

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.

AGENDA FOR A JOINT MEETING OF THE PLAN COMMISSION & BARABOO ECONOMIC DEVELOPMENT COMMISSION

Date and Time: Tuesday, May 17, 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, Jim Grothman, Amy Hoel, Dave Mitchell, Steve Cook, Ben Letendre, Chris Shanks, Chris Janson, Pat Cannon, BEDC Members, 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 April 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. New Business

- a. Consider Preliminary Plat of the 2nd Addition to Pleasant View, a 10-lot subdivision located in the SW ¼ of the SW ¼ of Section 30, T12N, R6E in the City of Baraboo, Sauk County, Wisconsin for Dave Mitchell.
- b. Consider a four-lot CSM on the 4.94-acre parcel of land on the east side of the 1400 Block of Crawford Street, located in the NE ¼ of Section 35, T12N, R6E, in the City of Baraboo, Sauk County, Wisconsin for Steve Cook.
- c. Consider Petition to Extend the Existing Alley Right-of-Way from the westerly boundary of Block 4 of Wallace's Addition to the Village of Adams, westward 264 feet by the adjoining property owners.
- d. Consider Request by Chris Shanks, sole member of Sand County Motors, LLC, to review a Conceptual Development Plan in accordance with Step 2 of the PUD Process to combine Sand County Contracting with Sand County Motors in the existing building at 633 8th Avenue, located on the southeast corner of 8th Ave and Park Street in an B-2 Central Neighborhood business zoning district.

Meeting of the Plan Commission and BEDC:

1. Call to Order

- a. Approve Phil Wedekind as Chair of Joint Meeting.

2. New Business:

- a. Project Initiation Workshop for the East Side Corridor Study with MSA Professional Services to set the foundation for the planning program, review policy issues, and establish the overall direction for this planning project.

3. Adjournment

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

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

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

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting April 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, Pat Liston, Jim O’Neill, Tom Kolb, and Kate Fitzwilliams.

Also in attendance were Tom Pinion, Ed Geick, Atty. Bolin, Richard Blakeslee, Ellen Allen, Ian Crammond, Mike Hardy, Tim Stieve, and Scott Dobbs.

Call to Order

- a. Note compliance with the Open Meeting Law. Palm 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 O’Neill to approve the minutes of the March 15, 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.

New Business

- a. Review and approve a one-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 1/3 of a mile north of City View Road, in the NE¼ of the NE, Section 26, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin – Engineer Pinion said that this CSM is eligible for a farm consolidation; therefore, they can segregate the house and the outbuildings from the balance of the property by way of a CSM, and it meets the requirements of the City’s land division regulations pertaining to the extra territorial plat approval jurisdiction. It was moved by Liston, seconded by Kolb to approve the CSM as presented. On roll call vote for the motion, Ayes – Thurow, Fanzen, Liston, O’Neill, Kolb, Fitzwilliams, Wedekind. Nays – 0, and the motion carried.
- b. Request of Driftless Glen Properties, LLC for an amendment to the Conditional Use Permit approved on March 19, 2013, for a second ancillary storage building (rickhouse) for Driftless Glen Distillery, located at 300 Water Street – Pinion referred the Commission to the agenda packet, which included the original site plan for Driftless Glen that showed two rickhouses. In 2014, Mike Weckerly requested an amendment to the original Conditional Use to add a rickhouse to the distillery and the Commission reviewed the minutes from their October 13, 2014 meeting. Mr. Weckerly proposed to build a metal building that varied somewhat from its original concept. Pinion explained that Mr. Weckerly had explained his intent to use landscaping to “replicate” some of the architectural features of the original concept. Scott Dobbs, representing Driftless Glen Properties, explained that the existing rickhouse is full and they have a need for additional storage and a bottling facility that will be included in the second rickhouse. The new rickhouse will match the color scheme of the existing rickhouse. He said that they have proposed windows and a couple of pedestrian doors on the south elevation to break up that façade. The north elevation would face the alley and include an overhead door. The west façade would have masonry wainscoting and include some windows to break-up the long, otherwise plain façade. Kolb inquired about the windows in the new rickhouse because Mr. Weckerly had previously told them that windows could not be part of the first rickhouse since the interior temperature would fluctuate too much. Dobbs then explained the floor plan for the new building included some storage area with no windows, and a couple of small offices and a bottling facility that did include windows. O’Neill asked when the landscaping for the first rickhouse will be started. Dobbs didn’t have an answer regarding the landscaping; however, he did say that three trees were planted along the north side of that building last year. Pinion noted the 2014 minutes included a requirement to submit a formal landscaping plan for his approval but he has yet to receive any such plan. He suggested that if the Commission is inclined to look at this request favorably, there should consider a condition requiring a landscaping plan that should be brought back to the Commission for their approval rather than rely on staff’s administrative approval. Pinion also noted that Driftless Glen is considering relocating their existing bio-retention basin to the neighboring property on the east side of the site to accommodate and expansion of the deck on the south side of the distillery that would wrap around to the east side of the building. Kolb questioned the landscaping along the west elevation of the new rickhouse. Kolb noted that signage was also talked about with the first rickhouse to help break-up its north façade and he is reluctant to approve the second rickhouse due to the fact that what was planned for the first rickhouse has not been completed. Liston stated that in the minutes of the October 2014 meeting, the riverwalk would be installed the following spring when everything was finished but it yet to be started. Pinion said that he and the City Administrator met with the owners at the distillery last June to remind them of that obligation and they confirmed it would be completed as part of the development of the balance of their property. O’Neill said that a promise that is made but not kept is very discouraging to him and he would have to see some action, such as the riverwalk being started, before he could approve this request. Fitzwilliams said that she feels that the Commission is in a good position to ask them to complete what they said that they would do, whether it was from a person that use to work there are not, it was still promised and it needs to get done. Liston moved to approve the request for an amendment to the Conditional Use Permit, which was originally approved on March 19, 2013, for a second ancillary storage building for Driftless Glen Distillery, conditioned that a final landscaping plan be submitted to the City Engineer for review and that the landscaping plan and a project schedule be submitted by June 14th for the Plan Commission’s review and

approval at their June 21st meeting. Kolb seconded the motion. On roll call for the motion, Ayes – Franzen, Liston, Fitzwilliams, Wedekind, Thurow. Nay – O’Neill, Kolb. Motion carried 5-2.

