

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, July 21, 2015, **5:15 PM**
Location: Council Chambers, Municipal Building, 135 4th Street, Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, K. Fitzwilliams
Others Noticed: T. Pinion, E. Geick, E. Robkin, M. Reitz, Ken Pierce, Bernie Lange, Richard Fritz, Diana Lee, 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 June 16th, 2015 meeting minutes.

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

3. New Business

- a. Review and recommendation concerning the need to include a time restriction in the definitions for a single-family dwelling and two-family dwelling in the City of Baraboo Zoning Code.
- b. Review and approve a two-lot Certified Survey Map for Ken Pierce, Managing Member of Pierce's Hereford Haven, LLC, for land in the City's Extraterritorial Plat Approval Jurisdiction, located on the north side of Hatchery Road approximately ¼ mile west of Lover's Lane, in the SW ¼ of the SW ¼ and the SE ¼ of the SW ¼, Section 33, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin.
- c. Request by Richard Fritz, managing member of 232 Water Street, LLC, to review a Conceptual Development Plan in accordance with Step 2 of the PUD Process to convert the existing commercial space on the first floor of the existing building at 232 Water Street into three residential dwelling units, (in addition to the existing four residential dwelling units on each of the 2nd and 3rd floors), located in a B-1 Central Business zoning district.
- d. Request by Richard Fritz, a prospective buyer, to review a Conceptual Development Plan in accordance with Step 2 of the PUD Process to convert the existing vacant building in an R-1A zoning district to a 55-year and older multi-family independent living complex at 125 9th Street, City of Baraboo, WI.
- e. Request by Diana Lee, managing member of MarchHare Bakery, LLC to review a GDP&SIP in accordance with Steps 3 and 4 of the PUD Process to convert the existing vacant commercial building at 219 1st Street (former home to the Baraboo News Republic) into a mixed-use commercial facility that will include a bakery, collectible shop, and climate controlled storage lockers, located in a aB-1 Central Business zoning district.

4. Adjournment

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on July 17, 2015

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

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

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting June 16, 2015

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

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

Also in attendance were Engineer Pinion, Tim Stieve, Mr. & Mrs. Gerry Scott, Tim Deppe, and Dave Deppe.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb and seconded by Franzen to approve the agenda as posted. The motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Liston to approve the minutes of the April 21, 2015 meeting. Motion carried unanimously.

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

Public Hearings:

- a. The request of T&D Properties of Baraboo LLC for a Conditional Use Permit to allow the operation of Trucking Business/Shop/Office in a B-3 zoning district at 712 South Boulevard in the City of Baraboo – There being no testimony, the public hearing was declared closed.
- b. Request of Sauk County (Owner) and US Cellular Operating Company, LLC (Applicant) for a Conditional Use Permit to allow the installation of two new antennae arrays on top of the existing rooftop penthouse at an elevation of approximately 12 feet approve the penthouse (82 feet above ground level) at the Sauk County West Square Building, 505 Broadway in the City of Baraboo – There being no testimony, the hearing was declared closed.

New Business

- a. Review and recommendation of T&D Properties of Baraboo LLC's request for a CUP to allow the operation of Trucking Business/Shop/Office in a B-3 zoning district at 712 South Boulevard in the City of Baraboo, by Tim and Dave Deppe – Engineer Pinion said that the Deppes' have taken the concept plan for their proposed project that was in front of the Commission last month one step further. David Deppe presented a couple of changes from the concept plan to the Commission. He said instead of installing two overhead doors as proposed they will be placing a 20'foot door in the east end, which will allow them to bring and tractor and trailer from one end of the building all the way through for service. It was stated that he will also be doing additional landscaping than originally proposed. Pinion said that the landscaping and lighting complies with the City's requirements and the proposal dresses up this building dramatically from the current condition. It was moved by Liston, seconded by Kolb to approve the request for Conditional Use Permit to allow the operation of Trucking Business/Shop/Office in a B-3 zoning district at 712 South Boulevard as presented by T&D Properties of Baraboo LLC. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, Fitzwilliams, Wedekind. Nay – 0, the motion carried unanimously.
- b. Review and recommendation of Sauk County's (Owner), and US Cellular Operating Company, LLC' (Applicant) request for a CUP to allow the installation of two new antennae arrays on top of the existing rooftop penthouse at an elevation of approximately 12 feet above the penthouse (82 feet above ground level) at the Sauk County West Square Building, 505 Broadway in the City of Baraboo - Pinion said currently Sauk County West Square building has two existing antennae arrays from a competing cellular provider and US Cellular has been looking throughout downtown Baraboo and the West Square building gave them the best level of service throughout the downtown and they have successfully negotiated a lease agreement with the County to occupy the building with two sets of antennae arrays similar to the two that are up there. Liston moved, O'Neill seconded to approve the conditional use permit for the installation of two new antennae arrays on top of the existing rooftop penthouse at an elevation of approximately 12 feet above the penthouse at the Sauk County West Square building. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – 0, and the motion carried unanimously.
- c. Review concept plan for a proposed certified survey map to create four (4) buildable lots from the existing 4.94-acre parcel on the east side of the 1400 block of Crawford Street by Gerry and Garth Scott – Pinion said that this property is located between Crawford Street and the stub end of 13th Avenue. He said that before the Scotts went through the formality of producing the CSM and incurring that cost, they came to the Plan Commission for a non-binding review of their conceptual land division. He said that the property is a 4.94-acre parcel which they are looking to subdivide to create two lots on the east half and two lots on the west half of the frontage. He said that the City's requirement is that is 30-feet of frontage on a public street; although Lots C and D are a little bit atypical, they have 33 of frontage on the existing street, so that they technically comply with the City's requirements for frontage. He said that utilities are available to serve all four lots off of 13th Avenue for Lot C & D and off of Crawford Street for Lots A and B. Pinion said that Jack Adams is the property owner on 13th Avenue voiced a concern regarding the hammerhead that is being proposed is really in front of his property. He said that he really doesn't have a concern; however, suggested that instead of placing it in front of his property would it be too inconvenient to request that it be moved on to the petitioner's property. Therefore, Pinion drew it in, whether it is an easement or a dedication for enough room for a turnaround just for the maintenance vehicles that the City operates, such as snowplows, garbage

