

## 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, September 20, 2016, **5:15 PM**  
**Location:** Council Chambers, Municipal Building, 135 4<sup>th</sup> 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, Church of the Nazarene, HARDEB LLC, Dave Mitchell, Scott Hewitt, 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 August 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. Public Hearing**

- a. Public Hearing to consider the request by Church of the Nazarene for a conditional permit use permit to allow a variable message sign in an R-1A Single-Family Residential zoning district, located in the SE ¼ of Section 26, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 1800 Crawford Street at 1800 Crawford Street, Baraboo.
- b. Public Hearing to consider the request of HARDEB LLC for a Conditional Use Permit to allow the construction of a new Type I Eating Establishment with a drive-thru and pickup service in a B-2 Central Neighborhood zoning district, located in the NW ¼ of Section 35, T12N, R6E, City of Baraboo, Sauk County, Wisconsin at 844 8<sup>th</sup> Avenue.

#### **4. New Business**

- a. Consideration of the Church of the Nazarene's request for a conditional permit use permit to allow a variable message sign in an R-1A Single-Family Residential zoning district, located in the SE ¼ of Section 26, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 1800 Crawford Street at 1800 Crawford Street, Baraboo.
- b. Consideration of HARDEB LLC's request for a Conditional Use Permit to allow the construction of a new Type I Eating Establishment with a drive-thru and pickup service in a B-2 Central Neighborhood zoning district, located in the NW ¼ of Section 35, T12N, R6E, City of Baraboo, Sauk County, Wisconsin at 844 8<sup>th</sup> Avenue.
- c. Consideration of a site plan for a proposed multi-tenant retail building that will include a Type I Eating Establishment with a drive-thru and pick up service at 844 8<sup>th</sup> Avenue for HARDEB LLC.
- d. Consideration of the Final Plat for the 2<sup>nd</sup> Addition to Pleasant View, a 10-lot residential subdivision on the east side of CTH T (Taft Ave) at Tillberry Drive, located in the SW ¼ of the SW ¼ of Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin for D Mitchell LLC.
- e. Review a Conceptual Development Plan in accordance with Step 2 of the PUD Process for the proposed redevelopment of the former Blue & White Motel Site, located on the southeast corner of Walnut and Mulberry Street in an R-3 multi-family residential zoning district.

#### **4. Adjournment**

Phil Wedekind, Mayor Designee  
Agenda prepared by Kris Jackson, 355-2730, Ext. 309  
Agenda Posted by Kris Jackson on September 14, 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 August 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, Pat Liston, Jim O'Neill, Tom Kolb, and Kate Fitzwilliams

Also in attendance were Mike Palm, Ed Geick, Tom Pinion, Dan Gander, Roger Mislivecek, Chris Janson, Pat Cannon, Greg Wise, Musa Ayar, Laura Jelle, Andy Bingle, Sonja Stauffacher, Jim Bowers, John Alt, Carolyn Wastlund, 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 O'Neill to approve the minutes of the June 21, 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.

Greg Wise called the BEDC meeting to order and noted compliance with the Open Meeting Law. Present were Wise, Jelle, Alt, Ayar, Bingle, Bowers, Palm, Stauffacher. Umhoefer, Burgi, and Taylor were Absent. Wise made a motion to recess for the Plan Commission to discuss agenda items not related to Eastside Corridor Plan, and then reconvene in a joint meeting with the Plan Commission to review the draft of Eastside Corridor Plan Components and Recommendations. Motion was seconded, and carried.

### **Public Hearing**

- a. Public Hearing to consider request of Daniel R and Tiffany A Gander for a Conditional Use Permit to allow the sale of limited sporting goods and firearms as a Home Occupation at 209 Lynn Avenue, Baraboo, Wisconsin – There were no speakers so the hearing was declared closed.

### **New Business**

- a. Consideration of Daniel R and Tiffany A Gander's request for a Conditional Use Permit to allow the sale of limited sporting goods and firearms as a Home Occupation at 209 Lynn Avenue, Baraboo, Wisconsin. – Daniel Gander, 209 Lynn Avenue introduced himself to the Commission. Pinion said that Mr. and Mrs. Gander met with Chief Schauf and himself and expressed an interest in a home occupation for their residence, which is a single-family residence located in a Neighborhood Residential Office Zoning District, which home occupations are allowed as conditional uses in this district. Gander said that he is requesting a conditional use to allow sales of firearms and associated items. He said it is basically a mail order business, and he is fully licensed through the ATF, and has a Wisconsin Sellers Permit. He said that appearance of the property is unchanged except for a 2x2 sign next to the front door. Gander said that all inventory and items waiting for customers to pick up will be locked up. He said that there will be closed-circuit cameras put up if approved, and he has reinforced door frames for extra security. It was moved by Kolb, seconded by Franzen to approve the proposed Home Occupation as a Conditional Use with the conditions that: no new buildings are allowed on the site; no additions to existing buildings are allowed; and the inventory of firearms is limited to only those that have been pre-ordered by customers. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, and Wedekind. Nay – Fitzwilliams. Motion carried 6-1.
- b. Consideration of a two-lot Certified Survey Map of Lots 7 (208 Madison St) and 11 (207 Monroe St) in Walnut Hill subdivision, located in the SE ¼ of the SE ¼ of Section 26, T12N, R6E, in the City of Baraboo, Sauk County, Wisconsin, for Roger Mislivecek.– Roger Mislivecek, 208 Madison Street introduced himself to the Commission. Pinion said initially Mislivecek wanted to construct a shed on the vacant lot. Unfortunately in the City of Baraboo an accessory structures on a vacant lot in the absence of a principal structure is not allowed. Therefore, he couldn't do that unless he would deed restrict the two properties. He said that Mislivecek chose to adjust his property lines. It was moved by Liston, seconded by O'Neill to approve the CSM as presented. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – 0. Motion carried 7-0.
- c. Consider updating the City of Baraboo Official Map – Pinion said that the Official Map by Statute is something that Cities can adopt to identify, not only the existing infrastructure but its waterways, railroad, streets, parks, historic districts, and importantly, future road connections. The Commission will start seeing this as an annual agenda item. Liston moved, Thurow seconded to approve the Official Map. On roll call vote for the motion, Ayes – Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, Thurow, Franzen. Nay – 0. Motion carried 7-0.

### **BEDC joined the Plan Commission for the final agenda item.**

**Call to Order** – At approximately 5:30 PM, Greg Wise reconvened with all members noted remaining present. It was agreed that Phil Wedekind would chair the joint session.