- c. Review and recommend vacating the unimproved alley right-of-way west of Tuttle Street between 10th and 11th Streets – Pinion presented this request to the Commission. He said that the original one to the block north of this has already been vacated; therefore, the property owners that abut this one that face Jefferson Street have petitioned to vacate that unimproved alley right-of-way. It was moved by Liston, seconded O’Neill to recommend vacating the unimproved alley right-of-way west of Tuttle Street between 19th and 11th Streets. 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 Sauk County’s plan to reconstruction the east stairway at the historic Courthouse Building at 515 Oak Street and recommend granting a Certificate of Appropriateness pursuant to Section 17.53 of the City of Baraboo’s General Coe of Ordinances – Tim Stieve, Sauk County Emergency Management Building & Safety introduced himself to the Commission. Pinion said that the City has a Historic Preservation Ordinance and it requires the Plan Commission to consider improvements to properties that have been locally designated as historic. In order to qualify as locally historic they have to be on the State or National Register of Historic Places. He said an improvement is anything that changes the exterior of the building. Stieve presented the request to the Commission. Kolb asked if there was any thought to sandblasting the old to match the new. Stieve said that they will try to match everything. It was moved by Liston seconded by Kolb to recommend granting a Certificate of Appropriateness to Sauk County to reconstruct the east stairway at the historic Courthouse Building. On roll call vote for the motion, Ayes – O’Neill, Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, Liston. Nay – 0, and the motion carried unanimously.
- e. Review and recommendation of the Baraboo River Corridor Plan – Mayor Palm said earlier this year the City, Village of West Baraboo, Village of North Freedom, and Sauk County entered into a contractual arrangement with MSA Professional Services to create a Baraboo River Corridor Study and Plan that would cover about 15 miles of river. He said the project boundary starts at Mid-Continental Railroad Museum in North Freedom and ends about at the Highway 113 Bridge, just east of the City limits. He said that this goes through several areas, rural, suburban, and urban. He said that there are opportunities for canoe and kayak take-in and take-outs, and fishing. He said that they are looking at water quality. He said that this is the year that the Park Commission will be updating their Comprehensive Outdoor Park Plan and they will be incorporating parts of the River Corridor Plan into their Outdoor Park Plan. Palm gave a very detailed presentation of the proposed plan. Mike Hardy then addressed the Commission. He said that there is a contractor to renovate the old pumphouse to a park shelter with restrooms that will be finished sometime this summer. He said that Park Commission is canoe and kayak take-out port next to the pumphouse and the arboretum across the street encompasses most of the area south of Hill Street and south of end of Potter. He said that there will be nature walks that the staff and volunteers will be doing after dedication of the arboretum. Kolb moved, Franzen seconded to forward the Baraboo River Corridor Plan on to the City Council with a positive recommendation. On roll call vote for the motion, Ayes – Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, Liston, O’Neill. Nay – 0, and the motion carried.
- f. Review proposed US Bike Route 30 through Baraboo and recommend approval of Resolution supporting USBR 30 – Hardy said that this has been in the works for a couple of years. He said that Bike Route 30 basically goes from Milwaukee to LaCrosse, the entire 30 goes from Massachusetts and ends up somewhere in Idaho. He said that the much of 30 in Wisconsin is off-road, such as Milwaukee to Madison and Reedsburg to LaCrosse. The Bike Route 30, this is a resolution that is sent to communities that it is proposed to go through and is looking for support. There are two options, the first one is coming up through Merrimac and through Devil’s Lake and coming into Baraboo on 123 to Parkway and then going west on South Blvd. to W and up to Reedsburg. He said the second option is coming through Sauk City and taking a rural route through there. It was moved by Liston, seconded by Kolb to send this on to Council with a positive recommendation, adopting Option 1. Franzen stated that at this time Parks and Rec are in the process of setting up other bike routes through town. Liston said that there is also a big economic impact with bike routes. On roll call vote for the motion, Ayes – Fitzwilliams, Wedekind, Thurow, Franzen, Liston, O’Neill, Kolb. Nay – 0, and the motion carried.

Adjournment - It was moved by Liston and seconded by O’Neill to adjourn at 6:06 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee

PLAN COMMISSION ITEM SUMMARY
May 17, 2016

SUBJECT: CONSIDER PRELIMINARY PLAT OF THE 2ND ADDITION TO PLEASANT VIEW, A 10-LOT SUBDIVISION LOCATED IN THE SW ¼ OF THE SW ¼ OF SECTION 30, T12N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR DAVE MITCHELL.

SUMMARY OF ITEM A: Mr. Mitchell has purchased Lot 54 and the westerly portion of Lot 53 (former part of the Pleasant View Condominiums) from Baraboo National Bank. He is proposing to create 10 new lots as shown on the attached Plat. The five new lots (1 through 5) around the private cul-de-sac will be developed as single-family homes. For what it's worth, the original condominium plat had five duplexes planned around this cul-de-sac. The five new lots (6 through 10) along Park View Drive will be developed as duplexes. The original developer had planned five 4-unit buildings in this area.