truck, recycling truck, etc. He said that it does need a cul-de-sac because there are only two lots and the density under 5-acres technically about 15 lots could be squeezed into this area. He said the Scotts are proposing four very generously sized lots and there is a prospective buyer for both eastern half lots and the other two they would try to market. Franzen asked if the prospective buyers for the eastern half were looking to divide them up into multi-unit dwellings or would they be single. Mr. Scott said that from his opinion both offers for two lots are for single-family homes. Pinion said that this is zoned single family and he has had a host of interested people come through and the latest people who submitted their offer intended to build and owner occupy their homes. Wedekind expressed some concern with the hammerhead regarding there being enough room for trucks to turn around. Pinion said on 9th Street it is similar to the end 13th where there is about 40 feet between curbs, which isn't really big enough, so now the garbage truck goes down that end of 9th Street and 13th and backs out spins around in the intersection and then backs back down to pick up the cans on the other side; so the hammerhead being 66-feet wide and going to the extreme of what the right-of-way would be and just paving the T-shape at the end of it gives us more than ample room to do a legitimate Y-turn and get out of there without damaging any private property. He said that if they do proceed with getting a CSM, the City would either be looking to extending the right-of-way about 30-feet into the property or conveying an easement for public purposes and construct the hammerhead for the maintenance vehicles. Wedekind asked if the hammerhead would be Scott's property or the City's. Pinion said it would be the Commission's choice, if they wanted it dedicated as right-of-way they could do it, or otherwise they could convey it for public street purposes in a perpetual easement. He said either way it would not be extended any further. He said that the City does have an easement a 20-foot easement along the southern line for sanitary sewer; however, it doesn't impair the ability to develop those properties into single family homes and they would have to comply with the setbacks anyway. He said that this concept appears to conform to the City's land division regulations. It was stated that the lots would be approximately 1.4 acres each. Liston stated that as a City he feels that we should like higher density; he feels 1.4 acres lots are huge and he also recognizes that this property has been available for quite a long time. Fitzwilliams said that it fits what is already there. Pinion said that these lots would seem to conform with the general size of the adjoining properties as well. It was the consensus of the Plan to proceed with the CSM.

Adjournment - It was moved by Liston and seconded Kolb to adjourn at 5:40 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee

PLAN COMMISSION ITEM SUMMARY

July 21, 2015

SUBJECT: REVIEW AND RECOMMENDATION CONCERNING THE NEED TO INCLUDE A TIME RESTRICTION IN THE DEFINITIONS FOR A SINGLE-FAMILY DWELLING AND TWO-FAMILY DWELLING IN THE CITY OF BARABOO ZONING CODE.

SUMMARY OF ITEM (A): An article in the April 2015 issue of the Municipality, a copy of which is included in the packet, identified a common potential weakness in zoning codes as it relates to a municipality's ability to regulate short-term rental homes in single-family residential zoning districts. If the City of Baraboo wants to restrict the use of single-family dwellings as "vacation homes", then the definition of a residential dwelling needs to include a minimum time period for occupancy. I bring this matter to your attention only because it "caught my eye"; I am not advocating for a position one way or the other. If it's something you feels warrants further consideration, you can recommend that the City Attorney and I work to draft an appropriate ordinance amendment for formal consideration at a future meeting.

COMPLIANCE/NONCOMPLIANCE:

N/A

ACTION: Do Nothing / Recommend an ordinance amendment be drafted for future consideration.

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP FOR KEN PIERCE, MANAGING MEMBER OF PIERCE'S HEREFORD HAVEN, LLC, FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, LOCATED ON THE NORTH SIDE OF HATCHERY ROAD APPROXIMATELY ¼ MILE WEST OF LOVER'S LANE , IN THE SW ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼, SECTION 33, T12N, R6E IN THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM (B): Mr. Pierce is subdividing a 2-acre lot from his existing 34.77-acre parcel on Hatchery Road. Although the City's minimum lot size regulation in the ETJ area is 20 acres, this land division qualifies under the Special Exception provision in Section 18.02 (8)(b)(6) of the City's Subdivision and Platting Code since it meets the following criteria:

- The density of the buildable lots does not exceed 1 per 20 acres
- The new buildable lot does not exceed 2 acres in size
- The land division is by CSM
- Non-buildable lands are enrolled in a Preservation Easement in accordance with the Sauk County Planned Development (Cluster) Program (min. of 35.23 acres required for this CSM).

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

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REQUEST BY RICHARD FRITZ, MANAGING MEMBER OF 232 WATER STREET, LLC, TO REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PUD PROCESS TO CONVERT THE EXISTING COMMERCIAL SPACE ON THE FIRST FLOOR OF THE EXISTING BUILDING AT 232 WATER STREET INTO THREE RESIDENTIAL DWELLING UNITS, (IN ADDITION TO THE EXISTING FOUR RESIDENTIAL DWELLING UNITS ON EACH OF THE 2ND AND 3RD FLOORS), LOCATED IN A B-1 CENTRAL BUSINESS ZONING DISTRICT.

SUMMARY OF ITEM (C): 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 would like to convert the existing vacant commercial space (most recent tenant was the Pinache Academy of Beauty) on the first floor of the three-story (Ringling Hotel) building at 232 Water Street to two or three apartment units. The upper two floors were previously converted to 4 apartment units per floor. The property is zoned B-1, which is a Central Business zoning classification, and only allows residential dwelling units **above** the first floor; hence the reason for requesting a PUD zoning overlay.

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: REQUEST BY RICHARD FRITZ, A PROSPECTIVE BUYER, TO REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PUD PROCESS TO CONVERT THE EXISTING VACANT BUILDING IN AN R-1A ZONING DISTRICT TO A 55-YEAR AND OLDER MULTI-FAMILY INDEPENDENT LIVING COMPLEX AT 125 9TH STREET, CITY OF BARABOO, WI.

SUMMARY OF ITEM (D): This is the review of a preliminary concept plan for a proposed Planned Development to restore the existing building to its prior use as an independent living facility. Staff reviewed the proposed plan and has encouraged the prospective buyer to pursue a PUD designation in lieu of re-zoning the property to multi-family residential or commercial. Should this project proceed, it will likely be a PUD with a detailed site plan, all of which will be carefully reviewed by the Commission at a future date.