- d. Review Draft of Eastside Corridor Plan Components and Recommendations with the Baraboo Economic Development Commission – Chris Jansen from MSA Professional Services provided an overview of the draft plan.

The following was noted:

MSA is not recommending any changes to the existing land use plan for the area. A set of design guidelines should be included in the plan.

A summary of the recommendations from MSA is:

1. Inform the property owners about the design guidelines and solicit their input.
2. Street scaping will assist in redeveloping the area.
3. Rules regarding the signage need to be completed
4. Landscaping on private property needs to be addressed
5. The long term use and increased involvement regarding the Fairgrounds needs to be discussed.
6. Redevelopment opportunities are to be identified for specific sites.

### **Streetscape improvements**

Currently the parking lots come all the way to the sidewalks. By adding the setbacks it would provide a safer walking area and provide a softer look to the corridor. The DOT in their future plans may address the installation of a dedicated turn lane (TWDAL) and reduction to two lanes (one in each direction).

### **School Crossing**

The current crossings for school children require crossings at uncontrolled intersections. This created a major safety concern for the students, crossing guard and drivers. This safety issue should be addressed with the emphasis on increased safety.

The potential re-alignment of Jefferson Street should include the option of controlling the areas to provide both better access and safety. The re-alignment of the intersection should assist the area businesses in potential redevelopment.

MSA indicated that the following areas also need to be addressed:

1. Establishment of priorities and a timeline
2. Determining responsible parties for action items
3. Determining potential funding sources for assisting in the redevelopment of the area. This includes the analysis of creating a TIF district for the area.
4. Use of the Jackson property currently owned by the City.
5. Discussion with the Fair Board regarding their future land use plans and opportunity to increase use of the grounds
6. Discussion of creating affordable housing opportunities

Plan Commission and BEDC input included a request to address site redevelopment beyond physical changes.

### **Commissioner and Staff Comments**

City Administrator Ed Geick indicated that the City has been approached about taking ownership of the former Train Depot. The current owners have indicated that they would be willing to gift the property to the city at no cost.

Mayor Palm indicated that he would like to create an Ad Hoc Committee to review the property and determine its potential uses. Membership in the Ad Hoc Committee would be comprised of Plan Commission, City Council and BEDC members.

It was noted that the next BEDC meeting would again address the Eastside Corridor Plan with MSA making additional recommendations.

The meeting was adjourned at 6:43PM.

**Adjournment** - It was moved by Liston and seconded by Kolb to adjourn at 6:40 p.m. The motion carried unanimously.

Phil Wedekind,  
Mayor Designee

Greg Wise  
BEDC Chairman

Patrick Cannon,  
BEDC Recorder

**PLAN COMMISSION ITEM SUMMARY**  
**September 20, 2016**

**SUBJECT: CONSIDERATION OF THE CHURCH OF THE NAZARENE'S REQUEST FOR A CONDITIONAL PERMIT USE PERMIT TO ALLOW A VARIABLE MESSAGE SIGN IN AN R-1A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, LOCATED IN THE SE ¼ OF SECTION 26, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 1800 CRAWFORD STREET AT 1800 CRAWFORD STREET, BARABOO.**

**SUMMARY OF ITEM C:** The Church of the Nazarene is requesting a Conditional Use Permit for a 12 sq ft electronic variable message sign that is part of their monument sign on Madison Avenue. Pursuant to the City's Sign Code, all variable message signs are regulated as Conditional Uses.

**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?)**

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**SUBJECT: CONSIDERATION OF HARDEB LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TYPE I EATING ESTABLISHMENT WITH A DRIVE-THRU AND PICKUP SERVICE IN A B-2 CENTRAL NEIGHBORHOOD ZONING DISTRICT, LOCATED IN THE NW ¼ OF SECTION 35, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 844 8<sup>TH</sup> AVENUE.**

**SUMMARY OF ITEM D& E:** HARDEB LLC has an accepted Offer to Purchase a 1.34-acre site on the north side of 8<sup>th</sup> Avenue between Draper Street and Berkley Blvd. They are proposing to develop a new 3 to 4 tenant Commercial Building that will include at least one Type 1 Eating Establishment (defined as "a licensed eating establishments that do not, and will not have a liquor license, drive-thru service, or pick-up service, and will operate no longer than fifteen (15) hours a day) but they need a CUP since their project needs a drive-thru / pickup service.

HARDEB LLC has submitted their CUP Application along with the requisite site plan, landscaping plan, site lighting plan, and stormwater management computations, all of which are included in the packet.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

**ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)**

**ACTION: Approve / Conditionally Approve / Deny Site Plan**

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**SUBJECT: CONSIDERATION OF THE FINAL PLAT FOR THE 2<sup>ND</sup> ADDITION TO PLEASANT VIEW, A 10-LOT RESIDENTIAL SUBDIVISION ON THE EAST SIDE OF CTH T (TAFT AVE) AT TILLBERRY DRIVE, LOCATED IN THE SW ¼ OF THE SW ¼ OF SECTION 30, T12N, R7E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR D MITCHELL LLC.**

**SUMMARY OF ITEM F:** This item is a follow-up to our review and approval of the Preliminary Plant for the 2<sup>nd</sup> Addition to Pleasant View at our May 17<sup>th</sup> meeting. 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 Final Plat to be complete and have reviewed it for compliance with the ordinance.

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

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**SUBJECT:      REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PUD PROCESS FOR THE PROPOSED REDEVELOPMENT OF THE FORMER BLUE & WHITE MOTEL SITE, LOCATED ON THE SOUTHEAST CORNER OF WALNUT AND MULBERRY STREET IN AN R-3 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT.**

**SUMMARY OF ITEM G:** 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.

D Mitchell LLC has purchased this 3.54-acre property and is looking at options for its redevelopment. The property is zoned R-3, which limits any building to a maximum of 4 units. The size of the property would allow a maximum of 44 units under our zoning but Mr. Mitchell is not looking to maximize the density. Rather, he would like to maintain the existing single-family home, create 3 new single-family lots, and develop a fifth parcel with multi-family development project consisting of two or three buildings.

**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.**

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*First Church*  
OF THE NAZARENE

**LET GOD DIRECT  
OR REDIRECT  
YOUR STEPS**

Sunday School 9:00am Sunday Worship 10:00am & 6pm Wednesday Services 7pm



*First Church*  
OF THE NAZARENE

29" x 63" Unit  
2' x 5' LED Space

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

**City of Baraboo**  
 135 4th Street  
 Baraboo, WI 53913  
 (608) 355-2730 phone  
 608 355-2719 fax

**APPLICATION FOR CONDITIONAL USE PERMIT**

(A non-refundable \$250 fee must accompany this application upon filing.)