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 land comprising this Preliminary Plat was part of two previously approved and fully improved Final Plats, there is no need for a Sub-Divider's Agreement or the City Engineer's approval of plans and specs.

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Approve/Conditionally Approve / Deny the Preliminary Plat of the Second Addition to Pleasant View

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 B: We reviewed a conceptual CSM earlier this year on this same property. The petitioner would like subdivide the existing 4.94-acre parcel into four single-family residential lots in accordance with the attached Certified Survey Map. 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:

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

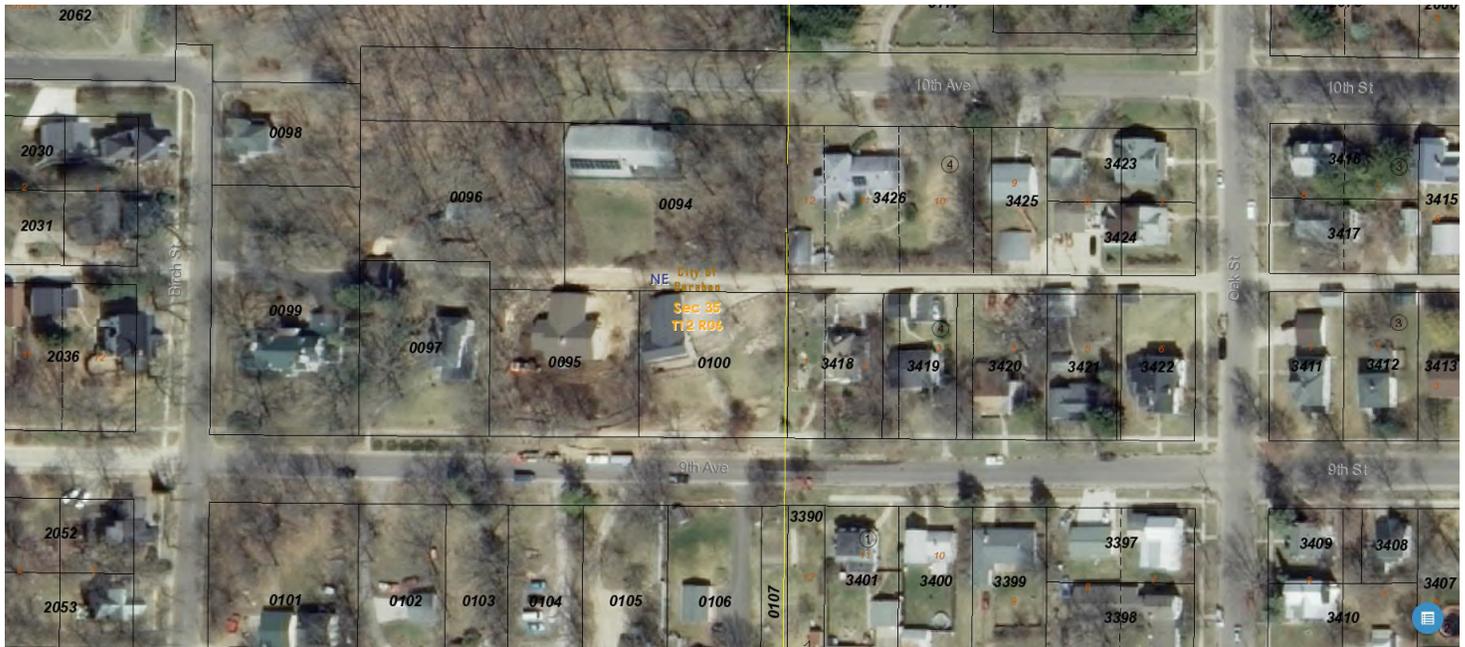
SUBJECT: CONSIDER PETITION TO EXTEND THE EXISTING ALLEY RIGHT-OF-WAY FROM THE WESTERLY BOUNDARY OF BLOCK 4 OF WALLACE'S ADDITION TO THE VILLAGE OF ADAMS, WESTWARD 264 FEET BY THE ADJOINING PROPERTY OWNERS.

SUMMARY OF ITEM C: There is an apparent alley between 9th and 10th Avenue that extends west from Oak Street approximately 630 feet when in fact the existing right-of-way only extends 366 feet. The westerly 264 feet is technically a shared driveway easement for the three single-family homes at 134, 200, and 216 9th Avenue. Despite the lack of right-of-way, the entire "alley" has been plowed and maintained by the City and used for regular refuse and recycling

collection. The owner of the underlying property has tentatively agreed to Quit Claim a 16.5-foot wide alley right-of-way to the City, provided the City is willing to accept it, of course. The entire alley is in poor shape and would have been scheduled for reconstruction in the last couple of years had it not been for the lack of official right-of-way. The Committee has reviewed this sort of situation in the past and has been reluctant to spend public tax dollars on what amounts to a private driveway, given the lack of right-of-way. If the City agrees to accept the alley right-of-way, it could be included in this year's alley reconstruction projects.

Pursuant to Section 62.23 of the Wisconsin State Statutes, the extension of any alley shall be referred to the Plan Commission for its consideration and report. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

The owner of the property over which the alley would be extended is graciously offering to Quit Claim a 16.5-foot right-of-way (the standard width for most alley rights-of-way in Baraboo) to the City at no cost. Below is a photo of the proposed alley extension.



(The existing alley right-of-way ends at the vertical yellow line on the photo above.)