Since this request pertains to a fully-developed site and an existing building, the GPD and SIP will likely be combined into a single review. The GPD/SIP will include a narrative description of the use (much like the Children’s Day Center PUD in 2013), rather than any formal plans that would ordinarily be submitted for a new development.

Mr. Fritz is proposing to make miscellaneous repairs to the building and add some off-street parking stalls off of the alley on the north side of the property should the Commission determine they are necessary. The site has 5 existing off-street stalls and room for an additional 3 cars in the existing garages; however, the garage structures have historically been used for storage. The Off-Street Parking regulations suggest 1.5 stalls for every unit for this type of use, which would equate to 14 stalls. Based on the history of prior reviews of this property, Mr. Fritz is also proposing to add a stove to each dwelling 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 Concept Plan. No formal action is necessary and any feedback is non-binding.

SUBJECT: Request by Diana Lee, managing member of MarchHare Bakery, LLC to review a GDP&SIP in accordance with Steps 3 and 4 of the PUD Process to convert the existing vacant commercial building at 219 1st Street (former home to the Baraboo News Republic) into a mixed-use commercial facility that will include a bakery, collectible shop, and climate controlled storage lockers, located in a aB-1 Central Business zoning district.

SUMMARY OF ITEM (E): 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 would like to convert the existing vacant commercial space (most recent tenant was the Baraboo News Republic) on the first floor to a mixed-use commercial facility including a combination of retail and storage space. The proposed retail uses include a bakery and collectibles store. The rear of the building is proposed for climate-controlled storage lockers for individual customers and the basement will be storage space for commercial customers. The property is zoned B-1, which is a Central Business zoning classification, and the proposed retail uses are Permitted uses; however, the proposed storage use is technically an unlisted use in our Zoning Code; hence the reason for requesting a PUD zoning overlay.

Since this request pertains to a fully-developed site and an existing building, the GPD and SIP will likely be combined into a single review. The GPD/SIP will included a narrative description of the use (much like the Children's Day Center PUD in 2013), rather than any formal plans that would ordinarily be submitted for a new development.

Mr. and Mrs. Lee propose to remodel the building in accordance with the State's commercial building code and obtain the requisite state-approved plans if the proposed mixed-use is favorably received by the Commission. The property has several parking stalls along the alley. Although the entrance from First Street will require customers to use the existing stairs, there is an accessible entrance at the rear of the building.

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.

SINGLE-FAMILY RESIDENTIAL INCLUDES SHORT-TERM RENTALS

by Claire Silverman, Legal Counsel, League

Zoning ordinances are construed in favor of the free use of private property and an ordinance that lists “single-family dwellings” as a permitted use in a “single-family residential district” and does not require occupancy over a period of time permits short-term rentals as a permissible use.

Heef Realty and Investments, LLP v. City of Cedarburg Board of Appeals, 2014AP62 (Ct. App. Feb. 4, 2015, publication recommended) (petition for Review filed).

In *Heef*, property owners who rented their properties in single-family residential districts for short terms were cited for violating the City’s zoning ordinance. One of the property owners had purchased a second home for the purpose of renting it on a short-term basis. Cedarburg’s ordinance lists “single-family dwellings” as a permitted use in a “single-family residential district.” An additional ordinance in effect at the time of the citations de-

fining “dwelling” as “[a]ny building or portion thereof designed or used exclusively as a residence and having cooking facilities, but not including boarding or lodging houses, motels, hotels, tents, cabins, or mobile homes.” The property owners appealed the citations to the Board of Appeals which denied the appeal. The owners sought certiorari review of the board’s decision. The circuit court concluded that the Board erred as a matter of law when it determined that short-term rental was not a permitted use for a single-family dwelling under the City’s ordinance. The Board appealed that decision to the court of appeals which upheld the circuit court.

The court of appeals held that the case was governed by a 1985 court of appeals case, *State ex rel. Harding v. Door Cnty. Bd. of Adjustment*, 125 Wis. 2d 269, 271, 371 N.W.2d 403, which it said was “squarely on point.” *Harding* involved a time share owned by 13 families who each were going to use the property for four weeks per year. The county board of adjustment revoked *Harding*’s building permit under the county zoning ordinance. The circuit court affirmed the revocation. On appeal, the court of appeals reversed, reasoning that the use constituted a single family dwelling because only one single family would be staying in the property at a time. The court noted that the property was “both designed for and will be occupied exclusively by one family” and that “[a]lthough a different family would occupy the building each week, that

one family would occupy the building to the exclusion of the other twelve families. The court said the ordinance failed to require occupancy over a period of time, and it could not impose such a requirement.

The court of appeals stated:

What *Harding* was about, and what this case is about, is whether a zoning board can arbitrarily impose time/occupancy restrictions in a residential zone where there are none adopted democratically by the City. *Harding* tells us that the designation as a single family dwelling does not, without more, distinguish between one or thirteen families as owner/occupants or between short-term and long-term rentals. There is nothing inherent in the concept of residence or dwelling that includes time. The City offers no authority that anything about the concept of “residential” distinguishes between short-term and long-term occupancy. If the City is going to draw a line requiring a certain time period of occupancy in order for property to be considered a dwelling or residence, then it needs to do so by enacting clear and unambiguous law.

Heef, slip op. at 8, para. 13.

Zoning 519



SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE SW¹/₄-SW¹/₄ & THE SE¹/₄-SW¹/₄,
SECTION 33, TOWN 12 NORTH, RANGE 6 EAST,
TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP LOCATED IN THE SOUTHWEST ¹/₄ OF THE SOUTHWEST ¹/₄ (SW¹/₄-SW¹/₄) AND THE SOUTHEAST ¹/₄ OF THE SOUTHWEST ¹/₄ (SE¹/₄-SW¹/₄) OF SECTION 33, TOWN 12 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 33, TOWN 12 NORTH, RANGE 6 EAST;

THENCE N 00°39'20" E, A DISTANCE OF 259.60 FEET ALONG THE EASTERN BOUNDARY OF SAUK COUNTY CERTIFIED SURVEY MAP 3971 TO THE SOUTHERN RIGHT-OF-WAY OF A STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION RAILROAD CORRIDOR;

THENCE N 77°10'44" E, A DISTANCE OF 1353.97 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY;