FOR TREASURER USE ONLY Receipt # <u>pd. CR #16533</u> Account # 100-22-4440
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Date of Petition: 7/22/16

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Deba & Harry Nelson - Elzaso City Rd. W  
Baraboo, WI. 53913

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

\_\_\_\_\_

3. Address of site: 844 8th Ave. Baraboo, WI. 53913

4. Tax parcel number of site: 0158-0000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

See Attachments

6. Present zoning classification: B2 / Com

7. Requested conditional use: Drive Thru

8. Brief description of each structure presently existing on site:  
N/A

9. Brief description of present use of site and each structure on site: empty lot

Scanned into ppt. 7/22/16

N/A

10. Brief description of any proposed change in use of structures if request for conditional use is granted:  
(include change in number of employees on site)

Drive-Thru. ~~By~~ 5 Full time Employees for one unit.

11. The following arrangements have been made for serving the site with municipal sewer and water:

ADC1 - Bill Ryan

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

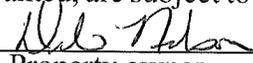
- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

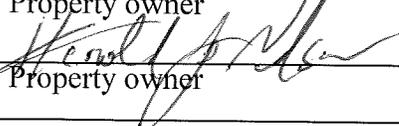
14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 21 day of July, 2016.

  
Property owner

  
Property owner

I certify that that I have reviewed this application for completeness.

Date: \_\_\_\_\_ Zoning Administrator: \_\_\_\_\_

PLAT OF SURVEY

LOCATED IN NW1/4, SECTION 35, T12N, R6E  
CITY OF BARABOO, SAUK CO. WISCONSIN

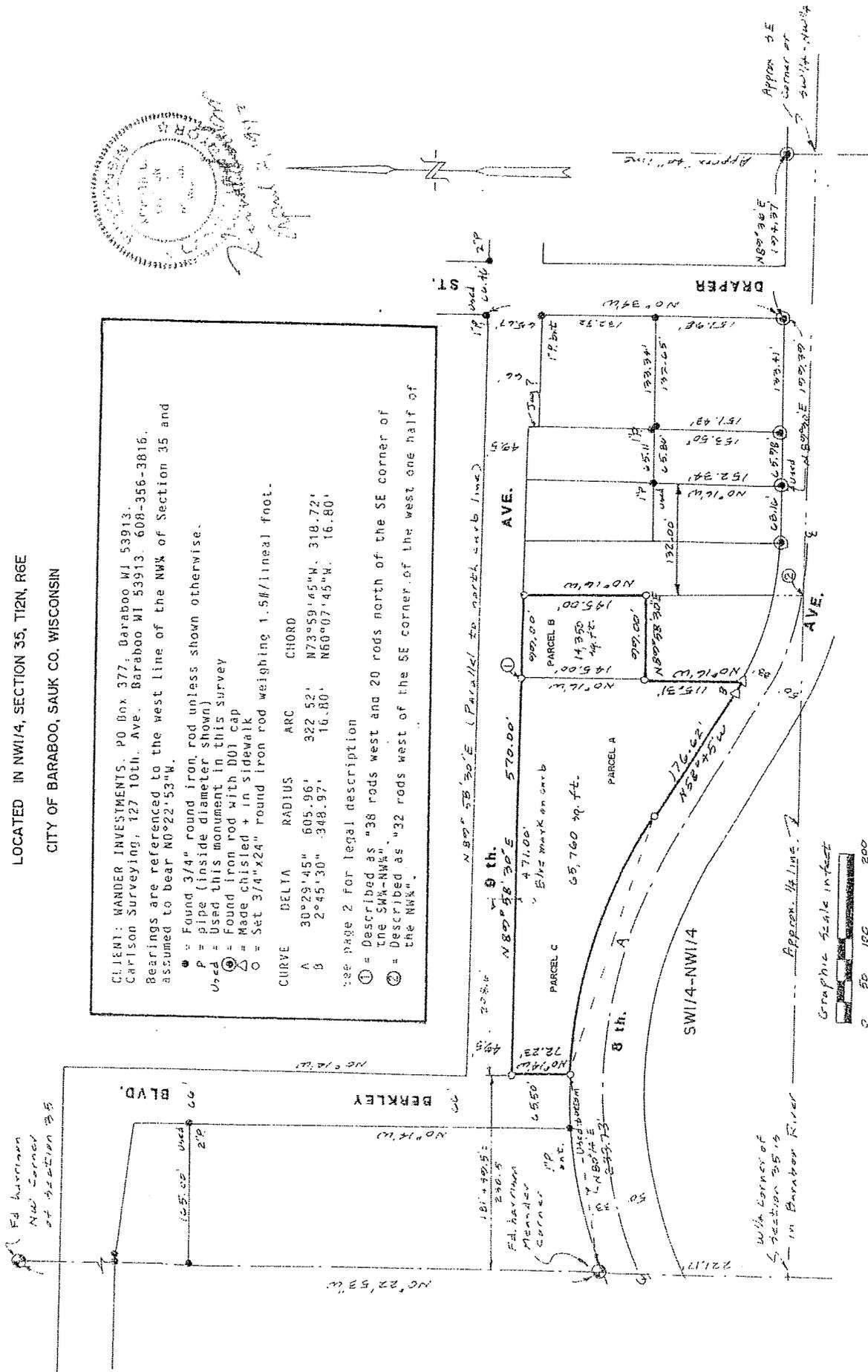
CLIENT: WANDER INVESTMENTS, PO Box 377, Baraboo WI 53913.  
Carlson Surveying, 127 10th. Ave. Baraboo WI 53913. 608-356-3816.  
Bearings are referenced to the west line of the NW1/4 of Section 35 and assumed to bear N0°22'53"W.

- ⊙ = Found 3/4" round iron rod unless shown otherwise.
- P = pipe (inside diameter shown)
- Used = Used this monument in this survey
- ⊙ = Found iron rod with DU) cap
- ⊙ = Made chisled + in sidewalk
- = Set 3/4"x24" round iron rod weighing 1.5#/lineal foot.