COMPLIANCE/NONCOMPLIANCE: N/A

ACTION: Recommend that this alley be extended and the dedication of the right-of-way be accepted/
Recommend that this alley not extended and the dedication of the right-of-way be declined

SUBJECT: CONSIDER REQUEST BY CHRIS SHANKS, SOLE MEMBER OF SAND COUNTY MOTORS, LLC, TO REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PUD PROCESS TO COMBINE SAND COUNTY CONTRACTING WITH SAND COUNTY MOTORS IN THE EXISTING BUILDING AT 633 8TH AVENUE, LOCATED ON THE SOUTHEAST CORNER OF 8TH AVE AND PARK STREET IN AN B-2 CENTRAL NEIGHBORHOOD BUSINESS ZONING DISTRICT.

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

The subject property is located in a B-2 Central Neighborhood zoning district, located on the southeast corner of 8th Avenue and Park Street (formerly Parkside Motors). The petitioner is leasing the subject property and is the owner and operator of Sand County Motors and automobile sales and service is a permitted use in a B-2 district. The petitioner also owns and operates a construction business – Sand County Contracting. He has consolidated these two businesses under the “one roof” at 633 8th Avenue. Since the uses related to a contracting business are not allowable uses in a B-2 district, he is interested in pursuing a Planned Development Zoning Overlay for the property. The proposed PDD is described in the attached documentation.

Pursuant to the Zoning Code, the purpose of a B-2 zoning district is to provide for sewered commercial activities having minimal visual and physical impacts on neighboring residences. These impacts include off-street parking, traffic flow and hazards, odors, hours of operation, and quality of life. Accordingly, it would seem appropriate to address these impacts as part of the concept review with the petitioner.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the concept plan to be sufficient for the Commission’s consideration.

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

Joint Meeting of the Plan Commission and Baraboo Economic Development Commission

SUBJECT: PROJECT INITIATION WORKSHOP FOR THE EAST SIDE CORRIDOR STUDY WITH MSA PROFESSIONAL SERVICES TO SET THE FOUNDATION FOR THE PLANNING PROGRAM, REVIEW POLICY ISSUES, AND ESTABLISH THE OVERALL DIRECTION FOR THIS PLANNING PROJECT.

SUMMARY OF ITEM A: In 2015, the City of Baraboo and the Baraboo Economic Development Commission (BEDC) worked together to amend Chapter 8 of the City’s Comprehensive Plan – GROW BARABOO. This chapter deals specifically with local economic development and ways in which the City can grow. The Commission analyzed several areas of concern and developed a workplan that has both long term and short term goals.

One of the initial tasks associated with the implementation of this workplan was the development of a Request for Proposal (RFP) for an Eastside Corridor Study. Staff worked together to develop the RFP and review the three Proposals that were submitted. MSA Professional Services was selected for the project and Chris Janson and Shawn O’Shea from MSA will be at the meeting and following is their tentative agenda:

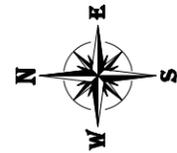
1. Introductions
2. Review the Corridor Plan/Project Objectives and Schedule for Planning Process
3. SWOT Analysis- Discuss Strengths, Weakness, Opportunities and Threats to Redevelopment along the Corridor
4. Review Draft of Online Survey
5. Schedule Corridor (Public and Property Owner) Workshop Date
6. Next Meeting(s) Topics

ACTION: Provide Feedback to MSA regarding your Forward to Common Council with a recommendation to Approve/Conditionally Approve/or Deny the Plan.

A Preliminary Plat Map of

Second Addition to Pleasant View

BEING A PART OF LOT 53 AND ALL OF LOT 54 OF THE FIRST ADDITION TO PLEASANT VIEW AND PART OF FIRST ADDENDUM TO PLEASANT VIEW ESTATES CONDOMINIUM LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 30, TOWN 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 155,755 SQ. FT. - 3.58 ACRES



SCALE: 1" = 60'

BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SW1/4 SECTION 30 WHICH IS RECORDED TO BEAR N89°08'53"W PER FIRST ADDITION TO PLEASANT VIEW PLAT.

EXISTING ZONING

R-3 ONE THRU FOUR FAMILY RESIDENTIAL
MINIMUM LOT WIDTH = 90 FEET
SETBACK REQUIREMENTS:
STREET = 25 FEET
SIDE = 10 FEET
REAR = 25 FEET
PRIVATE DRIVE = 10 FEET FROM BACK OF CURB OR 25 FEET FROM PROPERTY LINE, WHICH EVER IS GREATER
BUILDING HEIGHT RESTRICTIONS: 35 FEET