THENCE S 12°49'16" E, A DISTANCE OF 15.00 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY;

THENCE N 77°10'44" E, A DISTANCE OF 630.00 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY;

THENCE N 12°49'16" W, A DISTANCE OF 9.00 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY;

THENCE N 77°10'44" E, A DISTANCE OF 172.08 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 5679.65 FEET (THE CHORD OF WHICH BEARS N 79°55'25" E, A DISTANCE OF 543.92 FEET) A DISTANCE OF 544.13 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY TO THE NORTH-SOUTH ¹/₄ LINE OF SECTION 33;

THENCE S 00°28'47" W, A DISTANCE OF 871.31 FEET ALONG SAID NORTH-SOUTH ¹/₄ LINE TO THE SOUTH ¹/₄ CORNER OF SECTION 33;

THENCE N 89°02'41" W, A DISTANCE OF 2635.21 FEET ALONG THE SOUTH LINE OF THE SW¹/₄ OF SECTION 33 TO THE POINT OF BEGINNING.

SAID CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 1,514,494 SQUARE FEET OR 34.77 ACRES OF LAND, MORE OR LESS.

SAID CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES, INCLUDING THE RIGHT-OF-WAY OF "HATCHERY ROAD", AND A 66-FOOT WIDE ACCESS EASEMENT DESCRIBED AND DEDICATED UPON THIS CERTIFIED SURVEY MAP.

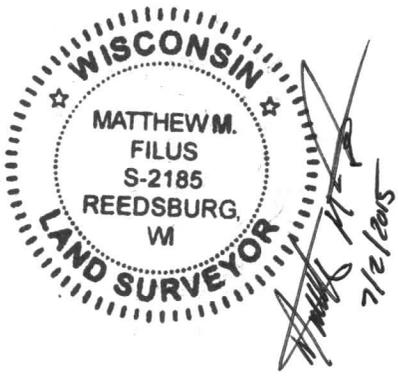
THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, THE SUBDIVISION REGULATIONS OF SAUK COUNTY AND BARABOO TOWNSHIP AND ALSO CHAPTER A-E7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

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

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF KENNETH J PIERCE, REGISTERED AGENT FOR PIERCE'S HEREFORD HAVEN, LLC, OWNER OF THIS CERTIFIED SURVEY MAP.

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

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

SURVEYOR'S SEAL	CLIENT:	OWNER:
	KENNETH J PIERCE E10645 HATCHERY ROAD BARABOO, WISCONSIN 53913	PIERCE'S HEREFORD HAVEN, LLC E10645 HATCHERY ROAD BARABOO, WISCONSIN 53913
	PREPARED BY:	
		MATTHEW M FILUS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING 1320 AMBER COURT REEDSBURG, WISCONSIN 53959 PHONE: (608) 356-4131 FAX: (866) 848-3055 E-MAIL: MFILUS@EG-WI.COM WEB: WWW.EG-WI.COM
DATE: JULY 2, 2015		PROJECT NUMBER: 2015-0024

PRD PRESERVATION AREA EASEMENT
DOCUMENT NUMBER _____

TAX PARCEL NUMBER 002-1022-00000
UNPLATTED LANDS / NW¼-SW¼

SAUK COUNTY CERTIFIED SURVEY MAP # _____

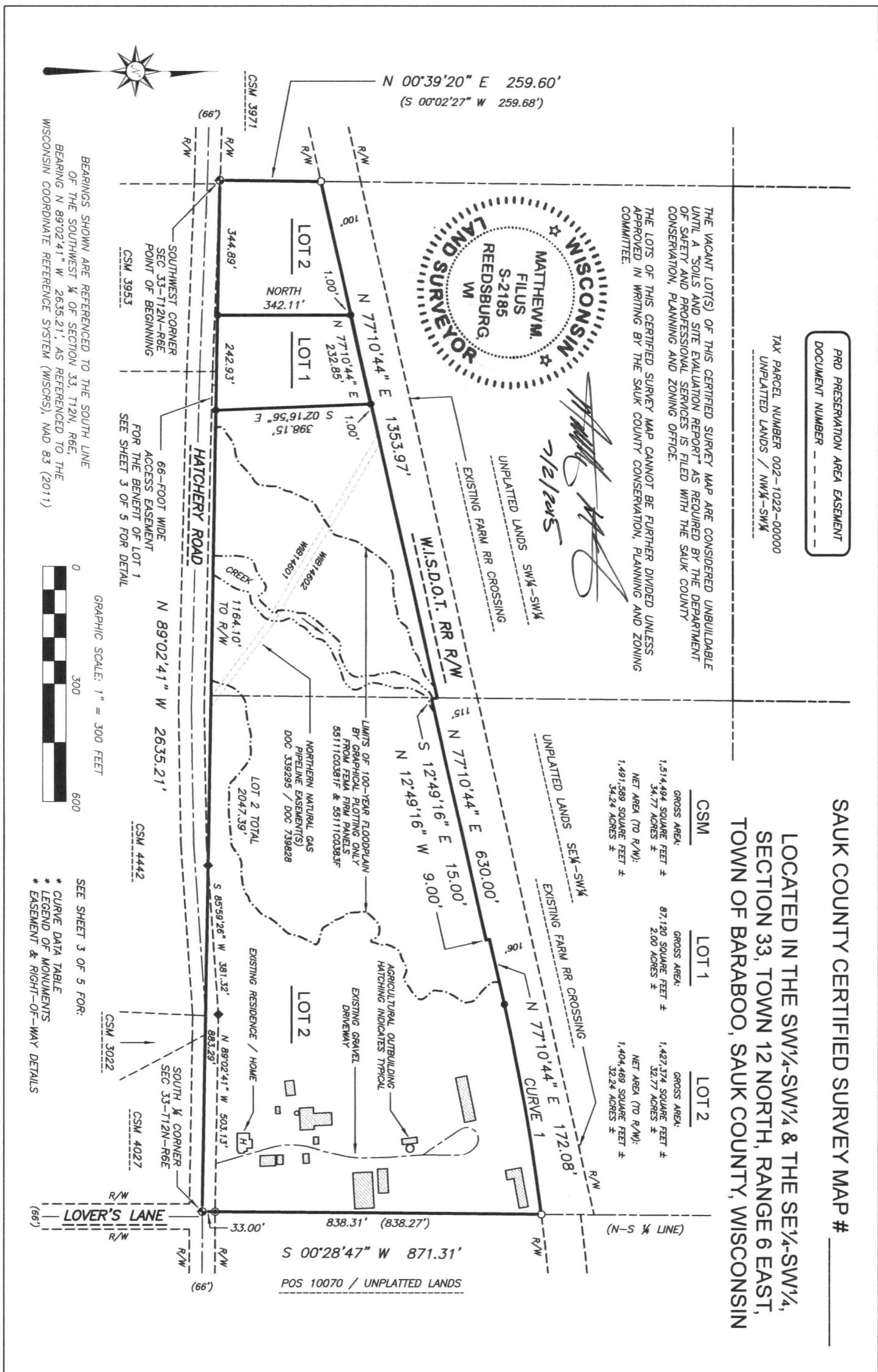
LOCATED IN THE SW¼-SW¼ & THE SE¼-SW¼,
SECTION 33, TOWN 12 NORTH, RANGE 6 EAST,
TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

