5	ROUGH SAWN CEDAR WRAPPED STRUCTURE STAIN: ST-2
TRIM-6	FIBER CEMENT PANEL, LP SMARTSIDE PAINT #12
CORBEL	5" x 10" BRACKET, FYPON COR5X10 PAINT #11
SM	SIMULATED MASONRY, DUTCH QUALITY STONE PENNSYLVANIA FIELDSTONE, MORTAR: SEE BELOW.
SILL	STONE SILL, DUTCH QUALITY STONE 2" x 3" x 23 1/2" GUNPOWDER, MORTAR: SEE BELOW.
MORTAR	SOLOMON COLORS, INC. BOX LIGHT CHOCOLATE
SIDING-1	SIDING, WOOD TEXTURE, 4"x8" SIDING W/ 3/4" x 2 5/8" FIBER CEMENT BATTENS; PAINT #13
SIDING-2	FACTORY-PREFINISHED SIDING: 7" EXPOSURE, WOOD TEXTURE LP SMARTSIDE, DIAMOND KOTE PREFINISHED; MAPLE, SEE NOTE 12.
ROOF-1	ASPHALT ROOF SHINGLE CERTAINTED LANDMARK COTTAGE RED SHINGLE
GUTTER	PREFINISHED GUTTER AND DOWNSPOUT BERRIDGE DARK BRONZE OR EQUAL
FASCIA	PREFINISHED BREAK METAL BERRIDGE DARK BRONZE OR EQUAL
WDW-1	FIXED WINDOW, ALUMINUM-CLAD WOOD
GUSSETS	BLACK STEEL GUSSETS W/ GALV. BOLTS, NUTS & WASHERS, TYP. 4"x8"x3/8"
P-11	SHERWIN WILLIAMS SW7592: CRABBY APPLE DIAMOND VOGEL BA5501: RANCH RED
P-12	SHERWIN WILLIAMS SW6069: FRENCH ROAST DIAMOND VOGEL BA8501: TUDOR BROWN
P-13	SHERWIN WILLIAMS SW7679: GOLDEN GATE DIAMOND VOGEL 8520: BALSAM BROWN

simonson
 simonson & associates architects llc
 1717 ingersoll avenue suite 117 des moines ia 50309
 phn 515 440 5626 www.simonsonaoc.com

The Architect shall be responsible for the accuracy of the information provided in this document. The Architect shall not be responsible for the accuracy of the information provided in this document if the information is not provided by the client. The Architect shall not be responsible for the accuracy of the information provided in this document if the information is not provided by the client.



PIZZA RANCH
EAST 16TH STREET
 HOLLAND, MICHIGAN

Date	04-23-2014
Issue / Revision	05-06-2014
Issued for PR1 Review	
Issued for Permit	
Job No.	13212
Proj. Mgr.	TKW
Sheet Title	EXTERIOR ELEVATIONS
Sheet No.	

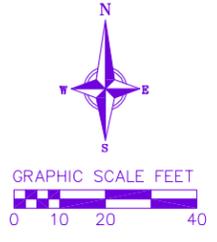
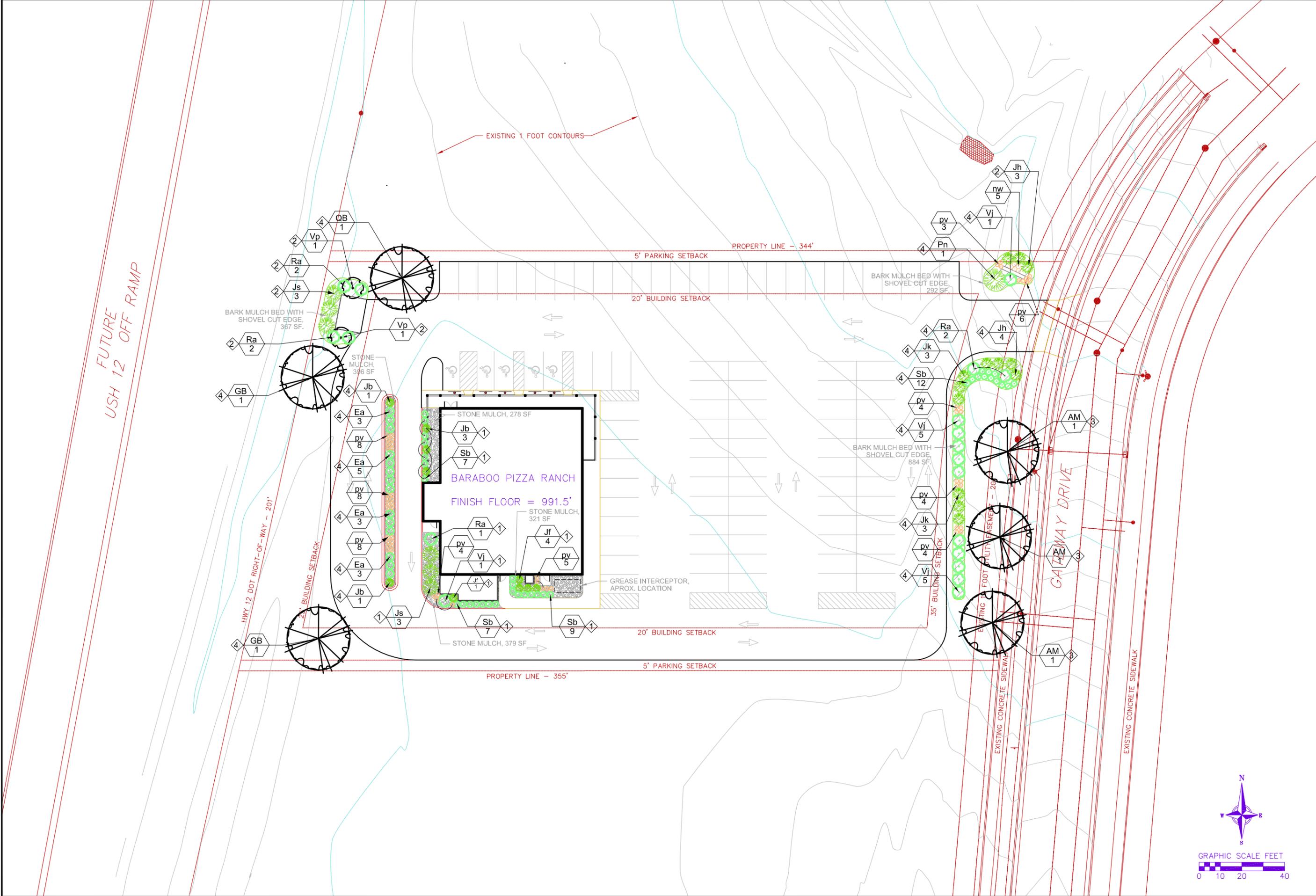
A2.1



