

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, March 15, 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, Atty. A. Bolin, E. Robkin, Roy Mjelde, Legacy Housing LLC, Gary Woolever, Don & Karen Stanley, Mike Bisbach, Brittany Lewis, 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 February 16, 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. **New Business**
 - a. Request by Roy Mjelde, managing member of Roy & Pam Properties, LLC, to review a GDP&SIP in accordance with Steps 3 and 4 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.

 - b. Review a concept plan for a prospective 3-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.

 - c. Review and approve Final Plat of Rolling Meadows North, a 23-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.

 - d. Request by Wal-Mart for an amendment to their Conditional Use Permit, which was approved on August 17, 1999 and subsequently amended on June 17, 2008, to change the exterior of the building and signage, located at 920 USH 12.

4. **Adjournment**

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on March 08, 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.

P:\Plan Commission\Agendas\2016\March 15, 2016 Agenda.doc

PLAN COMMISSION ITEM SUMMARY
March 15, 2016

SUBJECT: REQUEST BY ROY MJELDE, MANAGING MEMBER OF ROY & PAM PROPERTIES, LLC, TO REVIEW A GDP&SIP IN ACCORDANCE WITH STEPS 3 AND 4 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 A: 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. Following is the petitioner's description of the project:

"The area where our apartments are located is zoned for 12 units but because of the physical size of the property, we cannot legally improve the property any further. We have owned the property for close to 20 years and have completely renovated all the buildings inside and out for the currently rented 10 units. (Eight 1-BR and Two 2-BR.) The only remaining space that has not been renovated is the existing storage space that we would like to turn into Two 2-BR. apartments. This part of the building is not attractive and we want to make it look as good as the rest of the buildings on the site. Please see the rendering of how the building would look compared to its present condition. We feel there is a need for affordable, clean, efficient housing and currently have a waiting list for people wanting to rent from us. We are asking you for your consideration to allow us to move forward with this renovation. We look forward to making these upgrades with your approval."

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: Approve/Conditionally Approve/Deny the combined GDP/SIP.
ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve the Planned Development overlay district.

SUBJECT: REVIEW A CONCEPT PLAN FOR A PROSPECTIVE 3-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 B: 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 to subdivide their existing 15.58-acre parcel into three 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: REVIEW AND APPROVE FINAL PLAT OF ROLLING MEADOWS NORTH, A 23-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 C: Legacy Housing, LLC has purchased the vacant property to the north and to the east of Rolling Meadows Estates 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. As you may recall, Rolling Meadows Estates occupies only a portion of the 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.

Legacy Housing, LLC is interested in developing the balance of the property and their 92-lot Preliminary Plat of Rolling Meadows North, which was very consistent with the original Preliminary Plat of Rolling Meadows Estates, was approved by the Plan Commission at the January 19th meeting. 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 Final Plat.

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 Subdivider'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 Final Plat.

The Final Plat and Subdivider's Agreement are subject to formal approval by the Common Council.

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Forward to Common Council with your Approval/Conditional Approval / Denial of the Final Plat of Rolling Meadows North

SUBJECT: REQUEST BY WAL-MART FOR AN AMENDMENT TO THEIR CONDITIONAL USE PERMIT, WHICH WAS APPROVED ON AUGUST 17, 1999 AND SUBSEQUENTLY AMENDED ON JUNE 17, 2008, TO CHANGE THE EXTERIOR OF THE BUILDING AND SIGNAGE, LOCATED AT 920 USH 12.

SUMMARY OF ITEM D: Wal-Mart was originally granted a CUP in 1999. It has been amended three times: Feb. 20, 2001; Sept. 4, 2001; and June 17, 2008. The most recent amendment changed the exterior building color to brown and tan and modified the signage on the building. This request is to change the exterior building color to gray and blue and modify the signage on the building. Colored renderings of the property changes 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?)

Minutes of Plan Commission Meeting February 16, 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, and Jim O'Neill. Kate Fitzwilliams was absent.

Also in attendance were Tom Pinion, Ed Geick, and Ken & Mary Dressen, Gary Woolever, Roy Mjelde, Steve Cook, Scott Hewitt, Bjorn, 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, Liston seconded to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by Franzen to approve the minutes of the January 19, 2016 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

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 W¹/₂ of the SW¹/₄ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 916 Gateway Drive – There being no testimony, the hearing was declared closed. Pinion stated that he received one email correspondence representing the adjoining property owners on either side of the proposed lot in full support of the project.