THE VACANT LOT(S) OF THIS CERTIFIED SURVEY MAP ARE CONSIDERED UNBUILDABLE UNTIL A "SOILS AND SITE EVALUATION REPORT" AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE SAUK COUNTY CONSERVATION, PLANNING AND ZONING OFFICE.
THE LOTS OF THIS CERTIFIED SURVEY MAP CANNOT BE FURTHER DIVIDED UNLESS APPROVED IN WRITING BY THE SAUK COUNTY CONSERVATION, PLANNING AND ZONING COMMITTEE.



Matthew M. Flus
7/2/2015

CSM	LOT 1	LOT 2
GROSS AREA: 1,514,494 SQUARE FEET ± 34.77 ACRES ±	GROSS AREA: 87,120 SQUARE FEET ± 2.00 ACRES ±	GROSS AREA: 1,427,374 SQUARE FEET ± 32.77 ACRES ±
NET AREA (TO R/W): 1,491,589 SQUARE FEET ± 34.24 ACRES ±	NET AREA (TO R/W): 1,404,469 SQUARE FEET ± 32.24 ACRES ±	



BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 33, T12N, R6E, BEARING N 89°02'41" W 2635.21', AS REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), MAD 83 (2011)



SEE SHEET 3 OF 5 FOR:
 * CURVE DATA TABLE
 * LEGEND OF MONUMENTS
 * EASEMENT & RIGHT-OF-WAY DETAILS

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE SW $\frac{1}{4}$ -SW $\frac{1}{4}$ & THE SE $\frac{1}{4}$ -SW $\frac{1}{4}$,
SECTION 33, TOWN 12 NORTH, RANGE 6 EAST,
TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNER, PIERCE'S HEREFORD HAVEN, LLC, KENNETH J PIERCE, REGISTERED AGENT, HEREBY CERTIFIES THAT HE HAS CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

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

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

PIERCE'S HEREFORD HAVEN, LLC
KENNETH J PIERCE, REGISTERED AGENT

DATE

BARABOO TOWNSHIP BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWNSHIP OF BARABOO, SAUK COUNTY, WISCONSIN, BE AND HEREBY IS APPROVED BY THE TOWN OF BARABOO PLAN COMMISSION AND TOWN BOARD AND MADE EFFECTIVE THIS _____ DAY OF _____, 2015.

BARABOO TOWNSHIP BOARD CHAIRPERSON

DATE

BARABOO TOWNSHIP CLERK

DATE

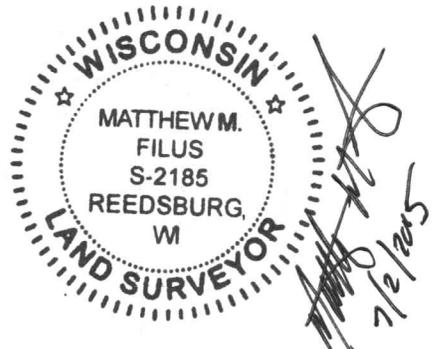
SAUK COUNTY PLANNING AGENCY APPROVAL:

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

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE SAUK COUNTY PLANNING AGENCY AND MADE EFFECTIVE THIS _____ DAY OF _____, 2015.

SAUK COUNTY CONSERVATION,
PLANNING AND ZONING DEPARTMENT

DATE



SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE SW¹/₄-SW¹/₄ & THE SE¹/₄-SW¹/₄,
SECTION 33, TOWN 12 NORTH, RANGE 6 EAST,
TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

CITY OF BARABOO EXTRA-TERRITORIAL JURISDICTION REVIEW:

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

MICHAEL PALM, MAYOR

DATE

THOMAS PINION, CITY ENGINEER

DATE

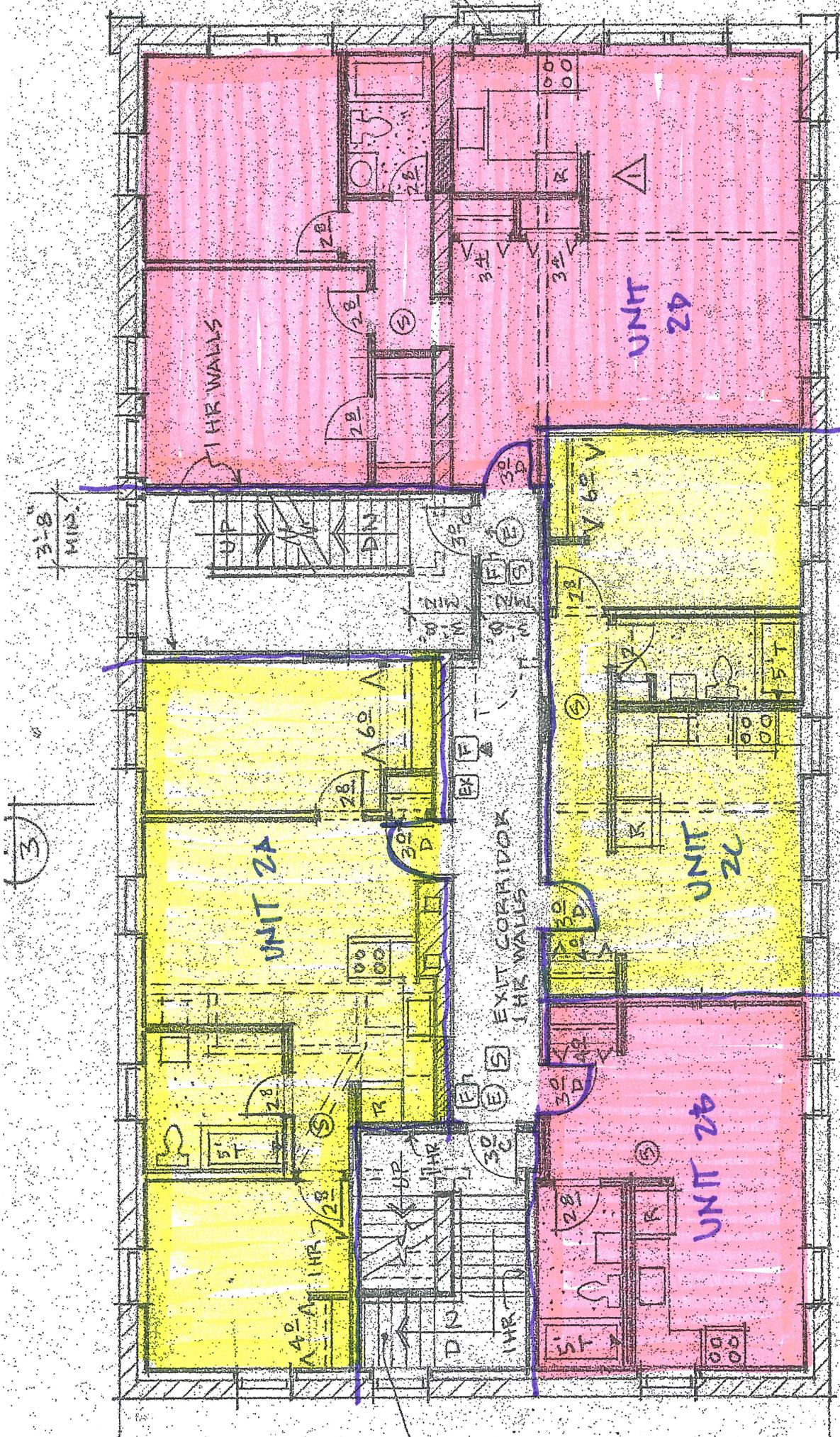
CHERYL GIESE, CITY CLERK

DATE

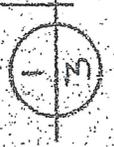




PROPOSED: 1st floor.



EXISTING: 2ND FLOOR



3'-8"
MIN.