CURVE	DELTA	RADIUS	ARC	CHORD
A.	30°29'45"	605.96'	322.52'	N73°59'45"W, 318.72'
B.	2°45'30"	348.97'	16.80'	N60°07'45"W, 16.80'

See page 2 for legal description

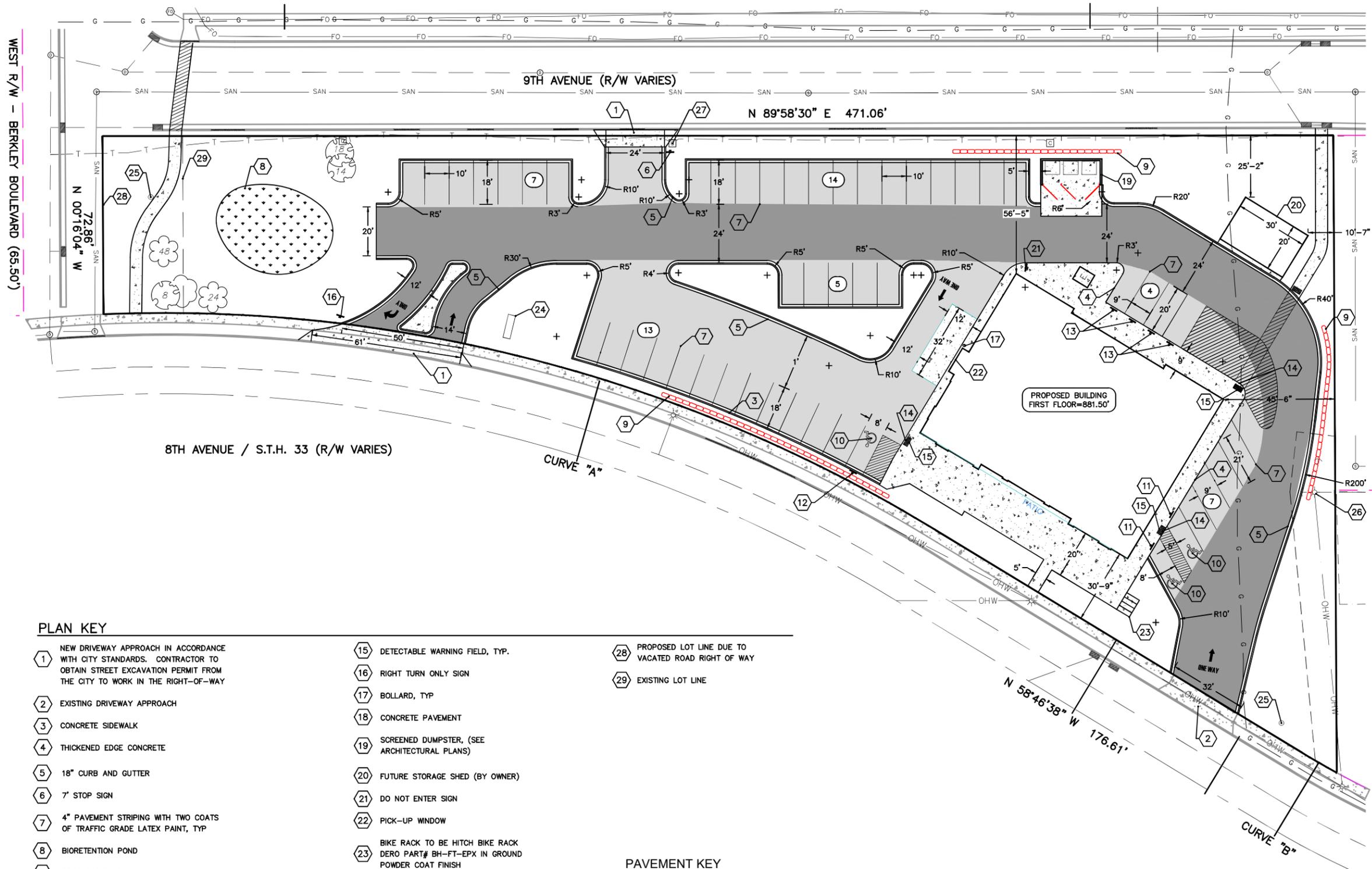
- ① = Described as "38 rods west and 20 rods north of the SE corner of the SW1/4-NW1/4".
- ② = Described as "32 rods west of the SE corner of the west one half of the NW1/4".



Graphic Scale in feet  
0 50 100 200



**Architectural Design  
Consultants, Inc.**

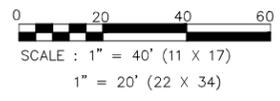


**PLAN KEY**

- |  |  |   |
|--|--|---|
| 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS. CONTRACTOR TO OBTAIN STREET EXCAVATION PERMIT FROM THE CITY TO WORK IN THE RIGHT-OF-WAY | 15 DETECTABLE WARNING FIELD, TYP.  | 28 PROPOSED LOT LINE DUE TO VACATED ROAD RIGHT OF WAY |
| 2 EXISTING DRIVEWAY APPROACH   | 16 RIGHT TURN ONLY SIGN  | 29 EXISTING LOT LINE                                  |
| 3 CONCRETE SIDEWALK  | 17 BOLLARD, TYP  |   |
| 4 THICKENED EDGE CONCRETE  | 18 CONCRETE PAVEMENT   |   |
| 5 18" CURB AND GUTTER  | 19 SCREENED DUMPSTER, (SEE ARCHITECTURAL PLANS)                                      |   |
| 6 7' STOP SIGN   | 20 FUTURE STORAGE SHED (BY OWNER)  |   |
| 7 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP  | 21 DO NOT ENTER SIGN   |   |
| 8 BIORETENTION POND  | 22 PICK-UP WINDOW  |   |
| 9 RETAINING WALL   | 23 BIKE RACK TO BE HITCH BIKE RACK DERO PART# BH-FT-EPX IN GROUND POWDER COAT FINISH |   |
| 10 ACCESSIBLE STALL, TYP.  | 24 MONUMENT SIGN (BY OWNER)  |   |
| 11 ACCESSIBLE PARKING SIGN, TYP.   | 25 EX. WATER MANHOLE   |   |
| 12 VAN ACCESSIBLE PARKING SIGN   | 26 EX. POWER POLE  |   |
| 13 EMPLOYEE PARKING SIGN, TYP.   | 27 RELOCATE EX TELEPHONE PEDESTALS AS NEEDED   |   |
| 14 CURB RAMP   |  |   |