New Business

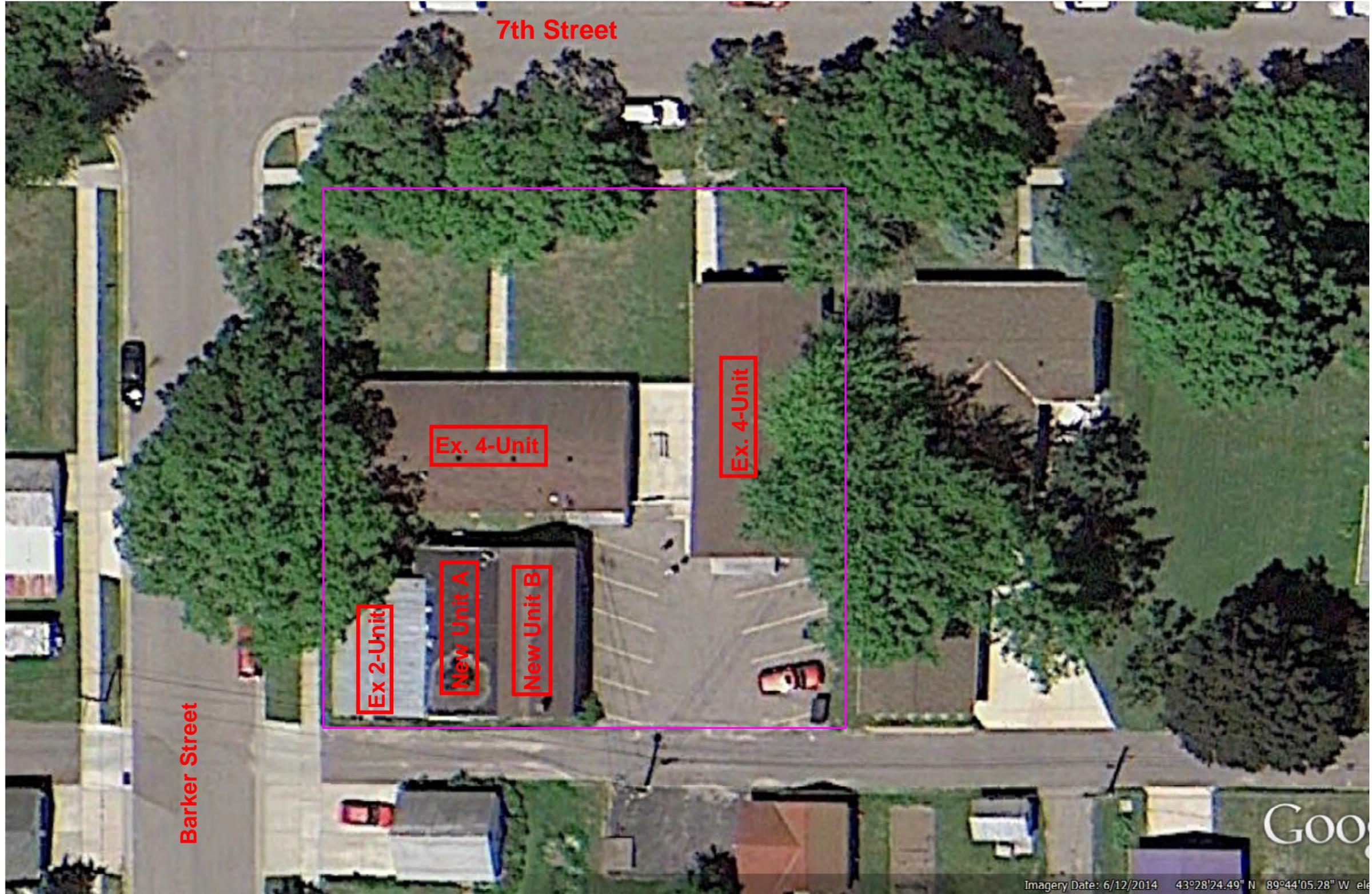
- a. Review and recommendation on K & M Dressen Property Management, LLC's request for a Conditional Use Permit to allow a new Pizza Ranch restaurant at 9116 Gateway Drive, City of Baraboo, Wisconsin – Pinion said that the property is in the Gateway Business Park, which is part of the City's Conditional Use Overlay District. He said what is being proposed conforms to the underlying zoning district, as well as the regulations pertaining to all conditional uses. Gary Woolever, Vierbicher then addressed the Commission. He said that the new Pizza Ranch would be set back toward the off-ramp of the new Highway 12 corridor. He did say that since the plans were made Pizza Ranch Inc. wanted the dumpster enclosure moved. He said corporate also asked for a couple more parking stalls. Liston asked if there are any water issues and Pinion said that there are no stormwater issues in this area. He said when this entire development was platted and developed it included stormwater management for all future development. Kolb commented on the completeness of the package given to the Commission. He asked what the outside materials of the building would be. Woolever stated that the material is a composite material and looks like wood and this is Pizza Ranch's prototypes so it is what the building will look like. It was moved by Liston, seconded by Thurow to approve the conditional use permit subject to approval by the City Engineer that all code requirements have been met. 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 Pizza Ranch restaurant at 916 Gateway Drive for K & M Dressen Property Management, LLC – Pinion said that this was a complete submittal and everything complies. It was moved by Liston, seconded by Kolb the Site Plan as presented. On roll call for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Wedekind, and Thurow. Nay – 0, and the motion carried.
- c. Review and approve a Three-Lot Certified Survey Map of a portion of Lot 2 Gateway Business Park, being a part of the W¹/₂ of the SW¹/₄ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, for DEVCO I, LLC – Pinion presented this CSM to the Commission. He said that the CSM meets all of the requirements contained in the land division regulations and he has no other issues or comments. It was moved by Kolb, seconded by O'Neill to approve the Three-Lot Certified Survey Map as presented. On roll call vote for the motion, Ayes – Liston, O'Neill, Kolb, Wedekind, Thurow, and Franzen. Nay – 0, and the motion carried unanimously.
- 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 – Pinion said that this is a concept review that could lead to a PUD request, depending on the Commission's feedback and position on it. He said that Roy & Pam Properties own a host of properties within the City and are very responsible landlords and maintain their properties well. He said this particular site on the corner of the SE corner of 7th and Barker consists of three existing buildings, two 4-unit buildings, one two-unit, with two storage units. He went on to say that the request is to convert the two storage units to two more residential units. He said that there are nine off-street parking stalls for the current eight units; he would like to add three more parking stalls off the street so that ultimately there could be 12 parking stalls for 12 units if the

Commission feels this is a reasonable request. Pinion said because of the magnitude of the full building, this project would require State-approved plan, which would require a 2-hour fire wall separation between the existing two-unit residential and the storage facilities, and then a one-hour separation between the two new units. Mjelde said that he purchased the property about 20 years ago and it was run-down and he has essentially re-built 10 of the units from inside/out. Kolb asked Mjelde if he has contacted any of the neighbors at this time due to the fact that this will exceed the density of the area. Mjelde said that he wanted to lay it out on his own and see what it would look like before he did that. Kolb asked if the parking would be in compliance and Pinion said that the Code requires two stalls per unit, for special multi-family, the Plan Commission can reduce that to 1½. Pinion said that at this time they are below this and he asked Mjelde if there have been any parking issues or complaints. Mjelde said that all of these units are single tenants, even the two-bedroom and some don't have vehicles. The Commission liked the idea and felt it would dress up the neighborhood. Kolb asked that Mjelde check with the neighbors before going forward. Pinion said that if this progresses, there will be a public hearing at the Council level to rezone the property.

- 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 SW¼ of Section 30, T12N, R7E, for Don and Karen Stanley– This issue was not discussed.
- 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 NE¼ of Section 35, T12N, R6E, of Crawford Street by Steve Cook – Pinion said that Cook was unable to be in attendance; however, Scott Hewitt of Grothman is in attendance to answer any questions. Pinion said that this is a family site as the Commission has looked at it before for Garth and Jerry Scott. He said that this is a little different configuration. He said that three lots would adjoin Crawford Street, and not all would have equal frontage, but they would have more than the required frontage. He said that the lot on 13th Avenue would also have more than the required frontage. Hewitt said that Cook is looking for insurance from the Commission that if he was to go ahead and have Hewitt start the CSM process that there will be no objection to this concept. All positive comments were voiced by the Commission.
- g. Request to rezone 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 – Pinion said that the property below this is zoned RF-3 and the lot in question is zoned R-1A. Mr. Cook would like to zone this lot to R-3, which would allow him to put up a 4-plex if he chose to do so. Pinion said that the concept plan that is on file for the property that is currently zoned R-3 is five 4-unit buildings, to maximize the density there would be 20 units. Therefore, in anticipation of that, Cook expressed an interest in considering, if it would be 4-plexes there, he may like to add a sixth 4-plex to make it uniform. Cook doesn't like the idea of a single-family home abutting 20 units in a single development. Kolb moved, Liston seconded to recommend rezoning Lot 1, Block 2 of Rolling Meadows Estates, located at 1401 19th Street from R-1A to R-3. On roll call vote for the motion, Ayes – O'Neill, Kolb, Wedekind, Thurow, Franzen, and Liston. Nay – 0, and the motion carried.