LANDSCAPE PLAN
 BARABOO PIZZA RANCH
 GATEWAY DRIVE
 BARABOO, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

AS SHOWN
 DATE: FEBRUARY 2016
 DRAFTER: RDeB
 CHECKED: CWOO
 PROJECT NO.: 150308
 SHEET NO.: 9 OF 10
 DWG. NO.: L1.0

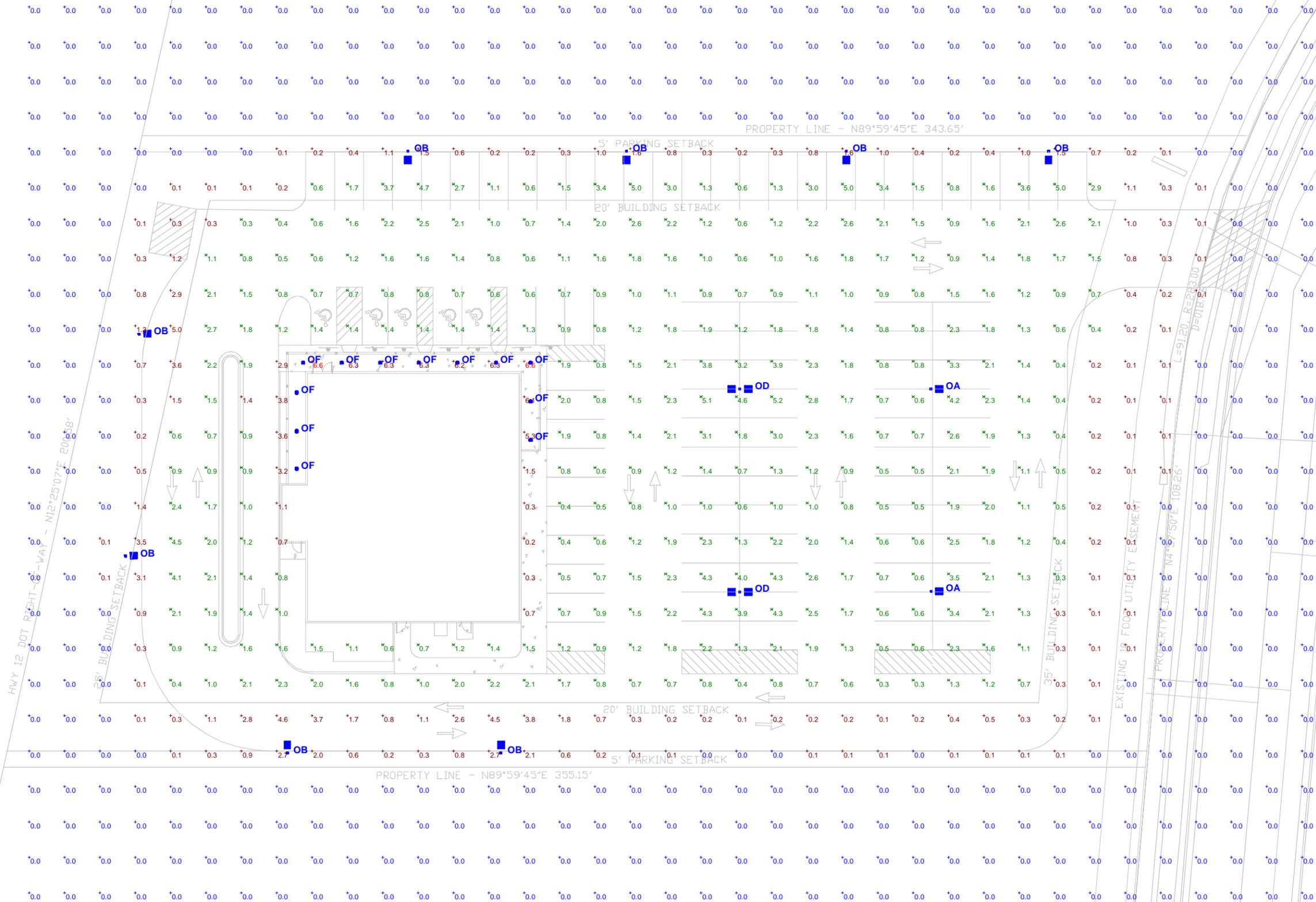


LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Watts
■	OA	2	ALED3T78 MOUNTED @ 17AFG (15FT POLE + 2FT BASE)	90.6
■	OB	8	ALED4T78 MOUNTED @ 17AFG (15FT POLE+2FT BASE)	90.9
■	OD	2	ALED4T78 MOUNTED @ 17AFG (15FT POLE+2FT BASE)	181.8
●	OF	12	L6RAE1-L6R15827-L6RDD MOUNTED @ 10'AFG	17.6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.6 fc	5.2 fc	0.3 fc	17.3:1	5.3:1



PIZZA RANCH-BARABOO

SITE PLAN
MAPLE CREEK CONSTRUCTION

Designer	JAB
Date	Feb 5 2016
Scale	
Drawing No.	



Specification Grade Area lights available in IES Type III distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15'-25'. Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 30.4 lbs

Project:
PIZZA RANCH-BARABOO

Type:
OA

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 78W
Efficiency: 99%

LED Info

Watts: 78W
Color Temp: 5100K (Cool)
Color Accuracy: 67 CRI
L70 Lifespan: 100,000
Lumens: 6,911
Efficacy: 88 LPW

Technical Specifications

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.3% at 120V, 13.3% at 277V

Surge Protection:

4kV

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Listings

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.



Specification Grade Area lights available in IES Type IV distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25'. Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 31.0 lbs

Project:
PIZZA RANCH-BARABOO

Type:
OB

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 79W
Efficiency: 99%

LED Info

Watts: 78W
Color Temp: 5100K (Cool)
Color Accuracy: 67 CRI
L70 Lifespan: 100,000
Lumens: 7,564
Efficacy: 96 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Surge Protection:

4kV

**PHILIPS
LIGHTOLIER**

Downlighting

LyteCaster

6" Round downlight
1500 Lumens



Project:	PIZZA RANCH
Location:	BARABOO, WI
Cat.No:	OF
Type:	
Lamps:	Qty:
Notes:	

Philips Lightolier LyteCaster LED Downlights feature a 3.5" luminaire height that conserves plenum space without compromising the 70° physical and reflected cutoff. The modular and interchangeable light engine allows for an easy future upgrade. The downlight is wet location listed and comes in 3 standard options.

Complete product = Frame-in kit + Adjustable light engine / Trim Order each separately

Ordering guide: Frame-In kit

Example: L6RAE1VA

Series	Frame type	Dimming	Input voltage	Version
L6R	A	E	1	VA
L6R LyteCaster 6" Round	A AirSeal IC, New Construction, Screw AN AirSeal IC, New Construction, Nail	E ELV dimming Z10 0-10V	1 120V U Universal	VA Version A ¹

Ordering guide: Light engine

Example: L6R15827VA

Series	Lumens	CRI	CCT	Version
L6R	15	8	27	VA
L6R LyteCaster 6" Round	15 1500	8 80 9 90	27 2700K 30 3000K 35 3500K 40 4000K 27 2700K	VA Version A ¹

Note: Lumen output is calculated based on 80 CRI and 3500K CCT. Please consult adjustment factors table on page 4 for other lumen outputs.

Ordering guide: Trim

Example: L6RDW

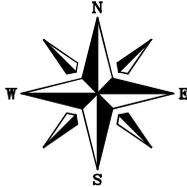
Series	Luminaire type	Finish
L6R	D	D
L6R LyteCaster 6" Round	D Open Downlight B Baffle Downlight	D Clear diffuse (with white flange) W White (with white flange) W White (with white flange)

1. Version A (VA) frames and light engines are not compatible with previous versions.

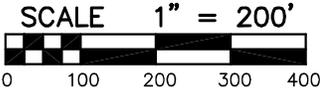


SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF LOT 2, GATEWAY BUSINESS PARK, LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 3, T11N, R3E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