APPROVING AUTHORITY

CITY OF BARABOO

OBJECTING AUTHORITY

DEPARTMENT OF ADMINISTRATION

OWNER

BARABOO NATIONAL BANK
P.O. BOX 50
BARABOO, WI 53913

CLIENT/SUBDIVIDER

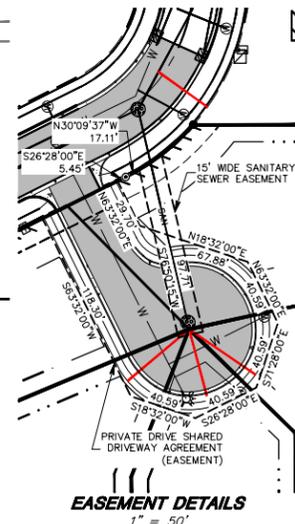
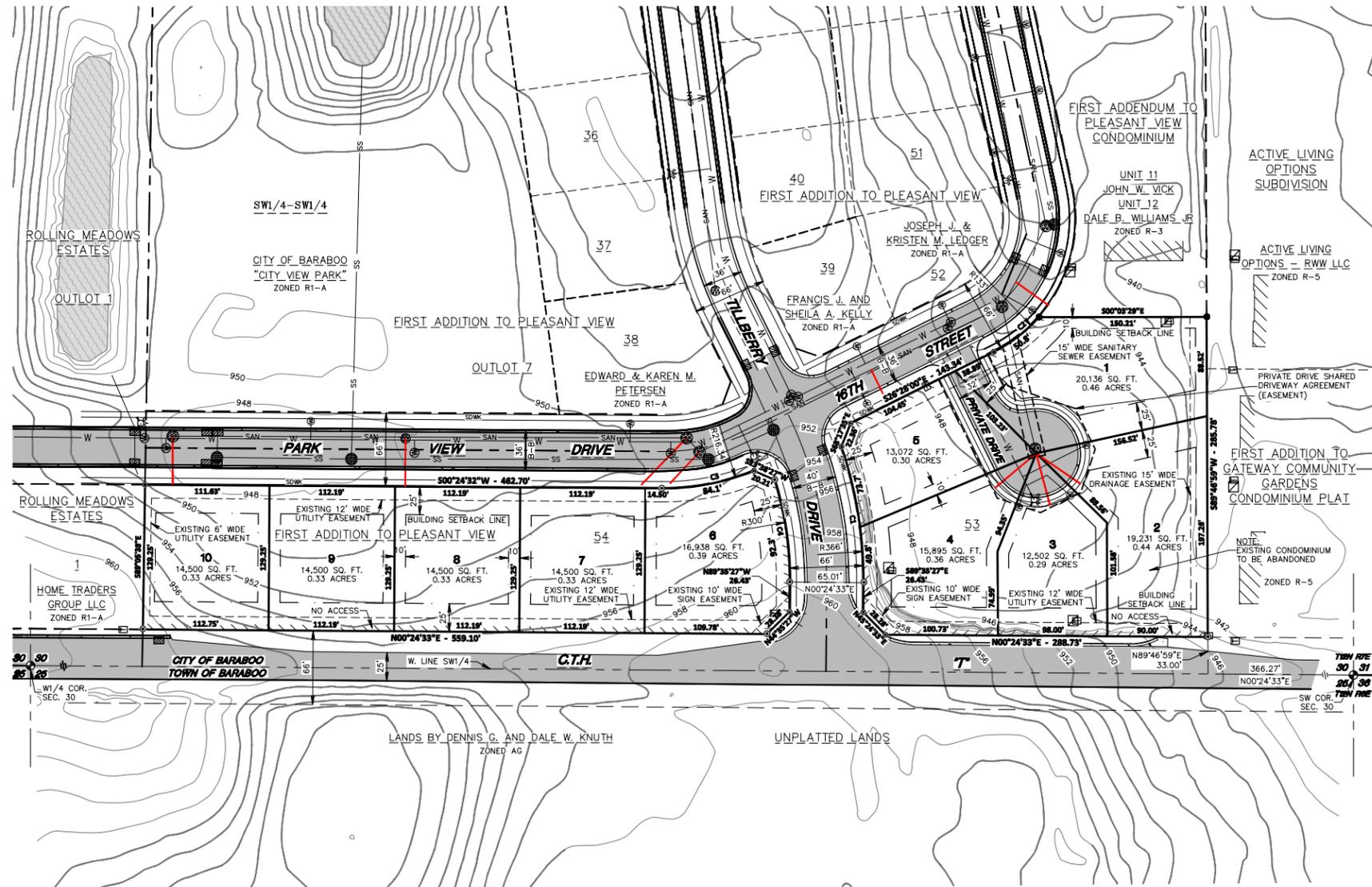
DAVE MITCHELL
P.O. BOX 81
PORTAGE, WI 53901

SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SUFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveyj@grothman.com

LEGEND

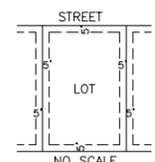
- 3 1/4" ALUM. MON. FND.
- 3/4" IRON ROD FND.
- 1 1/4" IRON PIPE FND.
- ⊕ TELEPHONE PEDESTAL
- ⊠ ELECTRIC BOX
- ⊗ FIRE HYDRANT
- ⊙ WATER BOX
- ⊞ CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- SAN--- SANITARY SEWER LINE
- SS--- STORM SEWER LINE
- W--- WATER LINE
- B--- BUILDING SETBACK LINE
- NO ACCESS---
- SINK---
- ASPHALT SURFACE



NOTE: CONTOURS SHOWN WERE TAKEN FROM SAUK COUNTY LAND RECORDS (LIDAR CONTOURS OF 2012)

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

CALL DIGGERS HOTLINE
1-800-242-8511



TYPICAL DRAINAGE EASEMENT SKETCH
TYPICAL DRAINAGE EASEMENT MAY OVERLAP OTHER EASEMENTS SHOWN.

SURVEYOR'S CERTIFICATE

I, JAMES R. GROTHMAN, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS AND FEATURES. I HAVE FULLY COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE CITY OF BARABOO COUNTY DIVISION ORDINANCE IN SURVEYING AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James R. Grothman
JAMES R. GROTHMAN
REGISTERED LAND SURVEYOR, NO. 1321
DATED: MAY 10, 2016



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

DATE	REVISION	BY	APV'D
A PRELIMINARY PLAT OF			
Second Addition to Pleasant View			
GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS			
625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveyj@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)			
FILE NO. 516-109	PROJ. NO. _____	DWG NO. 516-109 prellim	
THIS INSTRUMENT DRAFTED BY A. L. HOEL			SHEET 1 OF 2