Adjournment - It was moved by Liston and seconded Kolb to adjourn at 5:45 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee



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



EXISTING BUILDINGS SOUTHWEST CORNER



EXISTING BUILDINGS NORTHWEST CORNER



EXISTING BUILDINGS SOUTHEAST CORNER



PROPOSED BUILDINGS NORTHWEST CORNER



PROPOSED BUILDINGS SOUTHEAST CORNER

7TH STREET

BARKER STREET

22'-0"

NEW CONCRETE APRON

EXISTING SIDEWALK

NEW CONCRETE PARKING AREA

8" CONCRETE BOLLARD TYP

APT #1 EXISTING

APT #2 EXISTING

APT #3 EXISTING

APT #4 EXISTING

APT #8 EXISTING

APT #7 EXISTING

APT #6 EXISTING

APT #5 EXISTING

EXISTING PATIO

EXISTING SIDEWALK

NEW 5'-0" SIDEWALK

BARKER UPPER & LOWER EXISTING

BARKER CENTER PROPOSED

BARKER EAST UPPER & LOWER PROPOSED

1

2

3

4

5

6

7

8

7'-0"

4'-0"

SITE PLAN

SCALE: 1" = 20'-0"

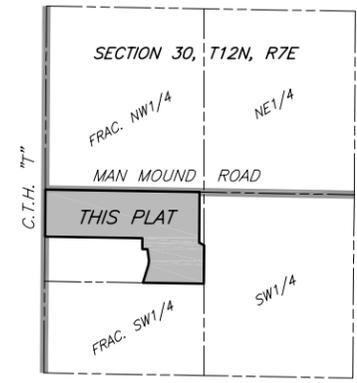
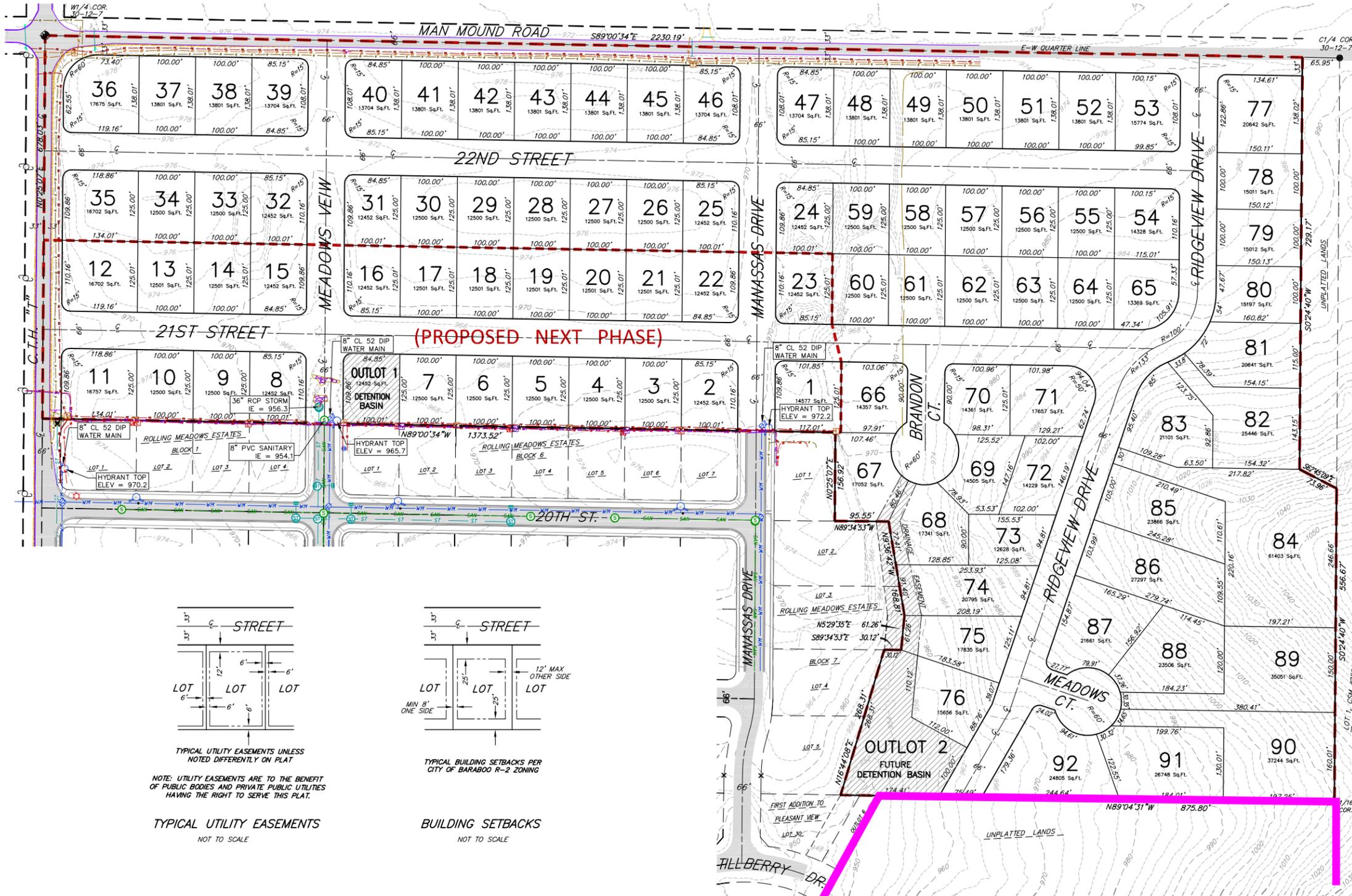


NORTH

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



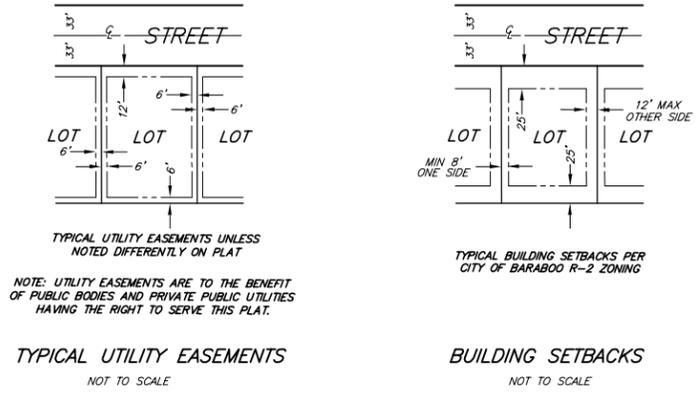
LOCATION SKETCH
SCALE 1" = 1320'



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.

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.