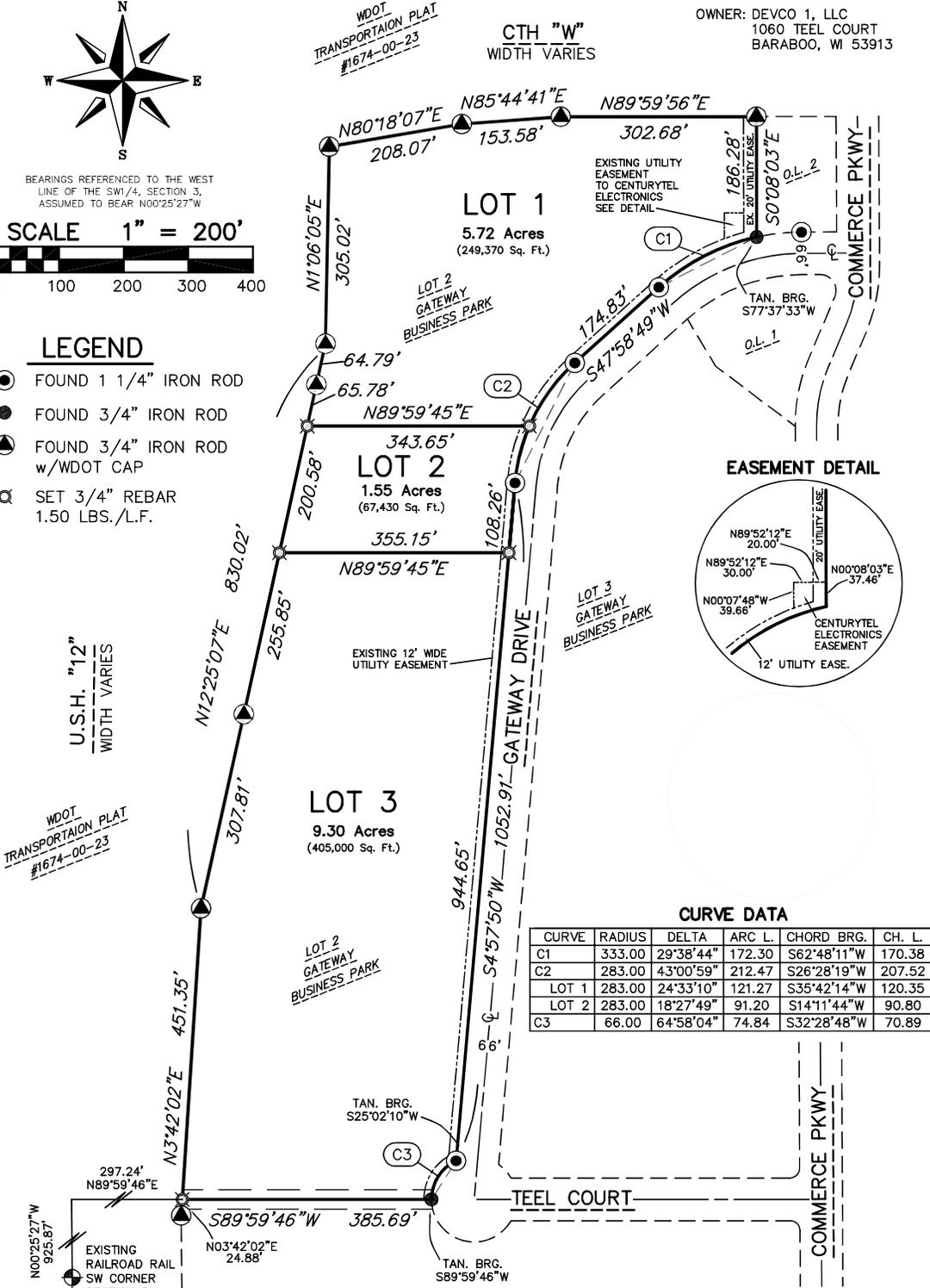


BEARINGS REFERENCED TO THE WEST LINE OF THE SW1/4, SECTION 3, ASSUMED TO BEAR N00°25'27"W

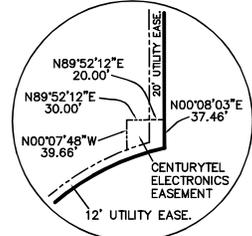


- LEGEND**
- FOUND 1 1/4" IRON ROD
 - FOUND 3/4" IRON ROD
 - ▲ FOUND 3/4" IRON ROD w/WDOT CAP
 - ⊗ SET 3/4" REBAR 1.50 LBS./L.F.

OWNER: DEVCO 1, LLC
1060 TEEL COURT
BARABOO, WI 53913



EASEMENT DETAIL



CURVE DATA

CURVE	RADIUS	DELTA	ARC L.	CHORD BRG.	CH. L.
C1	333.00	29°38'44"	172.30	S62°48'11"W	170.38
C2	283.00	43°00'59"	212.47	S26°28'19"W	207.52
LOT 1	283.00	24°33'10"	121.27	S35°42'14"W	120.35
LOT 2	283.00	18°27'49"	91.20	S14°11'44"W	90.80
C3	66.00	64°58'04"	74.84	S32°28'48"W	70.89

SURVEYOR'S CERTIFICATE

I, Scott F. Dischler, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed and mapped a parcel of land being part of Lot 2, Gateway Business Park, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, Section 3, T11N, R3E, City of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the Southwest Corner of said Section 3; thence N00°25'27"W, 925.87 feet along the west line of the Southwest Quarter of said Section 30 to the southwest corner of Lot 2, Gateway Business Park; thence S89°59'46"E, 297.24 feet along the south line of said Lot 2 to the easterly right-of-way of USH "12" and the Point of Beginning; thence along said easterly right-of-way of USH "12", N03°42'02"E, 451.35 feet; thence continuing along said easterly right-of-way of USH "12", N12°25'07"E, 830.02 feet; thence continuing along said easterly right-of-way of USH "12", N01°06'05"E, 305.02 feet to the southerly right-of-way of CTH "W"; thence along said southerly right-of-way of CTH "W", N80°18'07"E, 451.35 feet; thence continuing along said southerly right-of-way of CTH "W", N85°44'41"E, 153.58 feet; thence continuing along said southerly right-of-way of CTH "W", N89°59'56"E, 302.68 feet to the easterly line of Lot 2, Gateway Business Park; thence along said easterly line of Lot 2, S00°08'03"E, 186.28 feet to the north and westerly right-of-way of Gateway Drive; thence along said right-of-way of Gateway Drive southwesterly, 172.30 feet along the arc of a curve to the left having a radius of 333.00 feet and a central angle of 29°38'45", the long chord of which bears S62°48'11"E, 170.38 feet; thence continuing along said right-of-way of Gateway Drive, S47°58'49"W, 174.83 feet; thence continuing along said right-of-way of Gateway Drive southwesterly, 212.47 feet along the arc of a curve to the left having a radius of 283.00 feet and a central angle of 43°00'59", the long chord of which bears S26°28'19"W, 207.52 feet; thence continuing along said right-of-way of Gateway Drive, S04°57'50"W, 1052.91 feet; thence continuing along said right-of-way of Gateway Drive southwesterly, 74.84 feet along the arc of a curve to the left having a radius of 66.00 feet and a central angle of 64°58'04", the long chord of which bears S32°28'48"W, 70.89 feet to the southeasterly most point of said Lot 2, Gateway Business Park; thence along the south line of said Lot 2, Gateway Business Park, S89°59'46"W, 385.69 feet to the said easterly right-of-way of USH "12" and the Point of Beginning.

Containing 16.57 acres more or less.

That such plat is a correct representation of all exterior boundaries of the land surveyed.

That I have made such survey and land division by the direction of Devco 1, LLC, owner of said lands, according to the description furnished.

That I have fully complied with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Regulations.

Dated this ____ day of _____, 2016.

Scott F. Dischler, PLS-2605
Vierbicher Associates, Inc.

OWNER'S CERTIFICATE

As owner, Devco 1, LLC hereby certifies that they caused the lands described herein to be surveyed, divided, and mapped, as represented on this Certified Survey Map. Devco 1, LLC also certifies that this Certified Survey Map is required to be submitted to the following for approval or objection: City of Baraboo.

WITNESS, the hand and seal of said Devco 1, LLC , this _____, day of _____, 2016.