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 216-52

DRAFTED BY: S. STACHOWSKI

CHECKED BY: IG

PROJ. 216-52

DWG. 216-52 SHEET 1 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

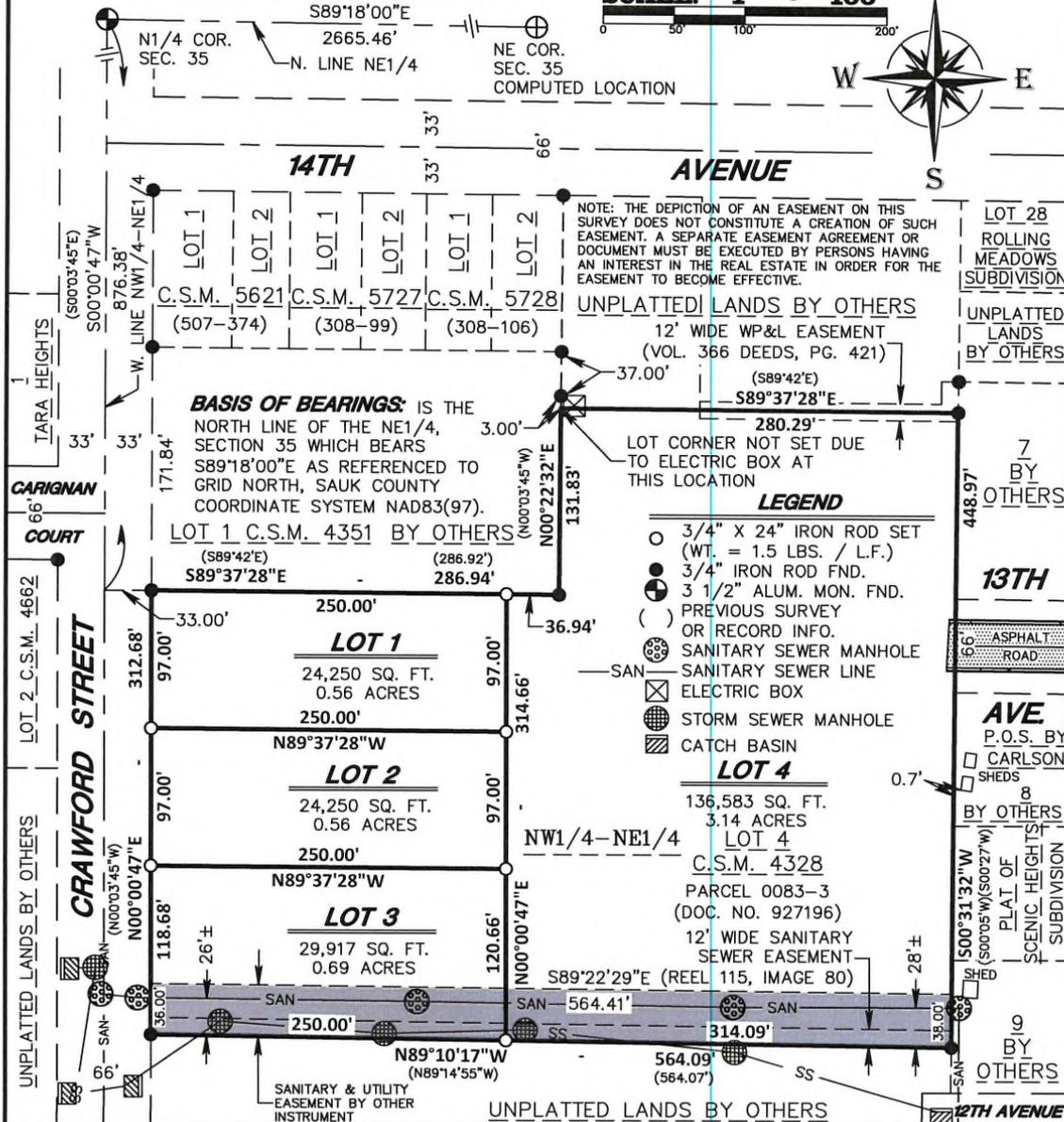
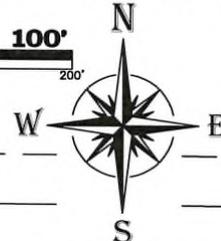
GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 4, C.S.M. NO. 4328 AS RECORDED IN VOL 22 OF C.S.M.'S, PGS. 4328, 4328A, 4328B AND 4328C AS DOCUMENT NO. 735580, LOCATED IN THE NW1/4 OF THE NE1/4, SECTION 35, T. 12 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 215,000 SQ. FT. - 4.94 ACRES

SCALE: 1" = 100'



OWNER: GERRY L. & GARTH SCOTT
3368 MC SHERRY NIHLES ROAD
BARNEVELD, WI 53507

CLIENT: HOME TRADERS GROUP LLC
C/O STEPHEN COOK
200 9TH AVENUE
BARABOO, WI 53913

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Stephen Cook**, I have surveyed, monumented, mapped and divided a part of Lot 4, Certified Survey Map Number 4328, as recorded in Volume 22, Certified Survey Maps, Pages 4328, 4328A, 4328B and 4328C, as Document Number 735580, located in the Northwest Quarter of the Northeast Quarter, Section 35, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 35;
thence South 00°00'47" West along the West line of the Northwest Quarter of the Northeast Quarter of said Section 35, 876.38 feet;
thence South 89°37'28" East, 33.00 feet to the Southwest corner of Lot 1, Certified Survey Map Number 4351 and the point of beginning;
thence continuing South 89°37'28" East along the South line of said Lot 1 and the North line of Lot 4, Certified Survey Map Number 4328, 286.94 feet to the Southeast corner of said Lot 1;
thence North 00°22'32" East along the East line of said Lot 1, 131.83 feet;
thence South 89°37'28" East along the North line of said Lot 4, 280.29 feet to the Northeast corner of said Lot 4;
thence South 00°31'32" West along the East line of said Lot 4, 448.97 feet to the Southeast corner of said Lot 4;
thence North 89°10'17" West along the South line of said Lot 4, 564.09 feet to the Southwest corner of said Lot 4, said point being in the East right-of-way line of Crawford Street;
thence North 00°00'47" East along the West line of said Lot 4 and the East right-of-way line of Crawford Street, 312.68 feet to the point of beginning;
Containing 215,000 square feet (4.94 acres), more or less. Being subject to servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: March 23, 2016
File No.: 216-52



PLAN COMMISSION RESOLUTION

RESOLVED that this Certified Survey Map in the **City of Baraboo**, Sauk County, Wisconsin is hereby approved and dedication accepted by the Plan Commission.