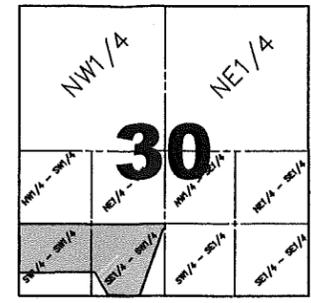
DEVELOPER: UNIVERSAL PROPERTIES
% LOU IGLESIAS
P.O. BOX 8371
MADISON, WI 53708

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 +/-

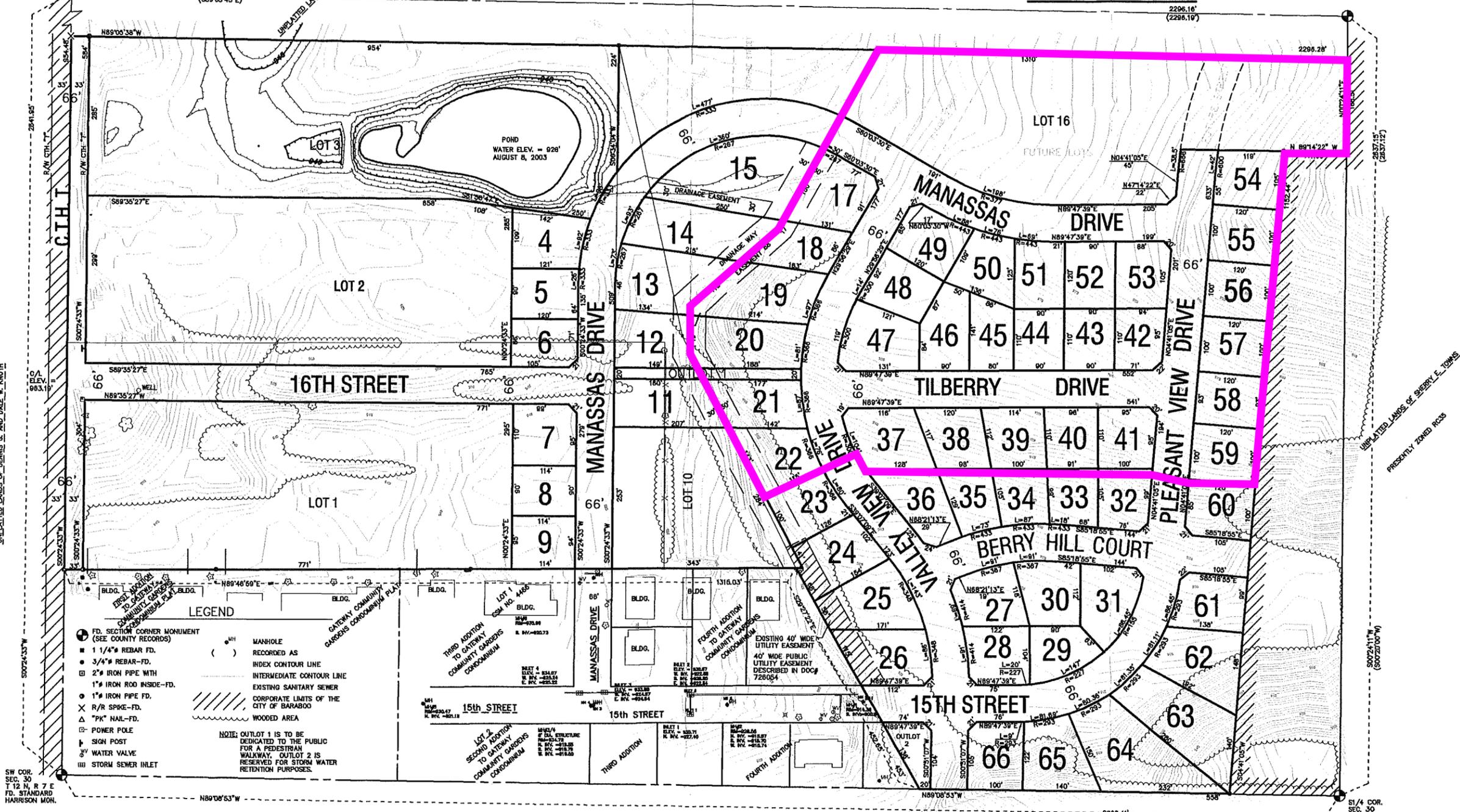


NOTE: ELEVATIONS ARE REFERENCED TO THE HARRISON MONUMENT AT THE SW CORNER OF SECTION 30, WHICH HAS AN ELEVATION OF 936.44' ACCORDING TO INFORMATION FURNISHED BY THE CITY OF BARABOO. THE CITY WAS PROVIDED THIS INFORMATION BY MID-STATES ASSOCIATES.

PROJECT LOCATION MAP

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

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



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

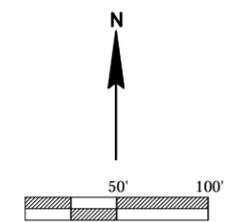
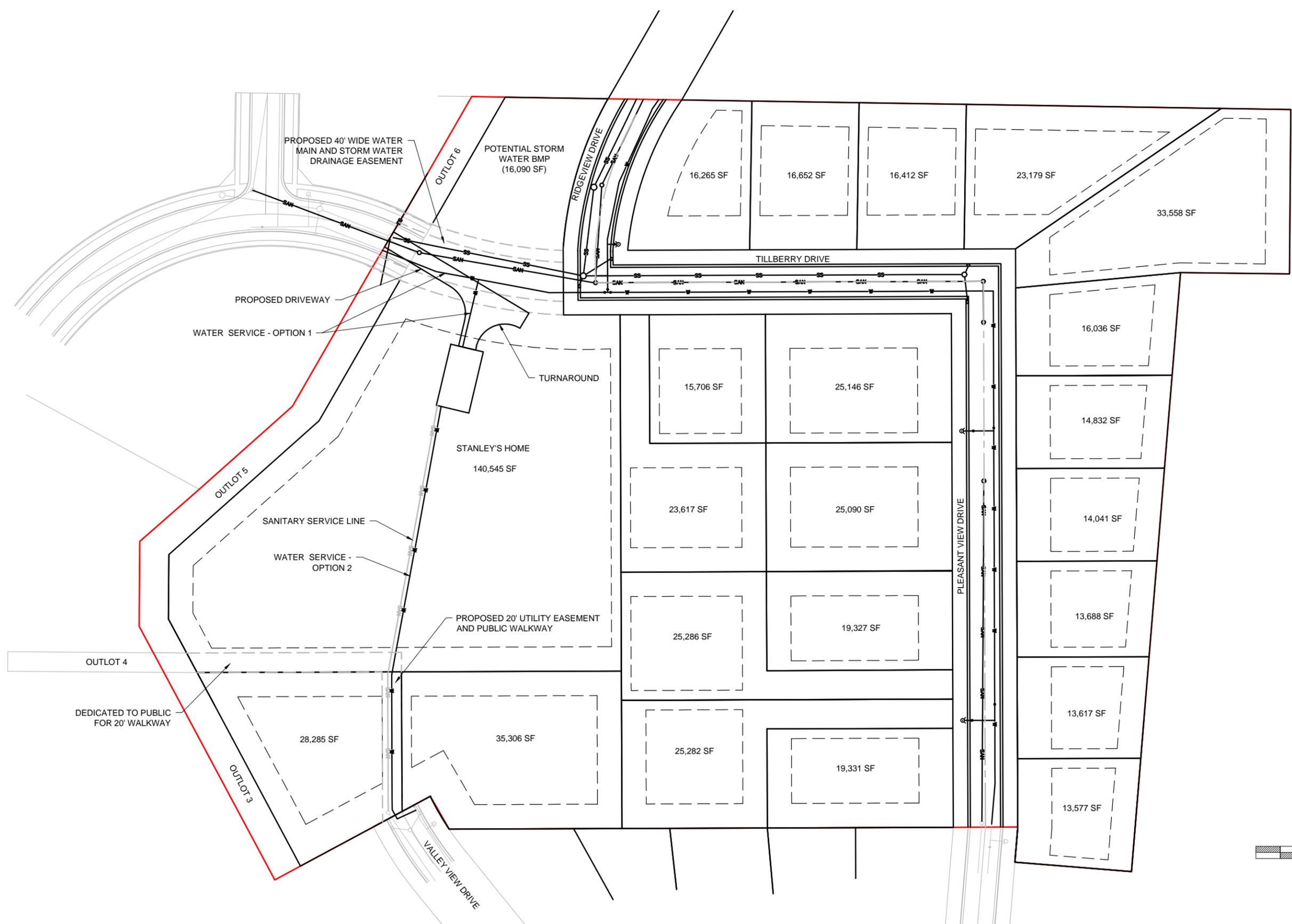
NOTE: OUTLOT 1 IS TO BE DEDICATED TO THE PUBLIC FOR A PEDESTRIAN WALKWAY. OUTLOT 2 IS RESERVED FOR STORM WATER RETENTION PURPOSES.