In the presence of:

Witness

Manager, Devco 1, LLC

STATE OF WISCONSIN)
) SS
SAUK COUNTY)

Personally came before me this _____ day of _____, 2016, the above named _____, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wisconsin

My commission expires _____

CITY OF BARABOO PLAN COMMISSION RESOLUTION

Resolved, that this Certified Survey in part of Lot 2, Gateway Business Park, located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, Section 3, T11N, R3E, City of Baraboo, Sauk County, Wisconsin, is hereby approved by the Plan Commission of the City of Baraboo.

DATE

Mike Palm, Mayor

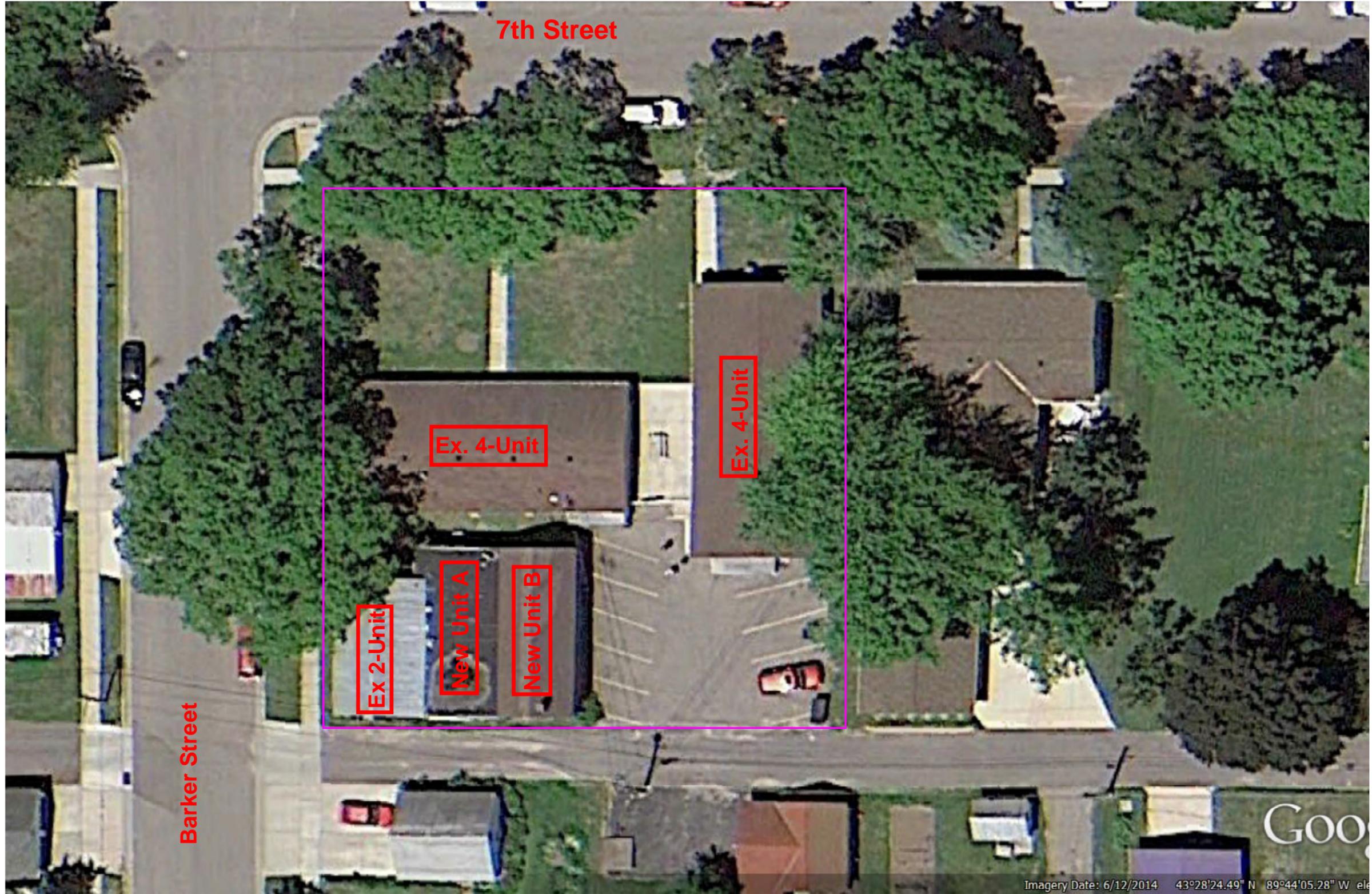
DATE

Tom Pinion, City Engineer

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by Plan Commission of the City of Baraboo.

DATE

Cheryl Giese, City Clerk



7th Street

Barker Street

Ex. 4-Unit

Ex. 4-Unit

Ex 2-Unit

New Unit A

New Unit B

Go

Imagery Date: 6/12/2014 43°28'24.49" N 89°44'05.28" W ele

EARLY VERSION

PRELIMINARY PLAT OF PLEASANT VIEW SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, INCLUDING A PORTION OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 4073, BEING LOCATED IN SECTION 30, TOWN 12 NORTH, RANGE 7 EAST, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