Mayor

Date

City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**, Wisconsin, this _____ day of _____, 20_____.

City Clerk

Date

APPLICATION FOR
PLANNED DEVELOPMENT DISTRICT
SAND COUNTY MOTORS, LLC

WHEREAS the real property described in Exhibit A, attached hereto, (the “Property”) is located within the City of Baraboo; and

WHEREAS the present and the intended uses of the Property are mixed commercial (currently B-2, intended B-2 and I-3) and such use is best dealt with in the form of a Planned Development District (“PDD”) for purposes of City regulation and orderly development; and

WHEREAS adoption of such a PDD for the Property will produce an efficient use of land and a development pattern in harmony with the objectives of the Tenant and Owner and the City and a more desirable environment than would be possible through the strict application of the City’s Zoning Ordinance provisions for the Commercial (B-2) District; and

WHEREAS, the undersigned Owner and Tenant of the Property lying within the proposed district, (hereinafter collectively referred to as Owner) hereby apply to the City of Baraboo for acceptance of this Planned Development District (PDD) in accordance with the City’s ordinances, as follows:

1. Submission to Planned Development District (PDD). Effective upon adoption of this PDD by the Common Council, the undersigned Owner Sand County Motors, LLC, and Kevin Shelley hereby submit the property described on Exhibit A to the PDD. The Site Plan for the district is attached hereto as Exhibit B. Development of the district shall be substantially in conformity with the Site Plan attached hereto as Exhibit B; no further zoning approval of such development shall be required other than permits and inspections required under applicable ordinances. Owner seeks to repurpose the current building to include the current automobile sales and service business as well as the addition of a general contractor’s office with outside storage.
2. Permitted Uses. The permitted uses within the PDD shall be the operation of an automobile sales and service business (under B-2) and the following Industrial/Business District (I-3) uses under 17.32 (2)(a) of the Baraboo City Zoning Code: a contractor’s office, and further permitted uses under Baraboo City Zoning Code 17.32(2)(b) and (e) shall be cabinets, furniture, and assembly of previously prepared material. Any other use shall be a conditional use subject to the approval of the Common Council.
3. Compliance with State and City Municipal Code. Any person developing property within the district shall obtain all permits required by the State of Wisconsin and the City of Baraboo that are required under applicable ordinances.
4. Character and intensity of land use. The PDD shall be considered as a single unit developed in accordance with the Site Plan and that the PDD meets or exceeds all land use intensity rules set forth by City of Baraboo ordinances and otherwise complies with all City

Building Regulations. Regulations pertaining to the size of parcels, building height, setbacks and other dimensional standards are not applicable to the PDD district. The District shall share green space, parking areas, and storm water systems, as shown on the Site Plan. The use shall be as described under 2 above.

5. Storm water management. Since this plan envisions a repurposing of the property at issue, the District shall have no additional impacts on the City in this regard.

6. Road network. Since this plan envisions a repurposing of the property at issue, the District shall have no additional impacts on the City in this regard.

7. Parking. Parcel located within the district will have parking as indicated on the Site Plan. An exception from the usual 20' parking setback is required in order to meet the demands of the construction contractor's business and should have little to no impact on neighboring parcels.

8. Utilities and Public Improvements. Since this plan envisions a repurposing of the property at issue, the District shall have no additional impacts in this regard

9. Signs. The Owner of all signs visible from a public right of way which are proposed to be erected within the PDD related to products and services available within the PDD shall file an application for and obtain a sign permit in accordance with the City sign ordinance. All signs related to products and services available within the PDD shall be considered on premises or on building signs regardless of where within the PDD they are installed. All "on premises" signs shall be subject to City approval. All signs related to products or services located outside of the PDD shall be considered "off premises" signs.

10. Economic feasibility of development. This plan envisions a repurposing of the property at issue in order to make two existing businesses more financially viable. This argues in favor of granting the PDD on economic feasibility grounds since the Owner has determined that maintenance of the two separate businesses as presently configured is not economically feasible.

11. Common property. There is no common property located within the PDD.

12. Modifications of Development Plans. Except as provided below, any modification to the development plan, including but not limited the creation of new parcels, or any additional development that is not otherwise in compliance with this agreement shall be subject to review and approval by the City Council after review by the Plan Commission.

13. Variations from Approved PDD. Minor variations in site development plans from the approved Plan for Development may be permitted by the zoning administrator and Building Inspector upon finding that such variations are:

- a. generally in keeping with the spirit and concept of the approved Development Plan,

- b. in accordance with conditions or modifications required by the board in their approval; and
- c. otherwise in accordance with the provisions of the Plan for Development.

Such requests for variations shall be reviewed by the Zoning and Planning Committee prior to approval by the zoning administrator and director of the public works. At the option of the Plan Commission, such requests may be forwarded to the Common Council for approval.

14. Interpretation. In the event of a conflict between the Site Plan attached hereto as Exhibit B and this document this document shall control. In the event of a conflict between the Site Plan or this Agreement as approved and the City Zoning Code, the Zoning Code shall control.