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

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



Stanley Property Development
 City of Baraboo, Wisconsin

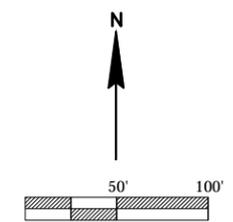
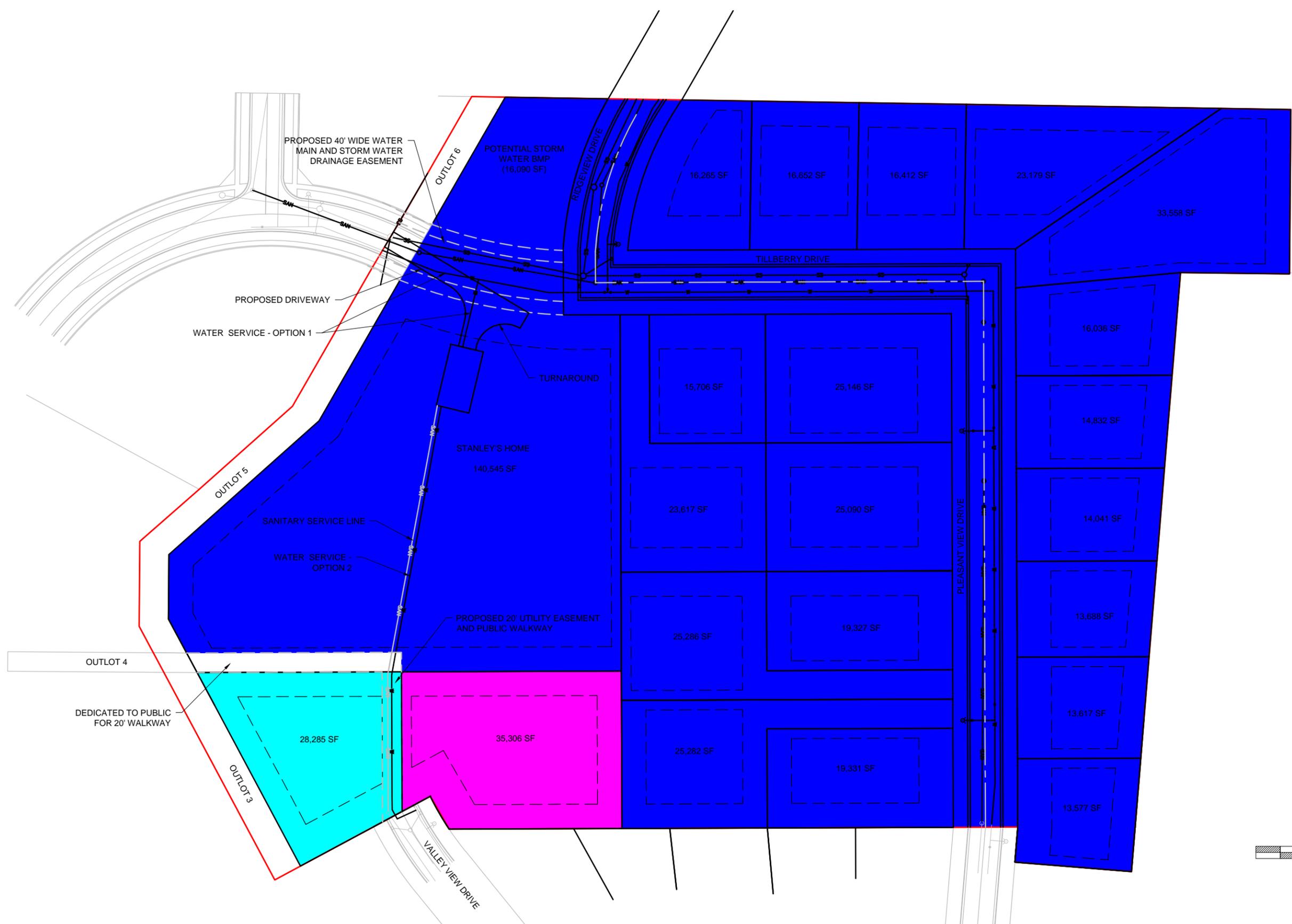
Date
3-7-2016

Date	Revision

Drawing Name
Concept 3

Sheet No.
C3.0

Project Number
SA0010



Stanley Property Development
City of Baraboo, Wisconsin

Date
3-7-2016

Date	Revision

Drawing Name
Concept 3 with Lots Shaded

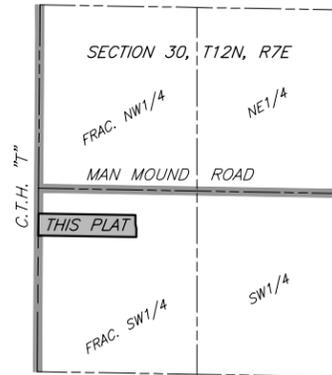
Sheet No.
C3.2

Project Number
SA0010

FINAL 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 PLAT AREA = 10.21 Acres
444,790 Sq.Ft.
DEDICATED STREETS AREA = 3.09 Acres
134,630 Sq.Ft.



LOCATION SKETCH
SCALE 1" = 1320'

LEGEND

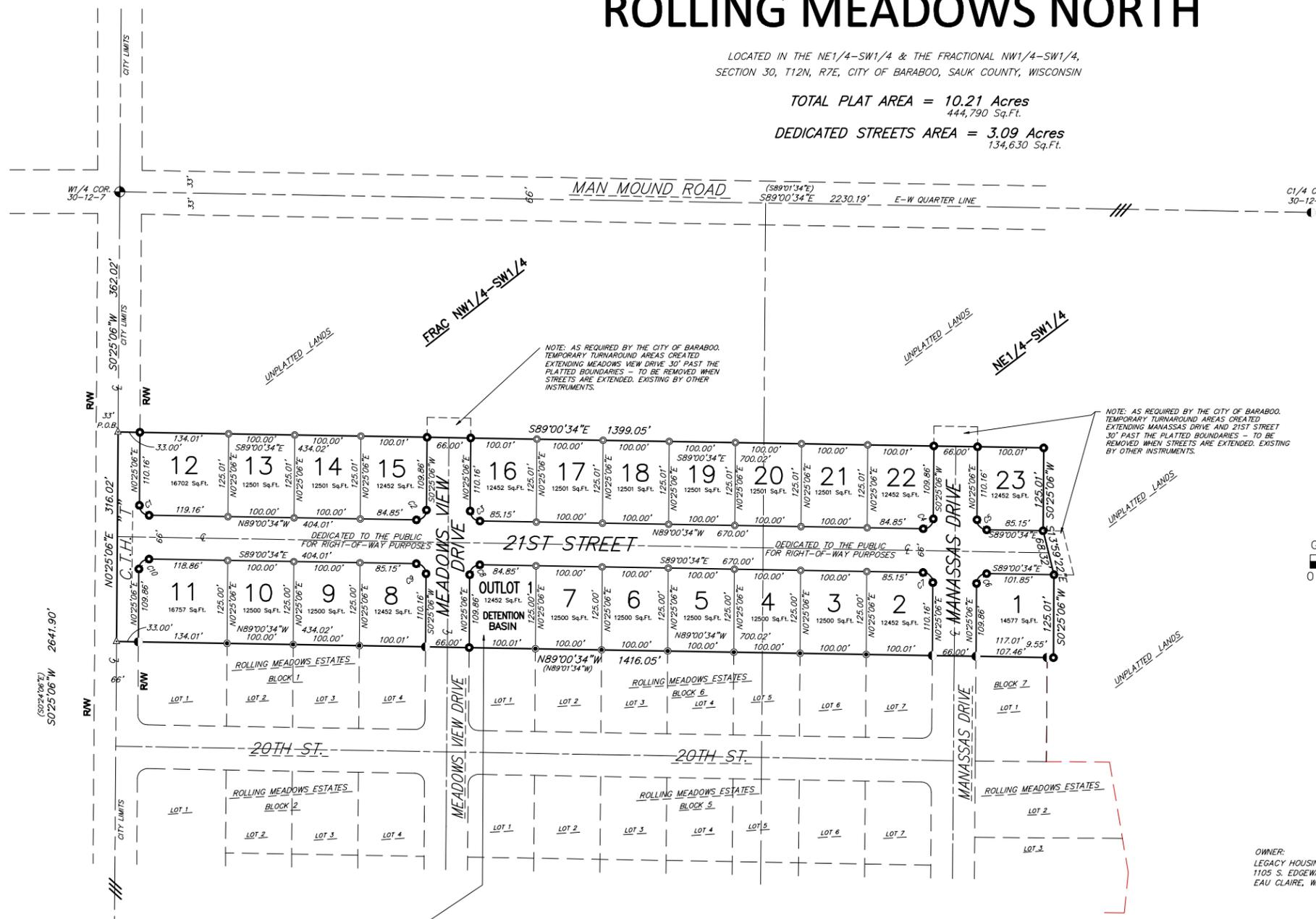
- FOUND HARRISON MONUMENT
- FOUND 1-1/4" DIA. IRON ROD
- FOUND 3/4" DIA. IRON ROD
- SET 1-1/4" DIA. X 30" IRON RE-BAR, 4.30 LBS./LIN.FT.
- SET 3/4" DIA. X 24" IRON RE-BAR, 1.50 LBS./LIN.FT.
- △ SET 2 1/2" MAG NAIL IN PAVEMENT
- () RECORDED AS BEARING OR DISTANCE