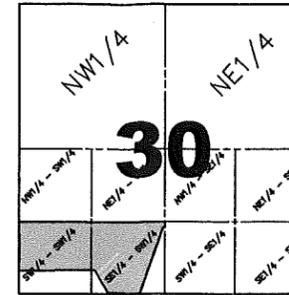
DEVELOPER: UNIVERSAL PROPERTIES
% LOU IGLESIAS
P.O. BOX 8371
MADISON, WI 53708

SURVEYOR: TODD T. RUMMLER, R.L.S.-2443
JEWELL & ASSOCIATES, INC.
156 W. JEFFERSON ST.
SPRING GREEN, WI 53588

APPROVING AUTHORITY:
THE CITY OF BARABOO
OBJECTING AUTHORITY:
WISCONSIN DEPT. OF ADMINISTRATION

DATE: DECEMBER 23, 2003

NOTE: TOTAL AREA CONTAINED WITHIN PRELIMINARY PLAT BOUNDARIES IS 53.04 ACRES +/-

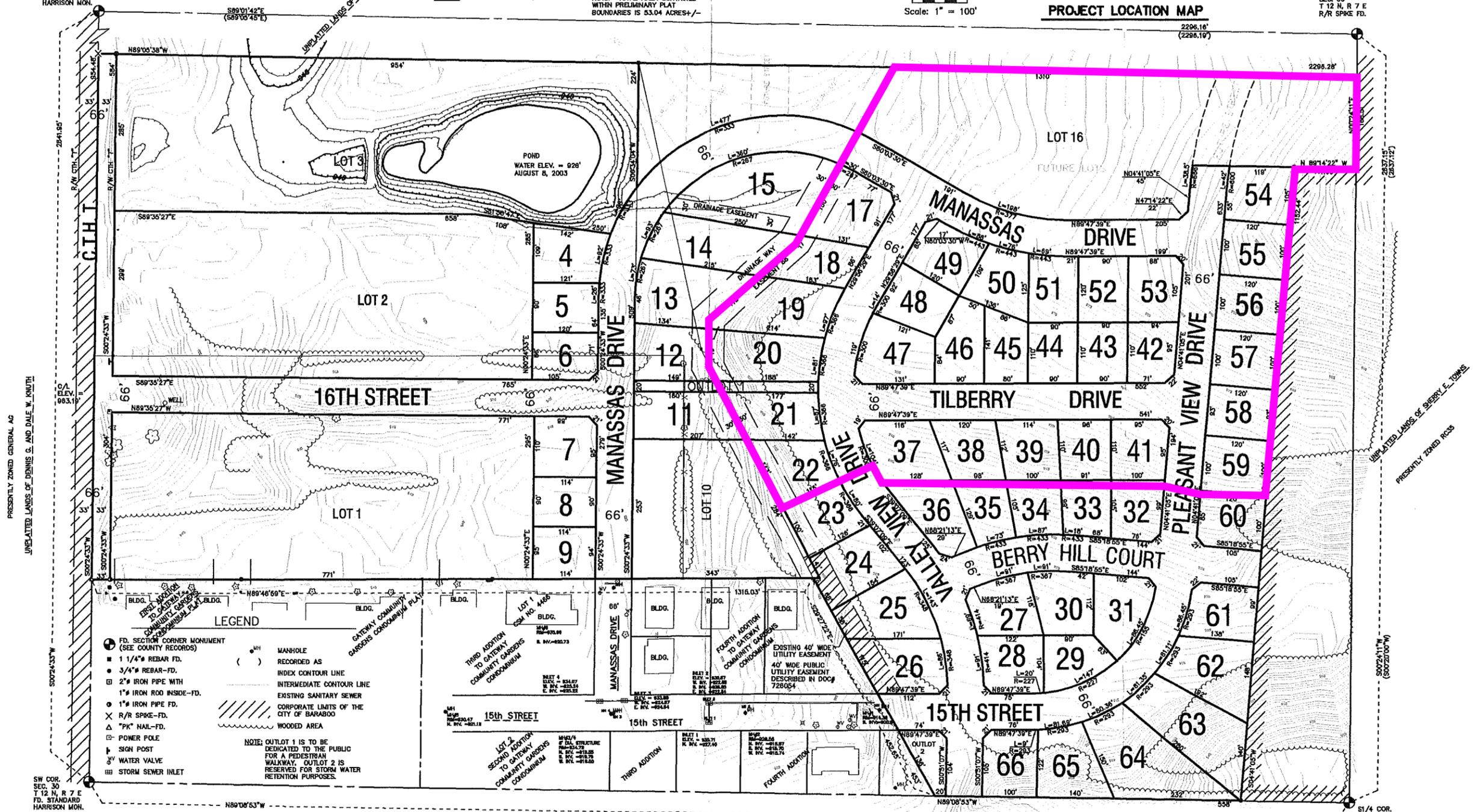


NOTE: ELEVATIONS ARE REFERENCED TO THE HARRISON MONUMENT AT THE SW CORNER OF SECTION 30, WHICH HAS AN ELEVATION OF 936.44' ACCORDING TO INFORMATION FURNISHED BY THE CITY OF BARABOO. THE CITY WAS PROVIDED THIS INFORMATION BY MID-STATES ASSOCIATES.

PROJECT LOCATION MAP

W 1/4 COR.
SEC. 30
T 12 N, R 7 E
FD. STANDARD
HARRISON MON.

E 1/4 COR.
SEC. 30
T 12 N, R 7 E
R/R SPRKE FD.



LEGEND

- FD. SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
- 1 1/4" REBAR-FD.
- 3/4" REBAR-FD.
- 2" IRON PIPE WITH 1" IRON ROD INSIDE-FD.
- 1" IRON PIPE-FD.
- R/R SPIKE-FD.
- "PK" NAIL-FD.
- POWER POLE
- SIGN POST
- WATER VALVE
- STORM SEWER INLET
- MANHOLE RECORDED AS INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- EXISTING SANITARY SEWER
- CORPORATE LIMITS OF THE CITY OF BARABOO
- WOODED AREA

NOTE: OUTLOT 1 IS TO BE DEDICATED TO THE PUBLIC FOR A PEDESTRIAN WALKWAY. OUTLOT 2 IS RESERVED FOR STORM WATER RETENTION PURPOSES.

SURVEYOR'S CERTIFICATE
I, TODD T. RUMMLER, REGISTERED WISCONSIN LAND SURVEYOR-2443, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT CORRECTLY SHOWS THE PRELIMINARY BOUNDARIES OF THIS PROPOSED SUBDIVISION, THE LOCATIONS OF PREVIOUS LAND DIVISIONS, AND TOPOGRAPHIC FEATURES AND SITE IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND DEMONSTRATES MY INTENT TO FULLY COMPLY WITH THE CITY OF BARABOO'S SUBDIVISION AND PLATTING ORDINANCES.

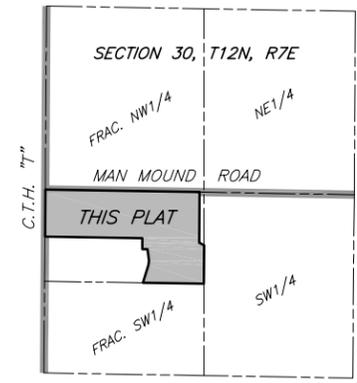
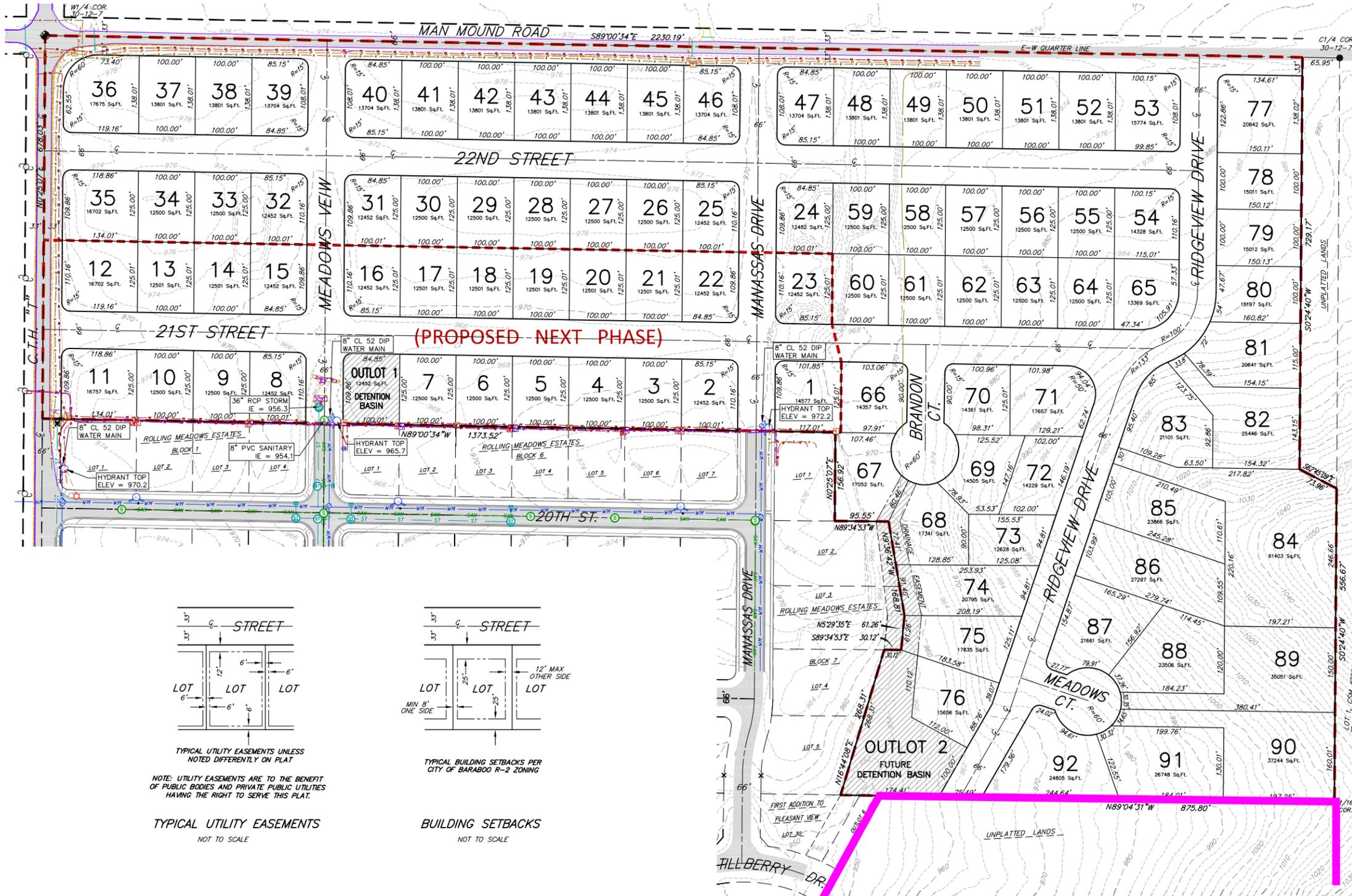
TODD T. RUMMLER, RLS-2443 DATE