**PAVEMENT KEY**

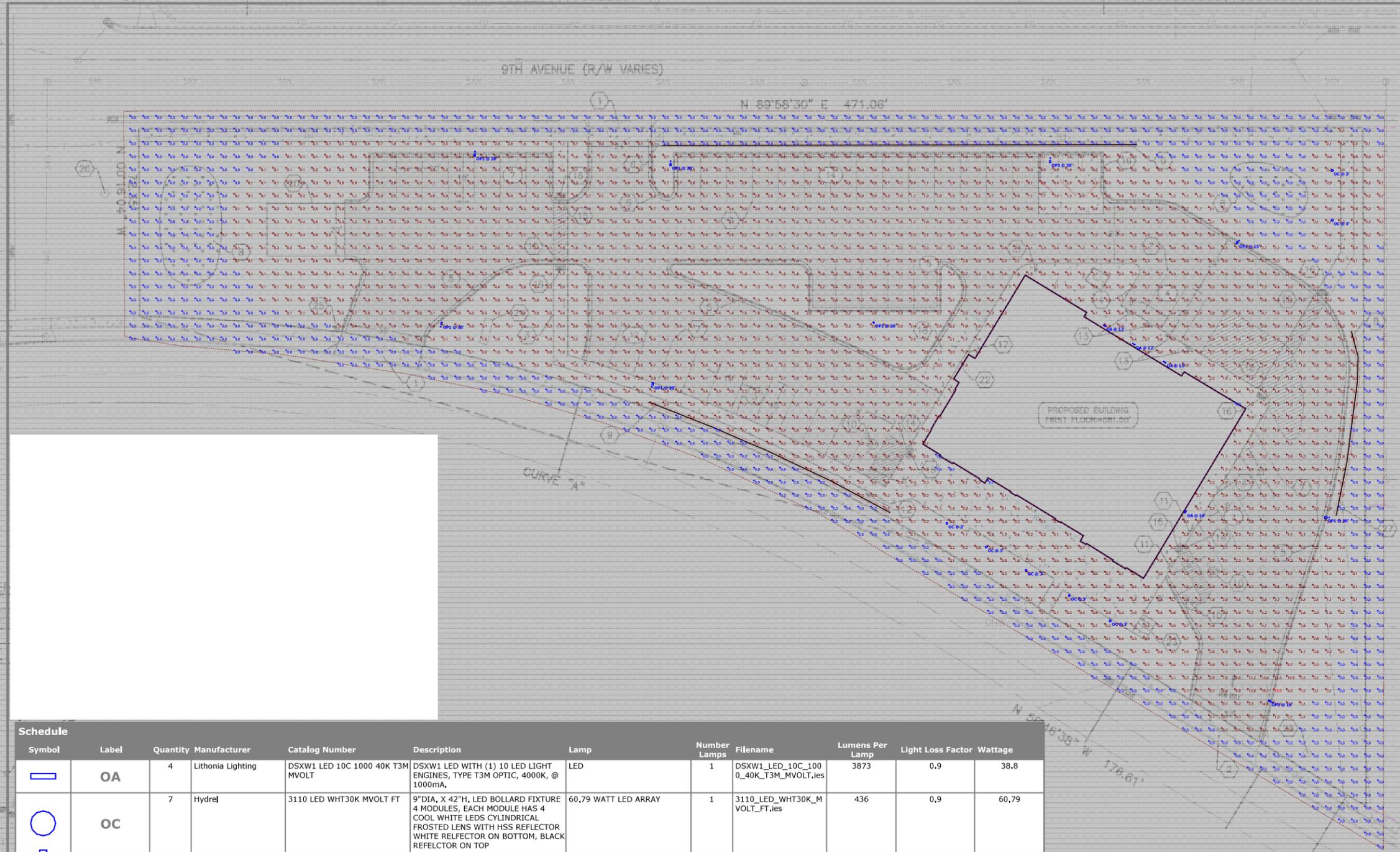
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE



818 N Meadowbrook Ln  
Wauunakee, WI 53597  
Phone: (608) 849-9378

REVISION:	
	<b>Architectural Design Consultants, Inc.</b> 30 Wisconsin Dells Parkway • PO Box 580 Lake Delton, WI 53940 Phone: (608) 254-6181 Fax: (608) 254-2139 <small>This document contains confidential or proprietary information of Architectural Design Consultants, Inc. No part of this document may be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.</small>
<b>ADCI</b>	
<b>DOMINO'S &amp; TENANTS</b> BARABOO	WISCONSIN <b>SITE PLAN</b>
BARABOO	
Drawn By: K. JOHNSON Checked By: R. JOHNSON Date: 09-8-2016 Scale: AS NOTED Job Number: 16-095	
SHEET NUMBER <b>C200</b>	





Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
—	OA	4	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA,	LED	1	DSXW1_LED_10C_1000_40K_T3M_MVOLT.ies	3873	0.9	38.8
○	OC	7	Hydrel	3110 LED WHT30K MVOLT FT	9"DIA, X 42"H, LED BOLLARD FIXTURE 4 MODULES, EACH MODULE HAS 4 COOL WHITE LEDS CYLINDRICAL FROSTED LENS WITH HSS REFLECTOR WHITE REFLECTOR ON BOTTOM, BLACK REFLECTOR ON TOP	60.79 WATT LED ARRAY	1	3110_LED_WHT30K_MVOLT_FT.ies	436	0.9	60.79
□	OP1	6	Lithonia Lighting	DSX1 LED 40C 1000 40K BLC MVOLT	DSX1 LED WITH 40 LEDs @1000 mA, 4000K, BACKLIGHT CONTROL OPTIC	LED	1	DSX1_LED_40C_1000_40K_BLC_MVOLT.ies	11291	0.9	138
□	OP2	1	Lithonia Lighting	DSX0 LED 40C 1000 40K T5M MVOLT	DSX0 LED with 40 LEDs @1000 mA, 4000K, Type 5 Medium Optics	LED	1	DSX0_LED_40C_1000_40K_T5M_MVOLT.ies	15976	0.9	138
□	OP3	2	Lithonia Lighting	DSX1 LED 40C 1000 40K LCCO MVOLT	DSX1 LED WITH 40 LEDs @1000 mA, 4000K, LEFT CORNER CUTOFF OPTIC	LED	1	DSX1_LED_40C_1000_40K_LCCO_MVOLT.ies	10970	0.9	138

## Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	15.5 fc	0.0 fc	N/A	N/A

Plan View  
Scale - 1" = 150'