IHR WALLS

EXIT CORRIDOR
IHR WALLS

UNIT 2A

UNIT 2C

UNIT 2B

UNIT 2D

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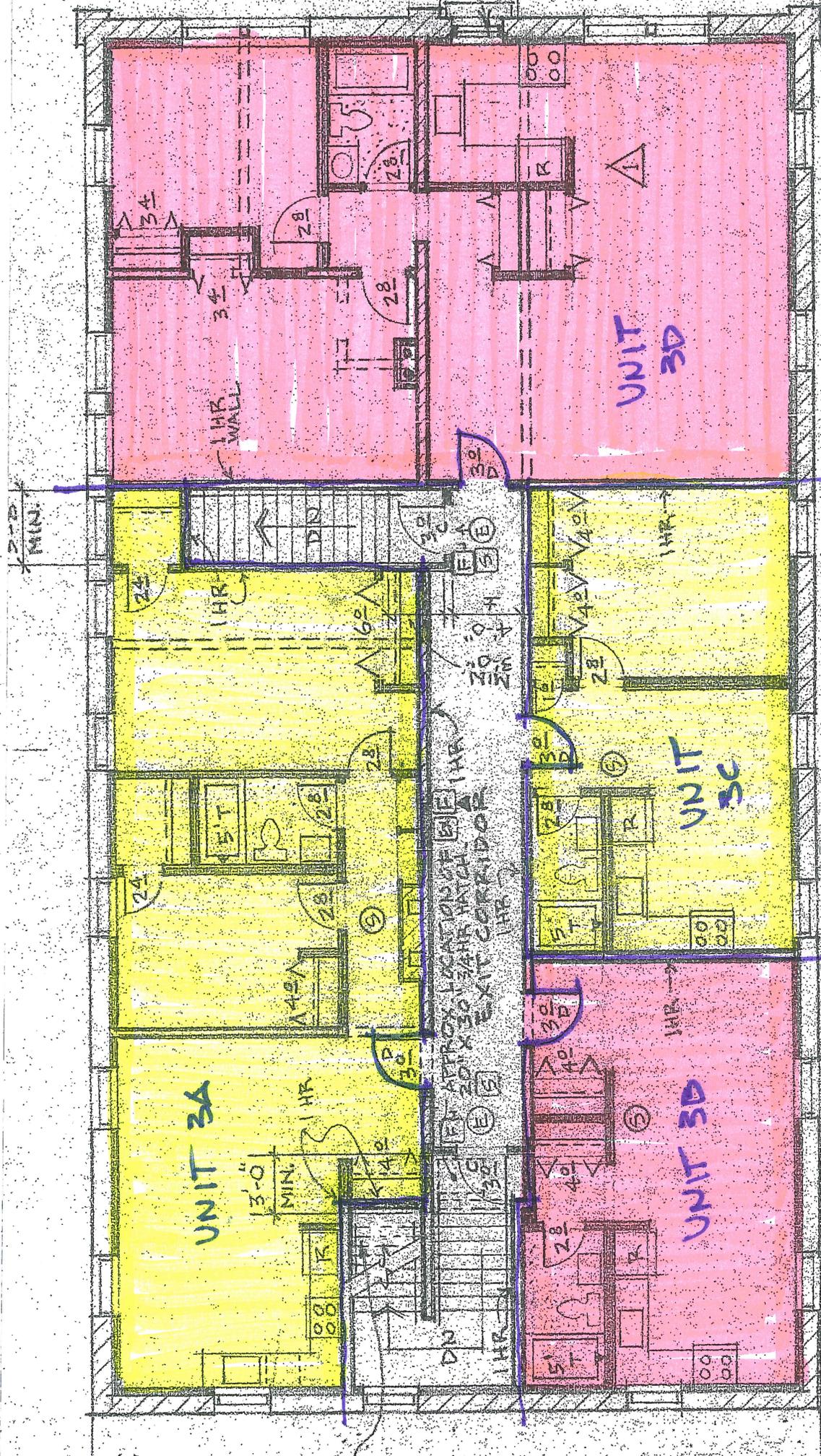
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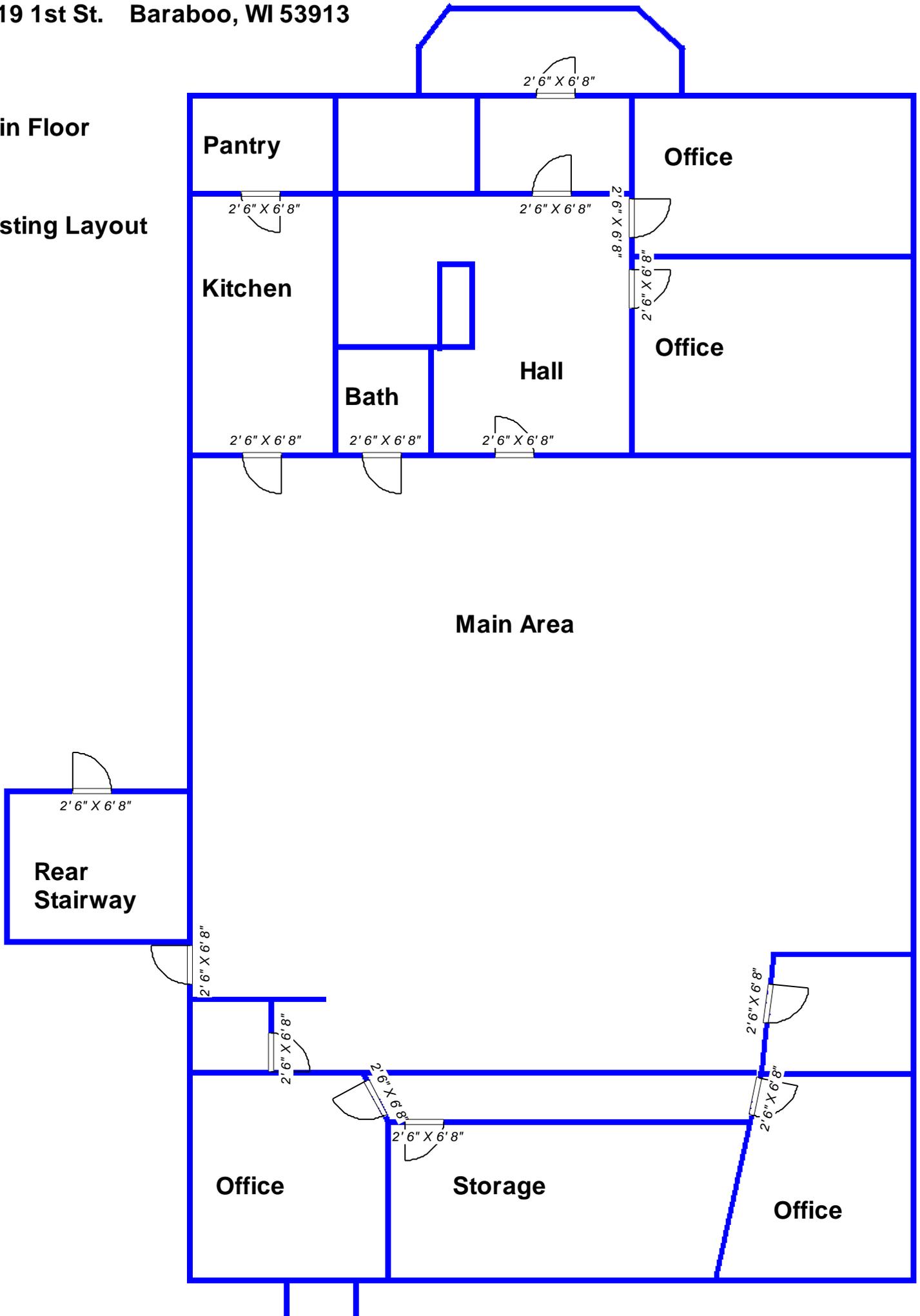