NOTE: LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDRETH OF A FOOT, ANGLES HAVE BEEN TURNED TO THE NEAREST 5 SECONDS AND CALCULATED TO THE NEAREST ONE SECOND.

ZONING: R-2



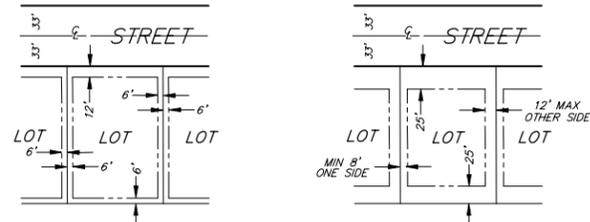
BEARINGS ARE REFERENCED TO THE SAUK COUNTY COORDINATE SYSTEM. THE NORTH LINE OF THE SW 1/4 OF SECTION 30 BEARS S89°00'34"E



NOTE: AS REQUIRED BY THE CITY OF BARABOO, TEMPORARY TURNAROUND AREAS CREATED EXTENDING MEADOWS VIEW DRIVE 30' PAST THE PLATTED BOUNDARIES - TO BE REMOVED WHEN STREETS ARE EXTENDED, EXISTING BY OTHER INSTRUMENTS.

NOTE: AS REQUIRED BY THE CITY OF BARABOO, TEMPORARY TURNAROUND AREAS CREATED EXTENDING MANASSAS DRIVE AND 21ST STREET 30' PAST THE PLATTED BOUNDARIES - TO BE REMOVED WHEN STREETS ARE EXTENDED, EXISTING BY OTHER INSTRUMENTS.

NOTE: OUTLOT 1 IS TO BE DEDICATED TO THE PUBLIC FOR STORM WATER PURPOSES.



TYPICAL UTILITY EASEMENTS UNLESS NOTED DIFFERENTLY ON PLAT
NOTE: UTILITY EASEMENTS ARE TO THE BENEFIT OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT.

TYPICAL BUILDING SETBACKS PER CITY OF BARABOO R-2 ZONING
NOT TO SCALE

CURVE DATA

CURVE	RADIUS	DELTA	ARC L.	CHORD BRG.	CHORD L.	TAN. BRG.	TAN. BRG.
C1	15.00	89°25'40"	23.41	S44°17'44"E	21.11	S89°00'34"E	S00°25'06"W
C2	15.00	90°34'20"	23.71	N45°42'16"E	21.32	N00°25'06"E	S89°00'34"E
C3	15.00	89°25'40"	23.41	S44°17'44"E	21.11	S89°00'34"E	S00°25'06"W
C4	15.00	90°34'20"	23.71	N45°42'16"E	21.32	N00°25'06"E	S89°00'34"E
C5	15.00	89°25'40"	23.41	S44°17'44"E	21.11	S89°00'34"E	S00°25'06"W
C6	15.00	90°34'20"	23.71	N45°42'16"E	21.32	N00°25'06"E	S89°00'34"E
C7	15.00	89°25'40"	23.41	S44°17'44"E	21.11	S89°00'34"E	S00°25'06"W
C8	15.00	90°34'20"	23.71	N45°42'16"E	21.32	N00°25'06"E	S89°00'34"E
C9	15.00	89°25'40"	23.41	S44°17'44"E	21.11	S89°00'34"E	S00°25'06"W
C10	15.00	90°34'20"	23.71	N45°42'16"E	21.32	N00°25'06"E	S89°00'34"E

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

DATE: 2/18/16
VERBICHER ASSOCIATES, INCORPORATED

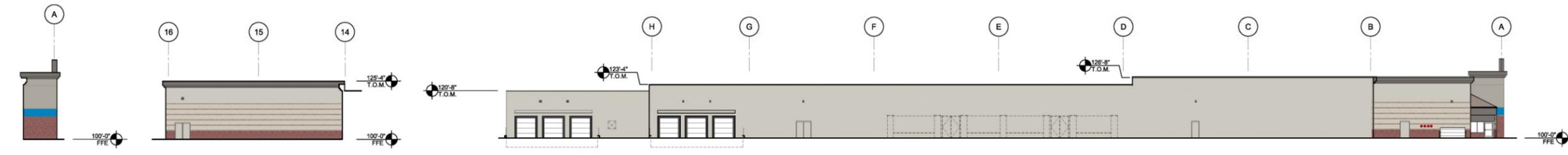
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