A Final Plat Map of

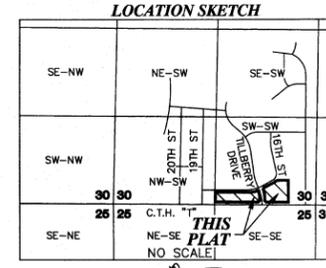
# Second Addition to Pleasant View

BEING ALL OF LOT 54 OF THE FIRST ADDITION TO PLEASANT VIEW AND ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 6395 AS RECORDED IN VOL. 38 OF C.S.M.'S, PG. 6395 & 6395A AS DOCUMENT NO. 1124886, ALL 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: 155,774 SQ. FT. - 3.58 ACRES



SCALE: 1" = 80'

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW 1/4 SECTION 30 WHICH IS BEARS N00°25'22"E AS REFERENCED TO GRID NORTH, SAUK COUNTY COORDINATE SYSTEM NAD83(97)

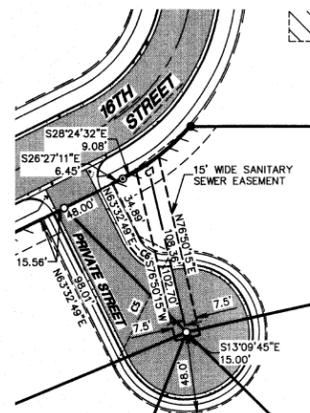
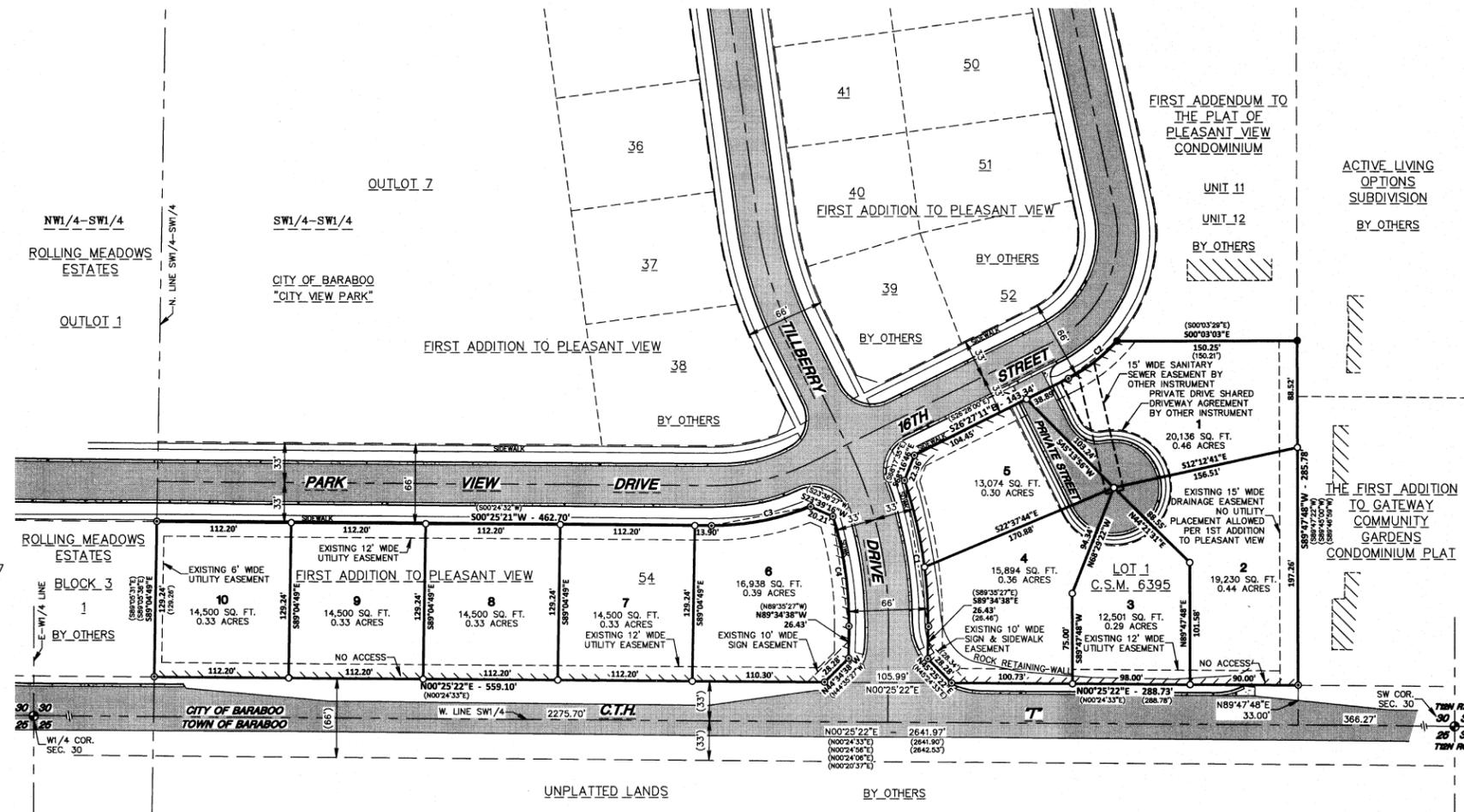


- LEGEND**
- HARRISON CAST IRON MON. FND.
  - 3/4" X 24" IRON REBAR SET (WT. = 1.5 LBS. / L.F.)
  - 3/4" IRON ROD FND.
  - 1 1/4" IRON ROD FND.
  - NO ACCESS
  - ASPHALT SURFACE

**OWNER**  
D MITCHELL LLC  
P.O. BOX 81  
PORTAGE, WI 53901

**CLIENT/SUBDIVIDER**  
DAVID MITCHELL  
P.O. BOX 81  
PORTAGE, WI 53901

**SURVEYOR**  
SCOTT P. HEWITT  
P.O. BOX 373  
625 E. SLIFER STREET  
PORTAGE, WI 53901  
PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com

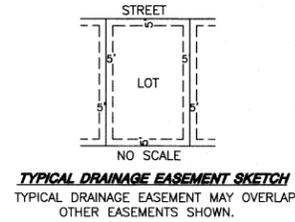


**EASEMENT DETAILS**  
1" = 50'

CS	CS	CS
DELTA = 254°30'14"	DELTA = 74°30'14"	DELTA = 06°54'36"
ARC = 213.21	ARC = 22.76	ARC = 16.04
RAD = 48.00	RAD = 17.50	RAD = 133.00
BEARING = N63°42'18"E	BEARING = S26°17'42"W	BEARING = S33°49'10"E
DIST = 76.41	DIST = 21.19	DIST = 16.03