EXISTING: 3rd floor

219 1st St. Baraboo, WI 53913

Main Floor

Existing Layout

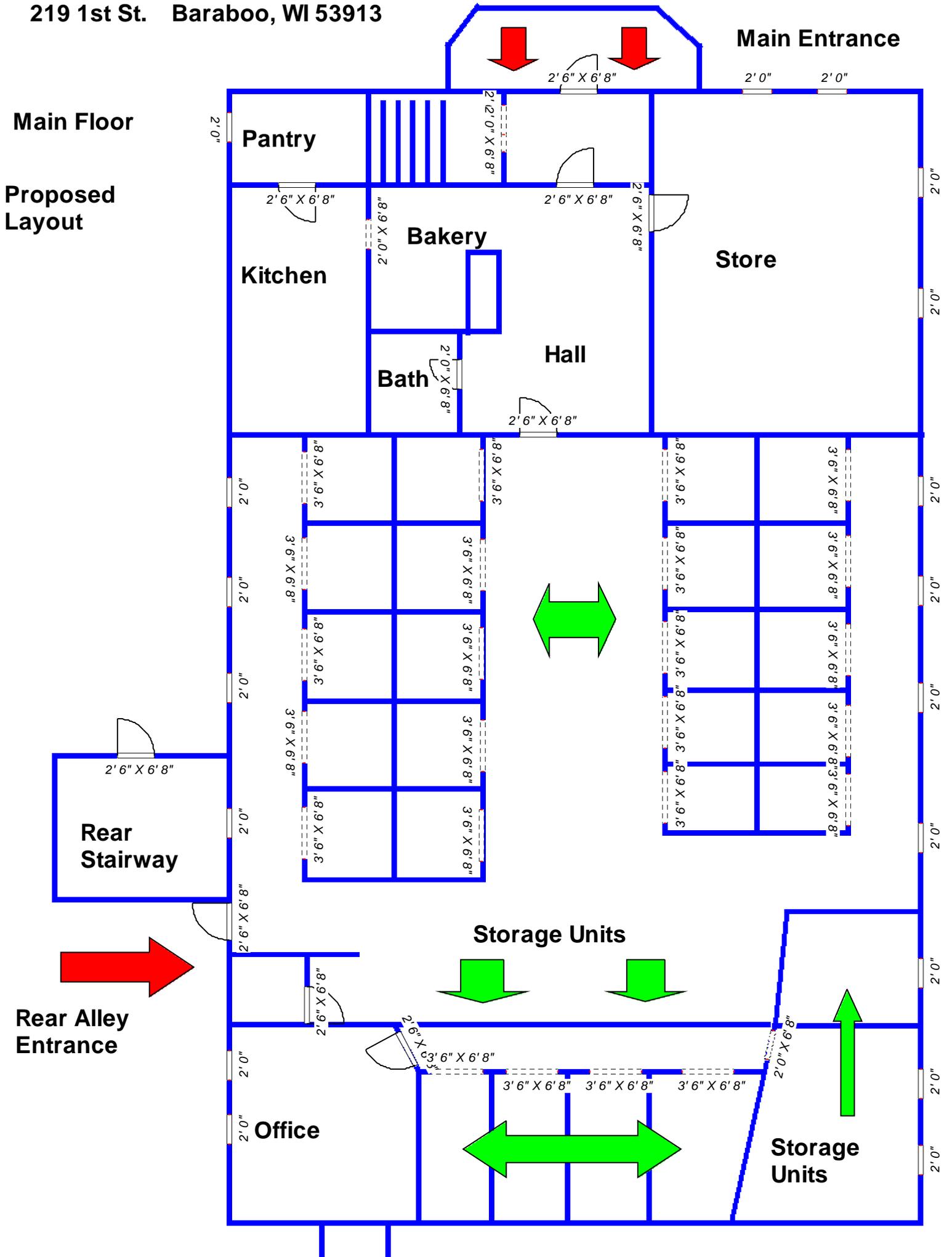


219 1st St. Baraboo, WI 53913

Main Entrance

Main Floor

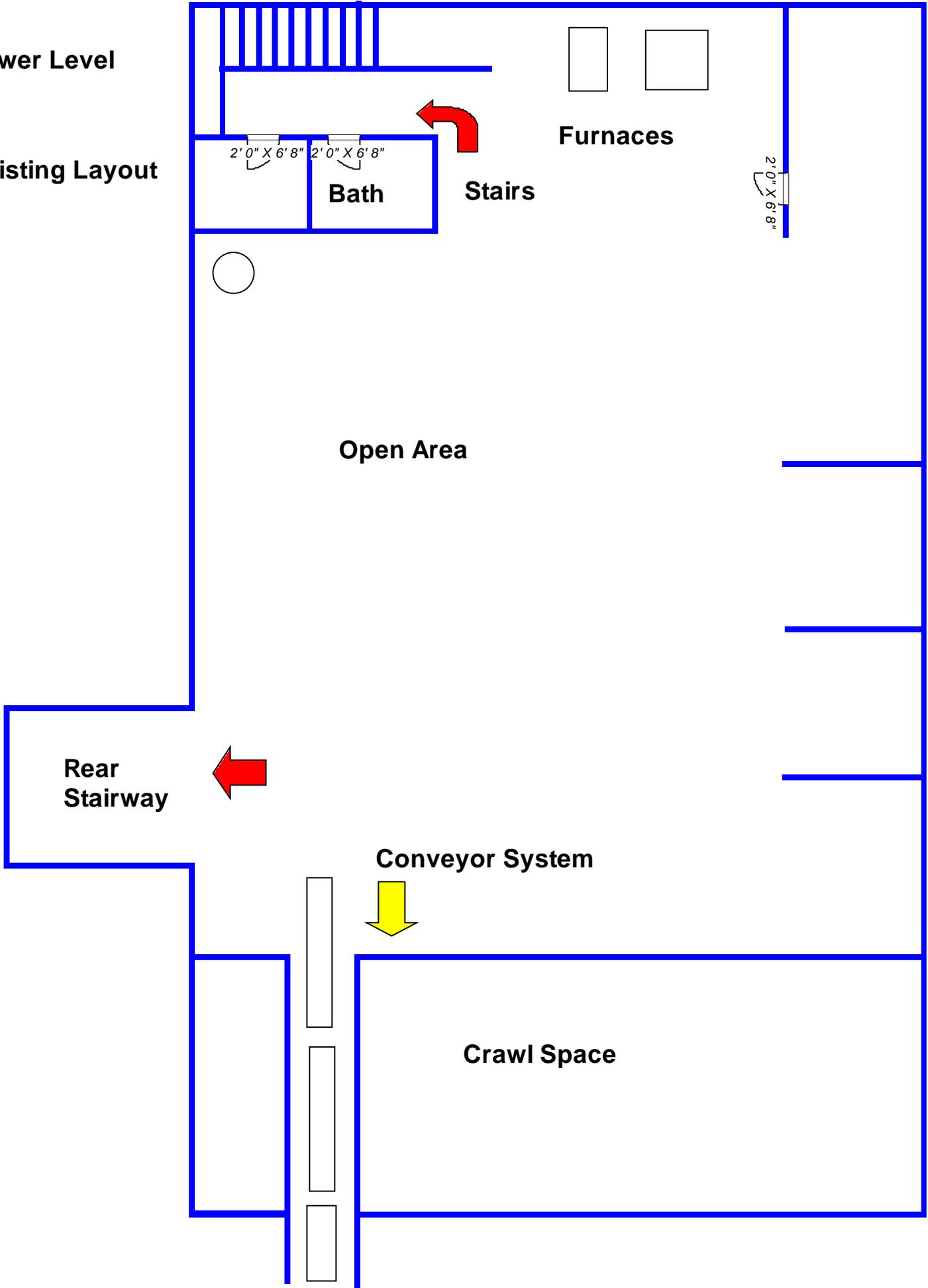
Proposed Layout



219 1st St. Baraboo, WI
53913

Lower Level

Existing Layout



Furnaces

Bath

Stairs

Open Area

Rear
Stairway

Conveyor System

Crawl Space

219 1st St. Baraboo, WI
53913

Lower Level

Proposed Layout