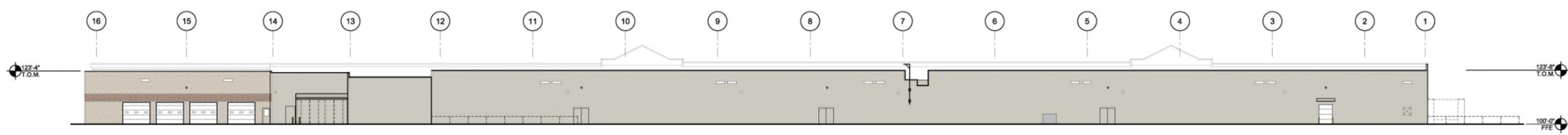
Department of Administration

vierbicher
planners | engineers | advisors

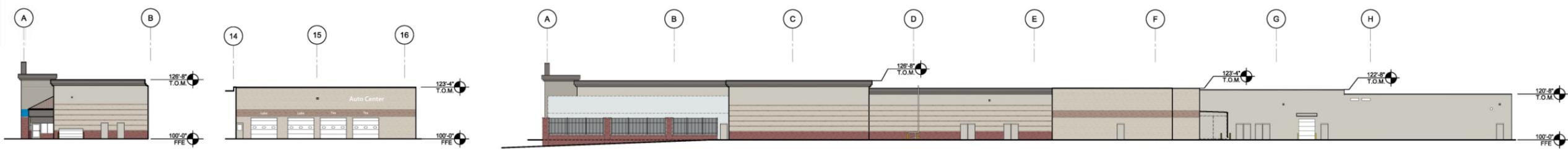
REEDSBURG - MADISON - PRAIRIE DU CHIEN
400 Viking Drive Reedsburg, Wisconsin 53959
Phone: (608) 524-6468 Fax: (608) 524-8218



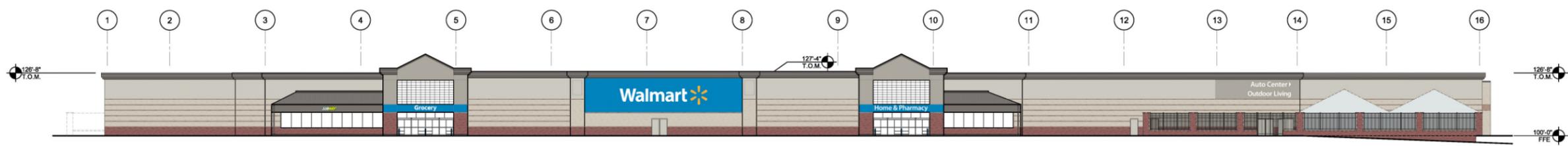
VESTIBULE SIDE ELEVATION (SIM) REAR GARDEN CENTER ELEVATION LEFT ELEVATION



REAR ELEVATION

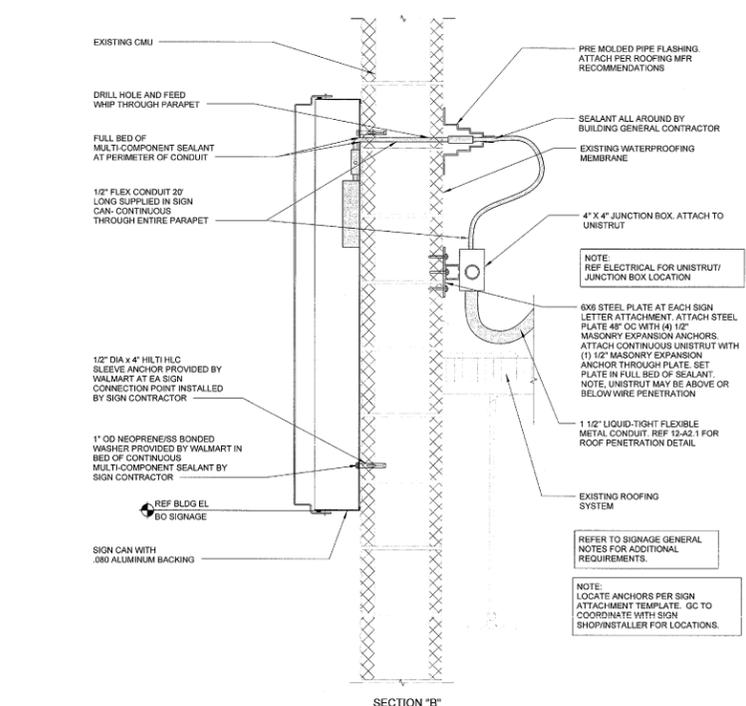
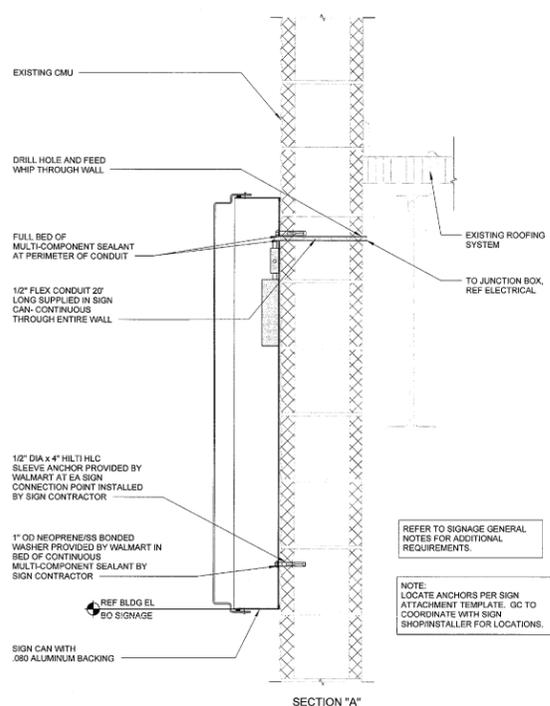


GM VESTIBULE SIDE ELEVATION AUTO CENTER ELEVATION RIGHT ELEVATION



FRONT ELEVATION

	SW 7015 Repose Gray P134		SW 7017 Dorian Gray P135		SW 7019 Gauntlet Gray P49		Walmart Medium Blue (Urethane) P76U
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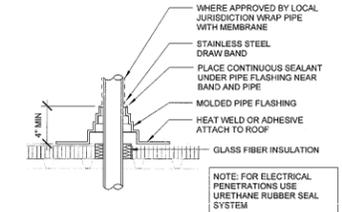
EXISTING SIGNAGE SCHEDULE				
SIGNAGE LOCATION	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE				
5'-0" Walmart	1	BLUE	303.90 SF	303.90 SF
8'-7" Sign	1	YELLOW	8.00 SF	8.00 SF
24" Market	1	WHITE	19.69 SF	19.69 SF
24" Home & Pharmacy	1	WHITE	62.49 SF	62.49 SF
30" Outdoor Living	1	WHITE	77.31 SF	77.31 SF
TOTAL FRONT SIGNAGE			463.48 SF	463.48 SF
AUTO CENTER SIGNAGE				
24" Tire & Lube	1	WHITE	27.10 SF	27.10 SF
12" Tire	4	WHITE	2.28 SF	9.12 SF
12" Lube	4	WHITE	2.92 SF	11.68 SF
TOTAL AUTO CENTER SIGNAGE			49.90 SF	49.90 SF
TOTAL BUILDING SIGNAGE			513.38 SF	513.38 SF

NEW SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Walmart	1	LED	WHITE	5'-0"	268.00 SF	268.00 SF
Sign	1	LED	YELLOW	8'-0"	25.63 SF	25.63 SF
Grocery	1	N/A	WHITE	2'-0"	61.85 SF	61.85 SF
Home & Pharmacy	1	N/A	WHITE	2'-0"	49.47 SF	49.47 SF
Outdoor Living	1	N/A	WHITE	2'-0"	34.50 SF	34.50 SF
TOTAL FRONT SIGNAGE					469.45 SF	469.45 SF
AUTO CENTER SIGNAGE						
Auto Center	1	N/A	WHITE	2'-0"	31.47 SF	31.47 SF
Tire	2	N/A	WHITE	1'-0"	4.76 SF	9.52 SF
Lube	2	N/A	WHITE	1'-0"	6.26 SF	12.52 SF
TOTAL AUTO CENTER SIGNAGE					49.90 SF	49.90 SF
TOTAL AUTO CENTER SIGNAGE					519.34 SF	519.34 SF