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 DIGGER'S HOTLINE  
1-800-242-8511

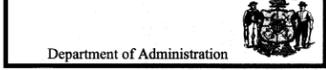


**CURVE DATA TABLE**

CURVE	LOT NO.	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C1		19°21'16"	123.64'	366.00'	N80°44'44"E	123.05'	S89°34'38"E	N72°03'02"E
	4	07°48'04"	49.83'	366.00'	N86°31'20"E	49.79'	S89°34'38"E	N82°37'18"E
	5	11°33'12"	73.81'	366.00'	N76°50'42"E	73.67'	N82°37'15"E	N71°04'06"E
C2	1	22°00'11"	51.08'	133.00'	S37°27'16.5"E	50.80'	N48°27'22"W	N26°27'11"W
C3	6	22°25'13"	84.66'	216.34'	S10°47'15.5"E	84.12'	S00°25'21"W	S21°59'52"E
C4	6	17°41'50"	92.66'	300.00'	N81°34'27"E	92.29'	S89°34'38"E	N72°03'02"E

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\_\_



May 17, 2016	Revised existing watermain on Park View Drive	ALH
DATE	REVISION	BY
A FINAL PLAT OF		
<b>Second Addition to Pleasant View</b>		
<b>GROTHMAN &amp; ASSOCIATES S.C.</b> LAND SURVEYORS 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)		
FILE NO. 316-109	PROJ. NO. 316-109	DWG NO. 316-109 Final
THIS INSTRUMENT DRAFTED BY A. L. HOEL		SHEET 1 OF 2

A Final Plat Map of

# Second Addition to Pleasant View

BEING ALL OF LOT 54 OF THE FIRST ADDITION TO PLEASANT VIEW AND ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 6395 AS RECORDED IN VOL. 38 OF C.S.M.'S, PG. 6395 & 6395A AS DOCUMENT NO. 1124886, ALL 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: 155,774 SQ. FT. - 3.58 ACRES

### SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, Professional Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance and under the direction of D. Mitchell LLC, I have surveyed, monumented, mapped and divided the plat of **Second Addition to Pleasant View** that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof being all of Lot 54 of the First Addition to Pleasant View and Lot 1, Certified Survey Map, No. 6395 as recorded in Volume 38 of Certified Survey Maps, pages 6395 and 6395A as Document No. 1124886 all located in the Southwest Quarter of the Southwest Quarter of Section 30, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin, Containing 155,774 square feet, (3.58 acres), more or less.

  
SCOTT P. HEWITT  
Professional Land Surveyor, No. 2229  
Dated: August 11, 2016  
File No. 316-109



### OWNER'S CERTIFICATE of DEDICATION

As Owner(s), I/we hereby certify that I/we caused the land on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owner(s), I/we do further certify that this plat is required by Statutes 236.10 or 236.12 to be submitted to the following for approval or objection:

- City of Baraboo
- Department of Administration

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of:  
D. Mitchell, LLC

Witness \_\_\_\_\_  
David Mitchell  
Managing Member of D. Mitchell LLC

STATE of WISCONSIN)  
SS)  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named David Mitchell, Managing Member of D. Mitchell LLC., to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public \_\_\_\_\_  
\_\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

### CONSENT OF MORTGAGEE

We, of \_\_\_\_\_ Mortgagee of the above described land do hereby certify to the surveying, dividing and mapping of the land described on this plat, and we do consent to the above certificates of named David Mitchell, Managing Member of D. Mitchell LLC., Owner(s).

Witness the hand and seal of \_\_\_\_\_ Mortgagee, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE of WISCONSIN)  
SS)  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, President to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public \_\_\_\_\_  
\_\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

### CERTIFICATE of COUNTY TREASURER

STATE of WISCONSIN)  
SS)  
COUNTY OF SAUK)

I, Elizabeth Geoghegan being duly elected, qualified and acting Treasurer of the County of Sauk, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_, 20\_\_\_\_ affecting the lands included in the plat of **Second Addition to Pleasant View**.

Elizabeth Geoghegan, County Treasurer

### CERTIFICATE of COUNTY REGISTER of DEEDS

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on Page \_\_\_\_\_ as Document Number \_\_\_\_\_.

Brent Bailey, Register of Deeds

### COMMON COUNCIL RESOLUTION

Resolved, that the plat of **Second Addition to Pleasant View** in the City of Baraboo, Sauk County, Wisconsin, is hereby approved by the Common Council.

Mike Palm, Mayor \_\_\_\_\_ Date \_\_\_\_\_

I HEREBY CERTIFY that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Baraboo, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Cheryl M. Giese, Clerk

### CERTIFICATE of CITY TREASURER

STATE of WISCONSIN)  
SS)  
COUNTY OF SAUK)

I, Lori Laux, being duly elected, qualified and acting Treasurer of the City of Baraboo, do hereby certify that in accordance with my records in my office there are no unpaid taxes or special assessments as of \_\_\_\_\_, 20\_\_\_\_ affecting the lands included in the plat of **Second Addition to Pleasant View**.

Lori Laux, Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**OWNER**  
D MITCHELL LLC  
P.O. BOX 81  
PORTAGE, WI 53901

**CLIENT/SUBDIVIDER**  
DAVID MITCHELL  
P.O. BOX 81  
PORTAGE, WI 53901

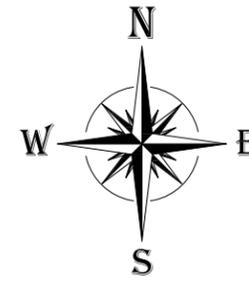
**SURVEYOR**  
SCOTT P. HEWITT  
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PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com

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 

May 17, 2016	Revised existing watermain on Park View Drive	ALH
DATE	REVISION	BY
A FINAL PLAT OF		
<b>Second Addition to Pleasant View</b>		
<b>GROTHMAN &amp; ASSOCIATES S.C.</b> LAND SURVEYORS 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com <small>(RED LOGO REPRESENTS THE ORIGINAL MAP)</small>		
FILE NO. <b>316-109</b>	PROJ. NO. <b>316-109</b>	DWG NO. <b>316-109 Final</b>
THIS INSTRUMENT DRAFTED BY A. L. HOEL		
SHEET <b>2</b> OF <b>2</b>		