UNPLATTED LANDS OF LESTER W. SCHWARTZ
PRESENTLY ZONED RC35

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



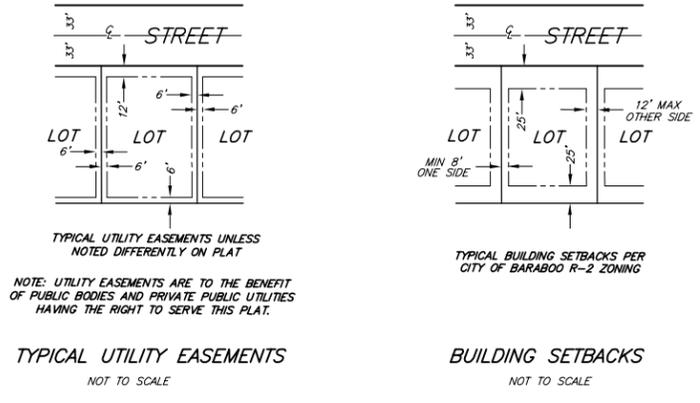
LOCATION SKETCH
SCALE 1" = 1320'



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.

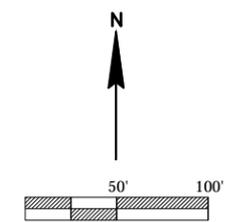
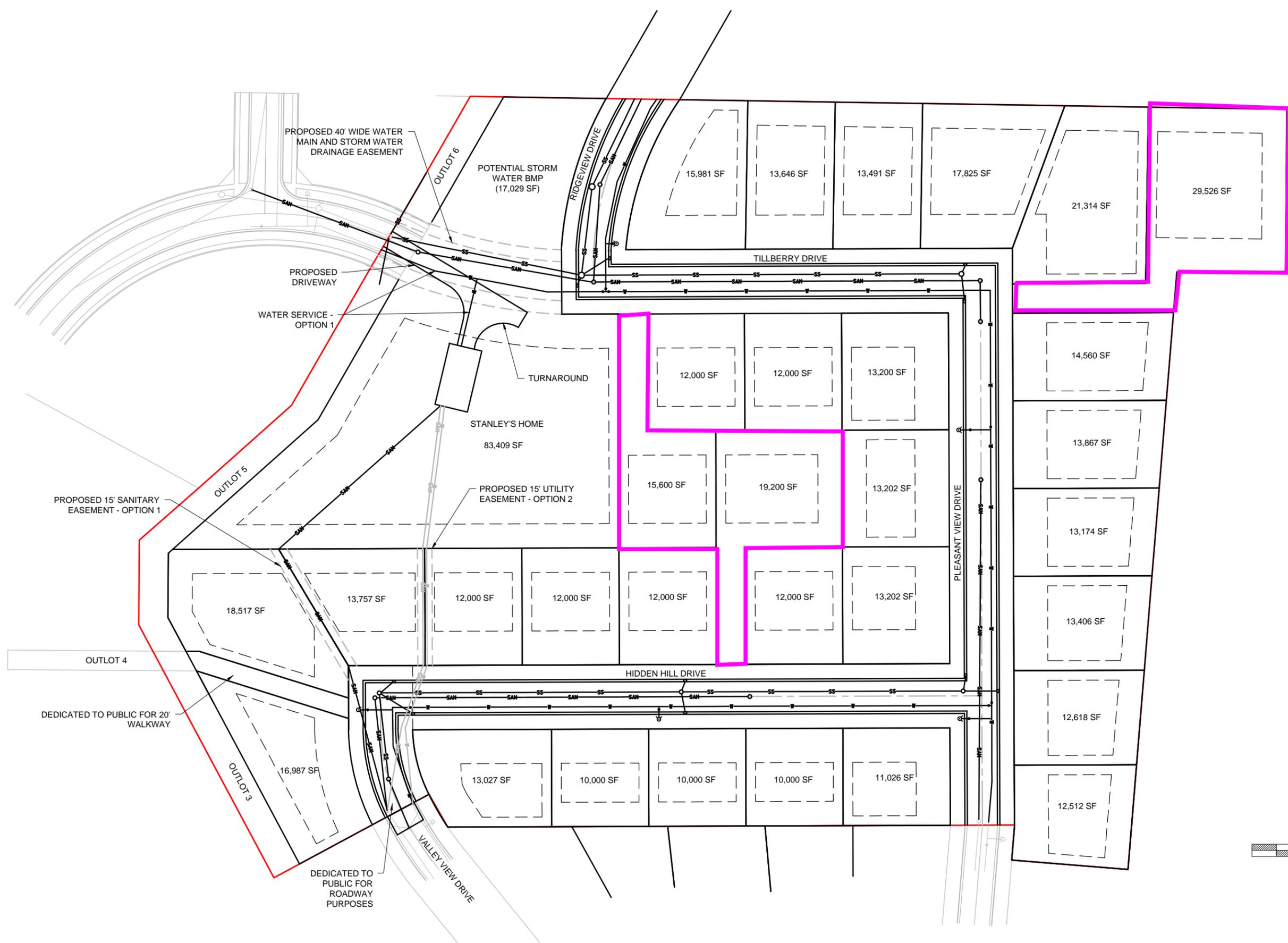
**Stanley Property Development
 City of Baraboo, Wisconsin**