15. Severability. It is understood that in the event that any provision of this Application shall be deemed invalid, then the invalidity of such provision shall not affect the validity of any other provisions hereof.

16. Counterparts. The Agreement may be executed in two or more counterparts, and all such counterparts shall be deemed an original, shall be construed together and shall constitute one and the same instrument. The Agreement shall be effective and binding upon all Parties hereto as of the date when all Parties have executed a counterpart of the Agreement. Facsimiles of signatures shall have the same force and effect as an original signature.

Dated this 11th day of May, 2016.

Applicants:

**Sand County Motors,
a Wisconsin Limited Liability Company**

**Landlord of parcel located at
633 8th ave. City of Baraboo**

By: _____
Chris Shanks, Member

Kevin Shelley, an adult individual

Exhibit A

SHORT LEGAL DESCRIPTION: Lots Six (6) and Seven (7), Block Sixteen (16), Moore & Drown's Addition to the City of Baraboo, Sauk County, Wisconsin.

Parcel : **206 2707-00000** (S35/T12N/R6E)

Address: 633 8th Avenue, Baraboo, WI 53913

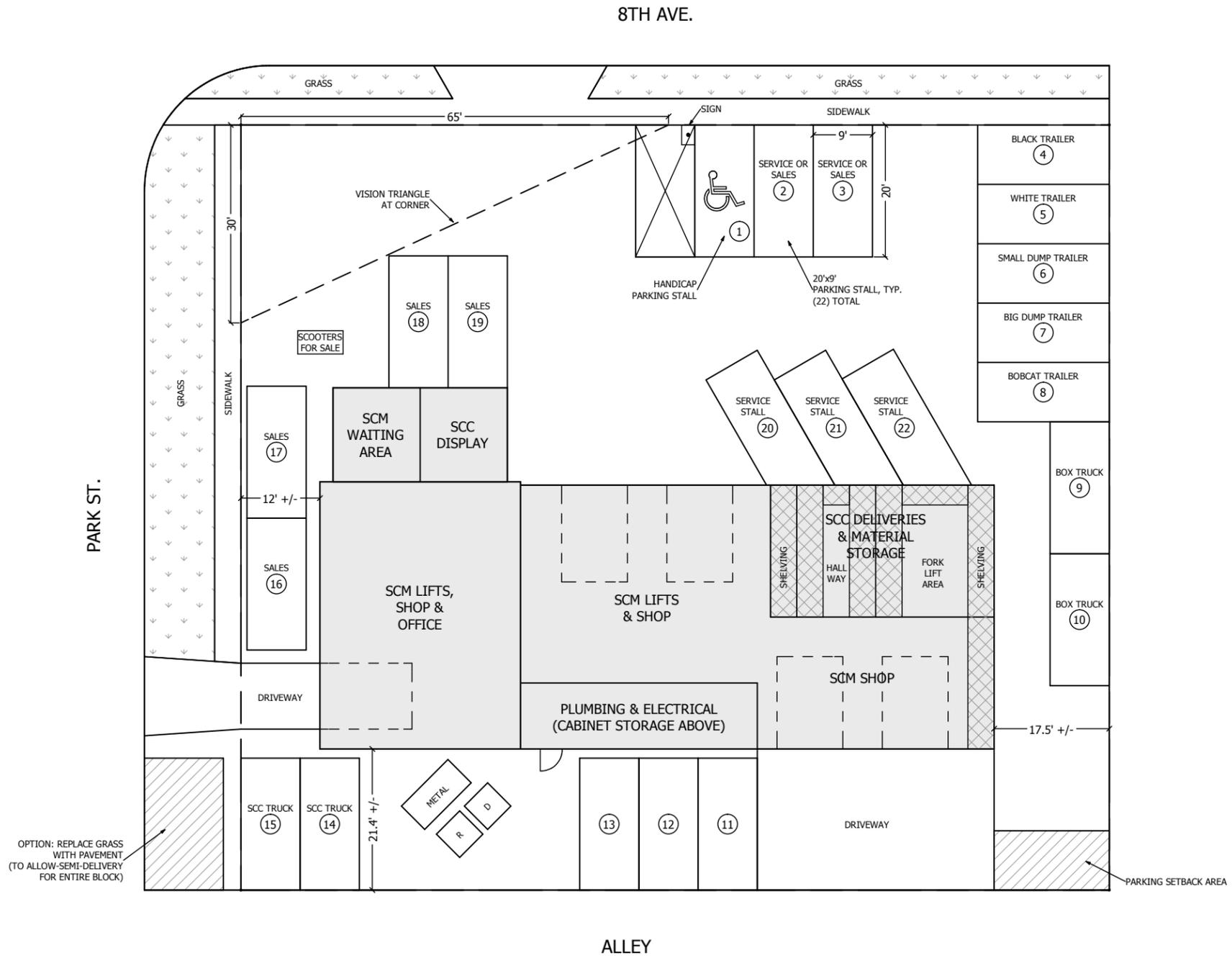
PROPOSED SITE PLAN

SQUARE FOOTAGE

15,312 LOT SQ. FT.
4,494 BUILDING SQ. FT.

NOTES

(22) TOTAL PARKING STALLS
(12) SCC PARKING STALLS
(10) PUBLIC PARKING STALLS
PARKING STALLS TO BE MIN. 20'x9'



SITE PLAN

1"=20.0' ON 11x17

DRAWINGS PROPERTY OF:
Sand County Contracting
512 Oak St.
Baraboo, WI 53913
(608) 356-8646



CLIENT: **SCV**
633 8th Street
Baraboo, WI 53913

Construction Set
Site Plan

PLAN SET:
PAGE TITLE:

DATE:
5/11/2016

PAGE

SP

OF

Eastside Redevelopment Study Area