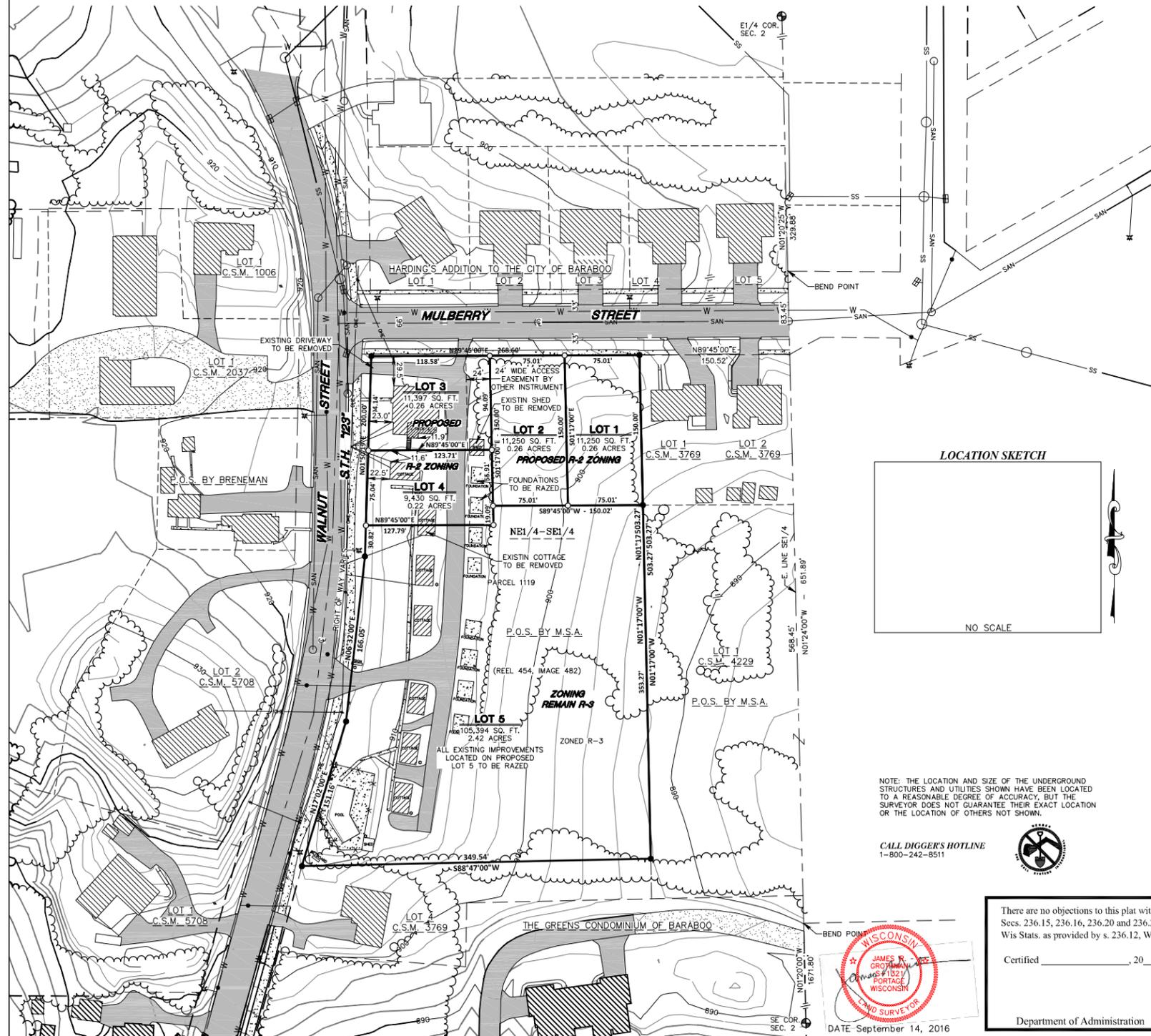
A Concept Plat Map of  
**Mitchell Properties - Blue & White Motel**

BEING A PART OF THE NE1/4 OF THE SE1/4, SECTION 2, T. 11 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 148,721 SQ. FT. - 3.41 ACRES



SCALE: 1" = 60'

**BASIS OF BEARINGS:** IS THE S. RIGHT OF WAY LINE OF THE MULBERRY STREET WHICH IS RECORDED TO BEAR N89°45'00"E PER C.S.M. 3769.



**PROPOSED R-2 BUILDING REQUIREMENTS**

STREET = 25 FEET  
 SIDE YARD = 10 FEET  
 REAR YARD = 25 FEET  
 MAX. HEIGHT = 35 FEET  
 MIN. LOT WIDTH = 75 FEET  
 MIN. LOT AREA = 8,500 SQ.FT.

**CURRENT R-3 BUILDING REQUIREMENTS**

STREET = 25 FEET  
 SIDE YARD = 10 FEET  
 REAR YARD = 25 FEET  
 MAX. HEIGHT = 35 FEET  
 MIN. LOT WIDTH = 90 FEET  
 MIN. LOT AREA  
 1-2 FAMILY = 8,500 SQ.FT. PER UNIT  
 3-4 FAMILY = 3,500 SQ.FT. PER UNIT

**APPROVING AUTHORITY**

CITY OF BARABOO

**OBJECTING AUTHORITY**

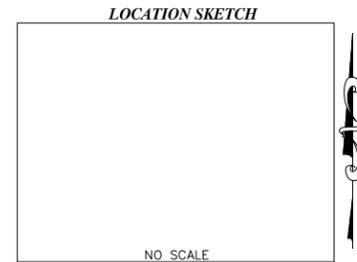
DEPARTMENT OF ADMINISTRATION  
 DEPARTMENT OF TRANSPORTATION

**OWNER/SUBDIVIDER**

D. MITCHELL LLC  
 P.O. BOX. 81  
 PORTAGE, WI 53901

**SURVEYOR**

JAMES R. GROTHMAN  
 P.O. BOX 373  
 625 E. SLIFER STREET  
 PORTAGE, WI 53901  
 PHONE PORTAGE: (608) 742-7788  
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CALL DIGGER'S HOTLINE  
 1-800-242-8511



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 September 14, 2016

DATE	REVISION	BY	APV'D
A CONCEPT PLAT OF			
<b>Mitchell Properties</b>		<b>GROTHMAN &amp; ASSOCIATES S.C.</b>	
<b>Blue &amp; White Motel</b>		LAND SURVEYORS	
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901			
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877			
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com			
FILE NO. <b>316-110</b>	PROJ. NO. -----	DWG NO. <b>316-110</b>	
THIS INSTRUMENT DRAFTED BY A. L. HOEL			SHEET <b>1</b> OF <b>1</b>