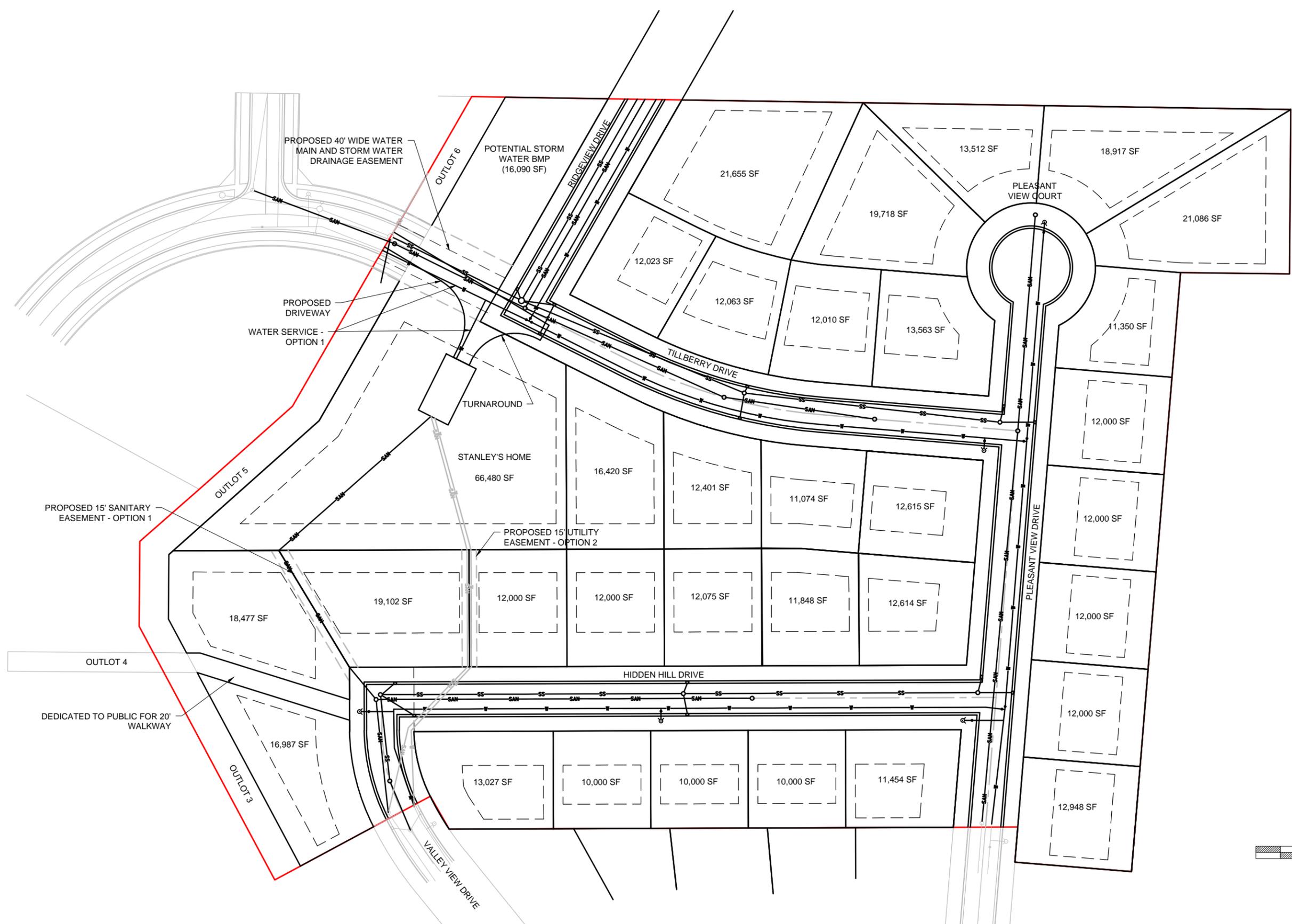
Date
2-9-2016

Date	Revision

Drawing Name
Concept 1

Sheet No.
C1.0
 Project Number
SA0010



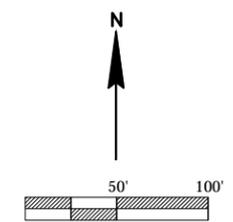
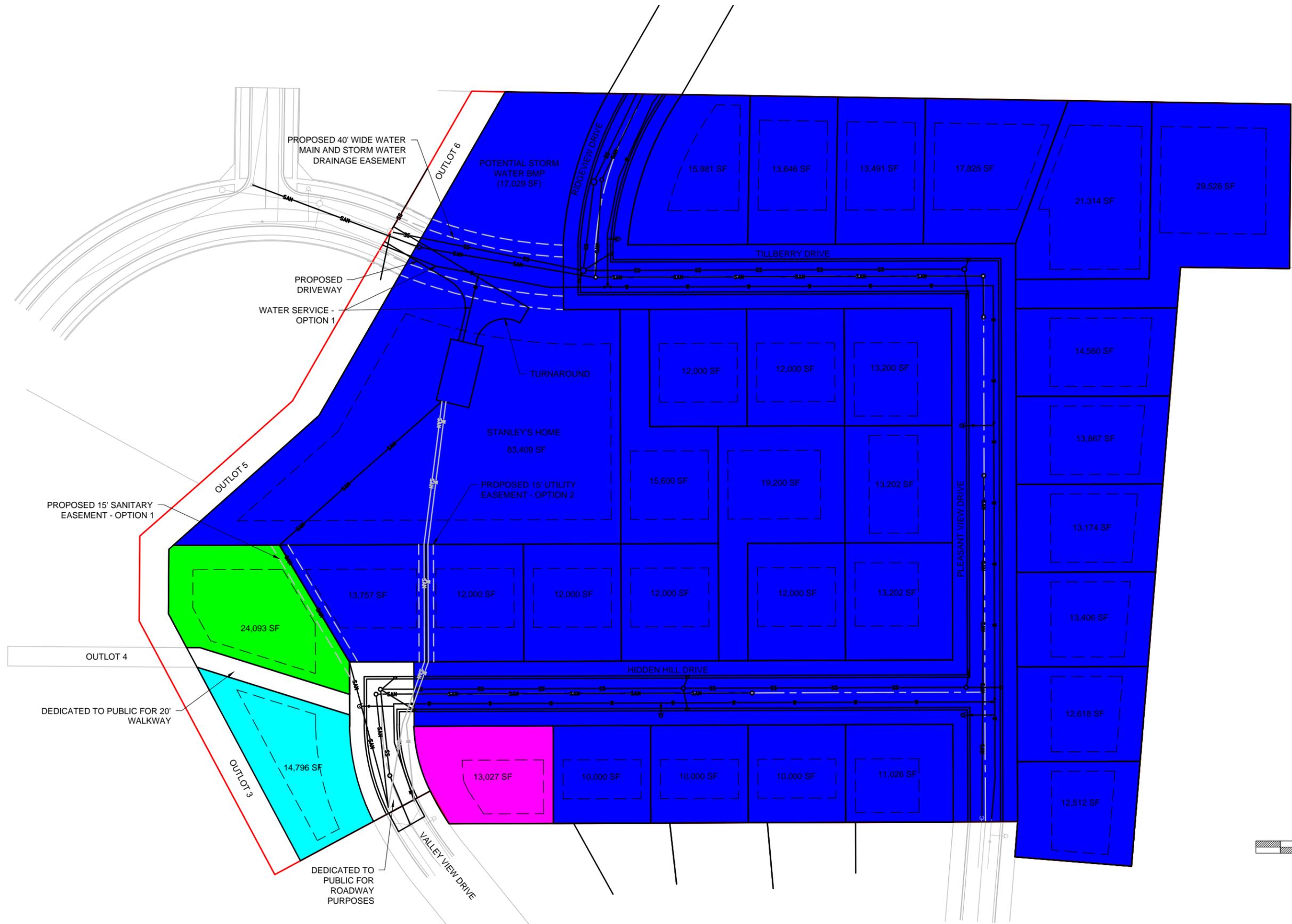