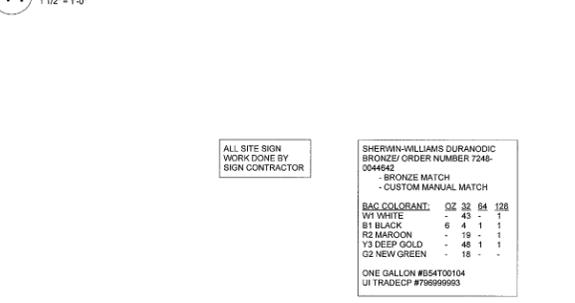
SIGNAGE GENERAL NOTES

- SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.
- GENERAL CONTRACTOR RESPONSIBILITIES:
 - REMOVE EXISTING EXTERIOR BUILDING SIGNAGE AS NOTED ON SHEET A2.
 - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGNS WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
 - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO DETAILS ON SHEET A2.1.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "spark" SIGNAGE. EXISTING (B) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED.
 - NOT USED.
 - NOT USED.
 - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
- SIGNAGE CONTRACTOR RESPONSIBILITIES:
 - FURNISH SPECIFIED CONDUIT FOR LIGHTED SIGNAGE.
 - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07800.
 - INSTALL SIGNAGE PER DETAILS ON SHEET A2.1.

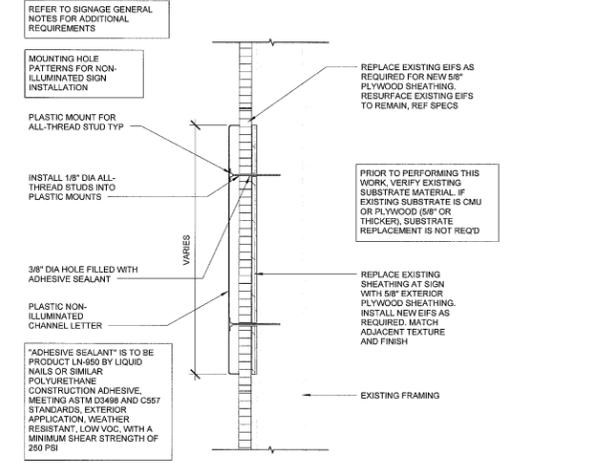
13 PENETRATION DETAIL
1" = 1'-0"



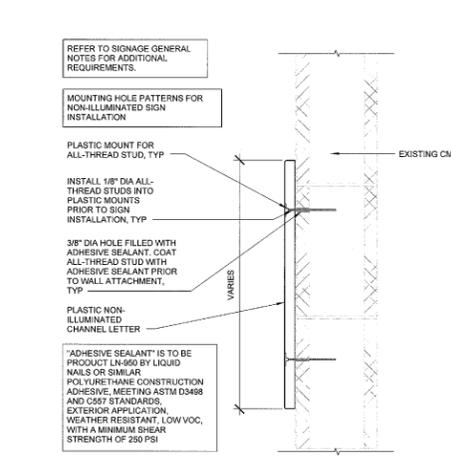
14 WALMART SIGN ATTACHMENT AT CMU
1 1/2" = 1'-0"



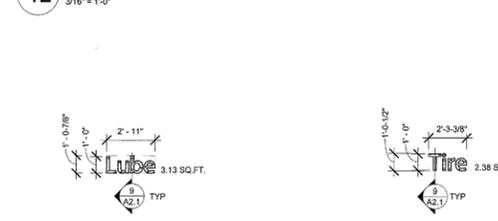
10 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL
1 1/2" = 1'-0"



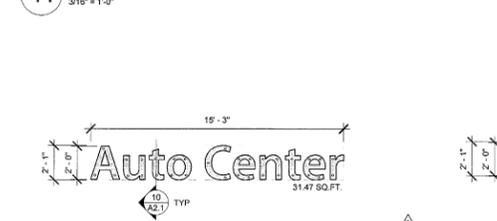
9 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"



12 WALMART MONUMENT SIGN - GM SIDE
3/16" = 1'-0"



11 WALMART MONUMENT SIGN - GR SIDE
3/16" = 1'-0"



8 12" LUBE SIGNAGE
1/4" = 1'-0"



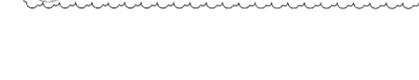
7 12" TIRE SIGNAGE
1/4" = 1'-0"



6 24" AUTO CENTER SIGNAGE
1/4" = 1'-0"



5 24" AUTO CENTER (W/ ARROW)
1/4" = 1'-0"



4 24" OUTDOOR LIVING SIGNAGE
1/4" = 1'-0"

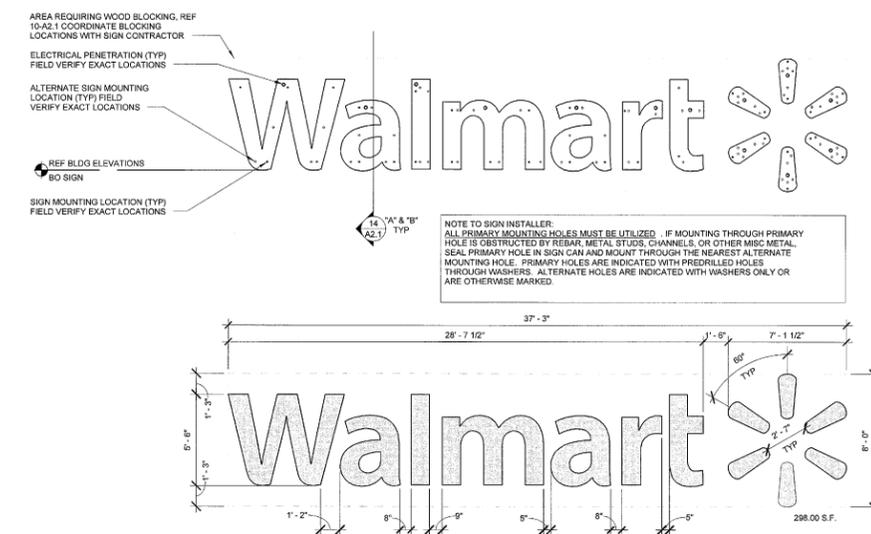


3 24" HOME & PHARMACY
1/4" = 1'-0"



2 24" GROCERY
1/4" = 1'-0"

1 5'-6" WALMART SIGN AND MOUNTING DIAGRAM
1/4" = 1'-0"



HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH ASSOCIATES, LTD.
1795 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7798
f 888.520.9685
www.hfa-ac.com

Walmart BARABOO, WI
STORE NO. 1396
JOB NUMBER: 02-16-21396
172 S.C. GENERAL REMODEL

CHECKED BY: DMG/TEY
DRAWN BY: MAP
DOCUMENT DATE: 12/21/15
PROTO TYPE: 172 SC
PROTO CYCLE: 08/25/15

ISSUE BLOCK	NO.	DESCRIPTION	DATE
1	PR1		12-23-15
2	CCD1		02-22-16

FEB 2 4 2016

EXTERIOR DETAILS AND SIGNAGE

SHEET: **A2.1**