Stanley Property Development
City of Baraboo, Wisconsin

Date	2-9-2016
Date	Revision

Drawing Name
Concept 2

Sheet No.
C2.0
 Project Number
SA0010



Stanley Property Development
 City of Baraboo, Wisconsin

Date
2-9-2016

Date Revision

Drawing Name
Concept 1 with Lots Shaded

Sheet No.
C1.2

Project Number
SA0010

**Stanley Property Development
 City of Baraboo, Wisconsin**

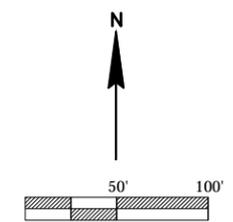
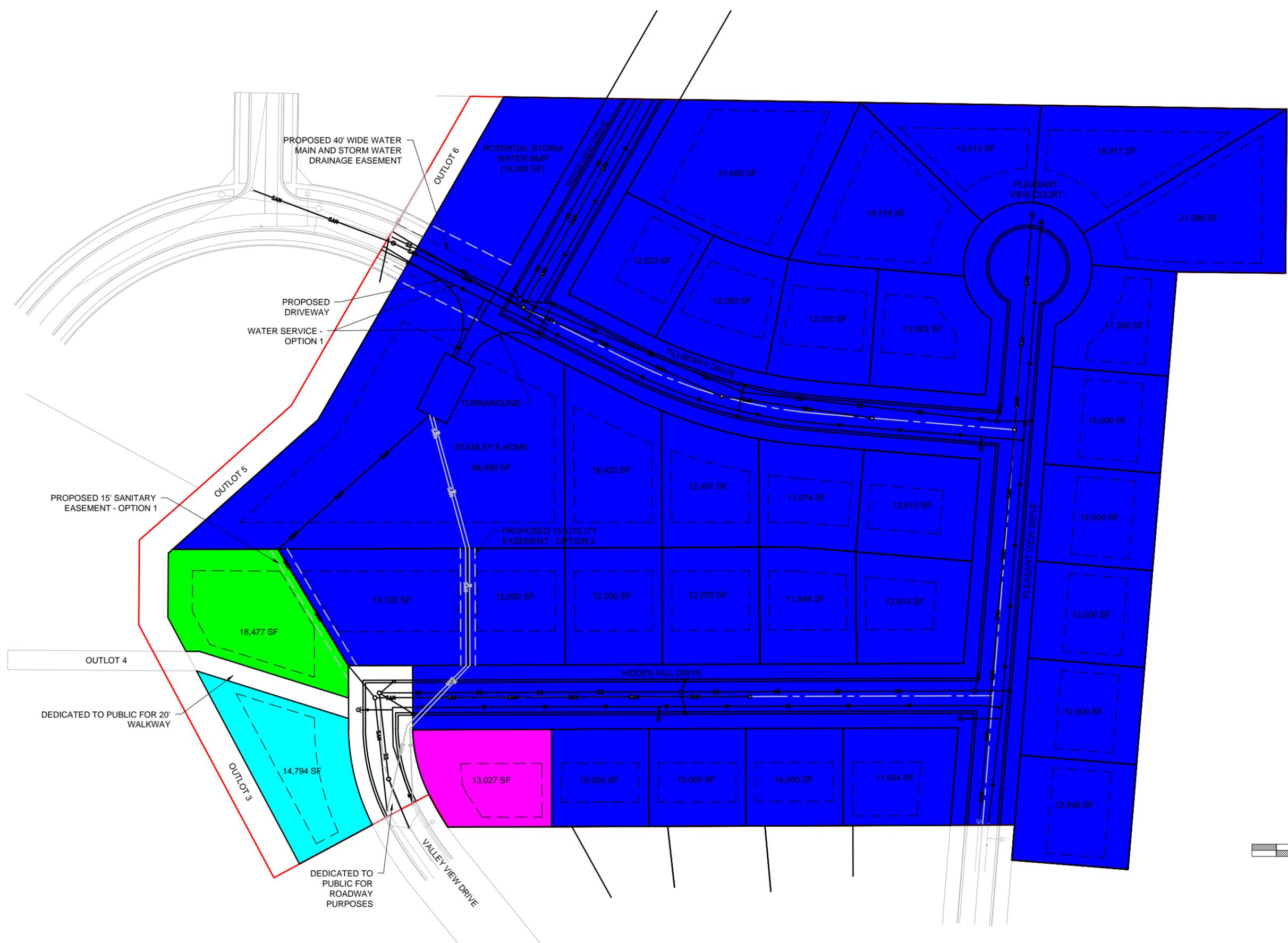
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2-9-2016

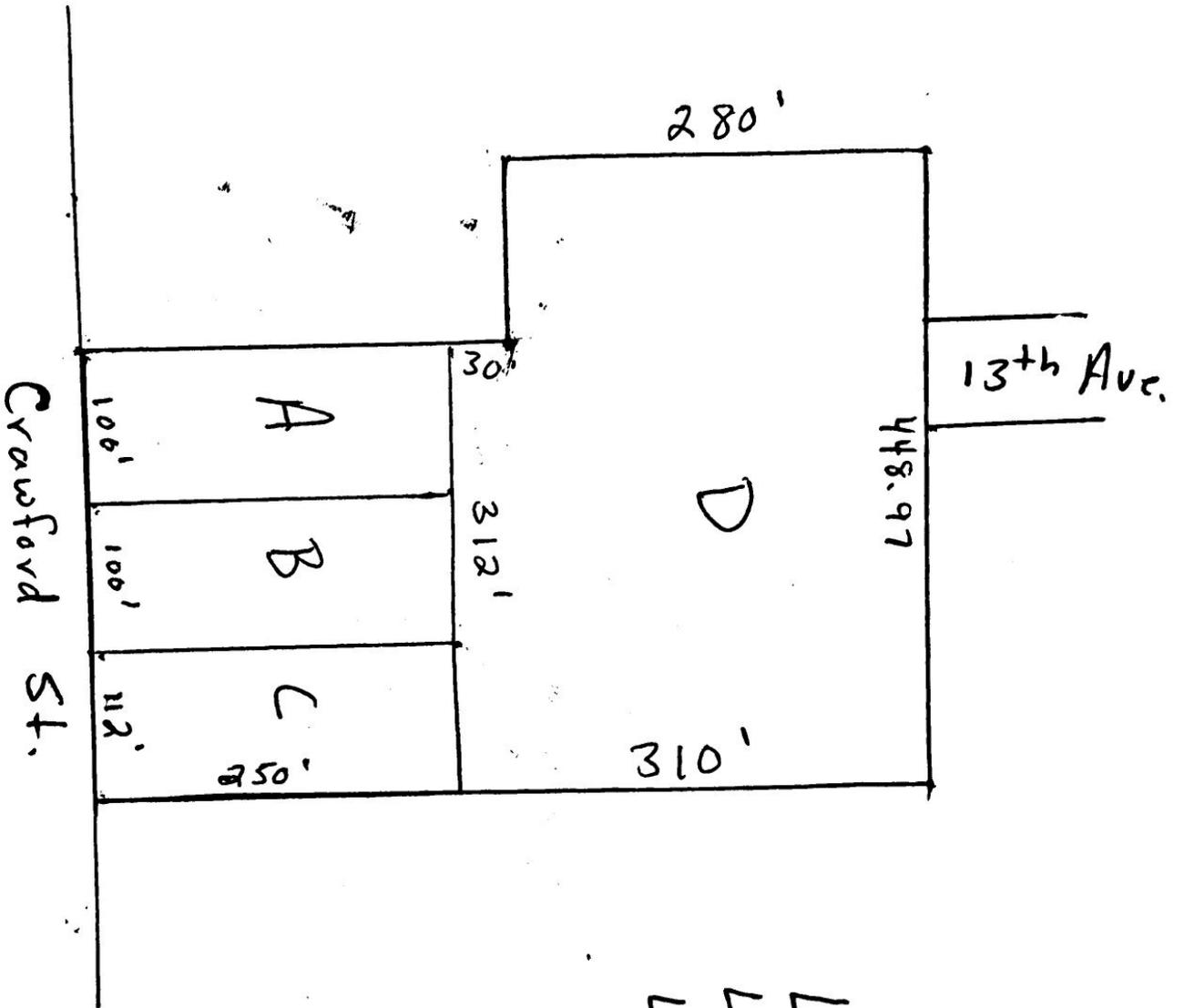
Date Revision

Drawing Name
**Concept 2
 with Lots
 Shaded**

Sheet No.
C2.2

Project Number
SA0010





Crawford St.
 Lot A - 100 x 250
 Lot B - 100 x 250
 Lot C - 112 x 250

13th Ave.
 Lot D - Access off of
 13th Ave.

Lot C to grant
 pedestrian easement
 to lot D over
 existing sewer
 easement.

