

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, November 15, 2016, **5:15 PM**

Location: Council Chambers, Municipal Building, 135 4th Street, Baraboo, Wisconsin

Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, K. Fitzwilliams

Others Noticed: T. Pinion, E. Geick, Atty. A. Bolin, Brad Servin, Bill Ryan, Shawn McKibben, Adolfo Morales, Scott Hewitt, Dave Mitchell, 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 October 18, 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 of Oak Park Place, 800 Waldo Street, to grant an amendment to their existing Conditional Use Permit, which was originally granted on November 20, 2007 and subsequently amended on June 17, 2008 and July 25, 2011, to allow an expansion of twelve (12) independent living units and ten (10) assisted living units.

4. New Business

- a. Consideration of Oak Park Place, LLC's request for an amendment to their existing Conditional Use Permit at 800 Waldo Street, which was originally granted on November 20, 2007 and subsequently amended on June 17, 2008 and July 25, 2011, to allow an expansion of twelve (12) independent living units and ten (10) assisted living units.
- b. Consideration of Oak Park Place, LLC's request to amend their GDP/SIP for Oak Park Place, a multi-family residential senior living complex that includes independent living units, assisted living units and memory care units.
- c. Review a Conceptual Development Plan in accordance with Step 2 of the PUD Process for the proposed redevelopment of the former Action Electric building into a grocery store, located at 609 8th Avenue on the southwest corner of Summit Street and 8th Avenue in a B-2 Central Neighborhood Business zoning district.
- d. Consider Preliminary Plat of Bluff Vista, a 5-lot residential subdivision located on the southeast corner of the intersection of Mulberry & Walnut Streets, on the 3.41-acre site of the former Blue and White Motel in the SE¼ of Section 2, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin for D Mitchell LLC.

4. Adjournment

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on November 11, 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 October 18, 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, and Tom Kolb. Kate Fitzwilliams was absent.

Also in attendance were Tom Pinion, Ed Geick, Atty. A. Bolin, Mark Carlson, Jonathon and Katy Tipton, Brent Hesselberg, Scott Zietlow, Betty Matthews.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: Kolb moved, seconded by O'Neill to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by Kolb to approve the minutes of the September 20, 2016 meeting. Motion carried unanimously.

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

Public Hearing

- a. Public Hearing to consider request of 1022 & 1024 Parkside LLC, c/o Tracy Papandrea, for a Conditional Use Permit to convert the two existing two-unit condominium to side-by-side single-family residential dwellings at 1016/1018 and 1022/1024 Parkside Avenue, Baraboo of Baraboo, Wisconsin – There were no speakers so the hearing was declared closed.

Old Business

- a. Consideration of the Church of the Nazarene's request for a conditional use permit to allow a variable message sign in an R-1A Single-Family Residential zoning district, located in the SE¼ of Section 26, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 1800 Crawford Street – Pinion said that Jonathon Tipton, Pastor of the church, and Brent Hesselberg of the Sign Shop were in attendance. He then presented a picture of the sign the Hesselberg sent in that is super-imposed from last meeting. He said that the variable message is going to be smaller than the back lit fluorescent lit, changeable message board. He said he doesn't think many sign companies sell the changeable lettered signs, and the way to the future seems to be the electronic ones. He said the City ordinance limits the sign to 12 square feet, which is seen not occupying the entire space of the old sign. He said that in the month's summary he gave the Commission the characteristics of the how the sign has to be operated, not only in accordance with the definition in our Zoning Code, but also with the DOT's requirements. Kolb asked Hesseberg is the sign would be any brighter than the original. Hesselberg answered that it would be a lot less bright because the original cabinet was 3 x 24 square feet of visible lighted area, this cabinet has a potentially lighted area of 10 square feet, and because it is only digital letters that light up, which technically only pick up less than 30% of that square footage. He said that the sign dims at night and it can be adjusted; it can be programmed to come on and go off at a certain time. Kolb asked Pastor Tipton what the hours of operating on the current sign were. Tipton said that currently it would come on at dusk and shut off between 10:00 and 10:30 in the evening. Kolb said that he doesn't what a sign that is flashing messages in a residential area, and asked how often he would anticipate changing the sign. Tipton said that they would put a couple of different messages on it, service times and a positive, encouraging statement; however, it would not be a fast move, but more a fade out and fade in, so it wouldn't cause any distraction for traffic, and each one would be left up for approximately for 30-45 seconds so it would give people time enough to read it without being distracted. Hesselberg that that this sign is totally programmable in the software. O'Neill asked if the sign is capable of flashing and scrolling. Hesselberg said that it can be programmed to do anything, but it isn't a full color video screen. O'Neill has a concern that once the Commission sets a precedence of allowing variable message signs in a residential neighborhood, it could get out of hand. O'Neill said that if the Commission would approve this he would not like to see it go so late at night and turn off possibly 10:00 at the latest. Kolb wanted to clarify that if the Commission permitted this, they would want it off by 10:00 p.m., a six second between messages, and no graphics. Franzen said that it could be set longer that six seconds between messages, six seconds is the DOT minimum rule. Kolb moved to approve the request for a conditional use permit to allow a variable message sign in an R-1A Single-Family residential zoning district at 1800 Crawford Street with the condition that it is off by 10:00 p.m., 30 seconds between changes of messages, and there will be no graphics. Franzen seconded the motion. On roll call for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, and Wedekind. Nay – 0, motion carried 6-0.

New Business

- a. Consideration of 1022 & 1024 Parkside LLC's request for a Conditional Use Permit to convert the two existing two-unit condominium to side-by-side single-family residential dwellings at 1016-1018 and 1022/1024 Parkside Avenue, City of Baraboo, Wisconsin – Mark Carlson said that the Papandreas are in the process of dissolving the condominium, and then would live divide the duplexes to zero lot so each duplex can be owned by individual rather than a condo arrangement. Liston asked if there currently were more condos in this complex than these, Carlson said that there wasn't. Wedekind asked if there was a fire wall between them and Pinion said that he doesn't have the written report, but has been told that there is. He said that the only document that the City would need before the CSM could get recorded is the dissolution of the condominium association and that is something the Papandreas are working on with their attorney. It was moved by Liston, seconded by O'Neill to approve the request for Conditional Use Permit to convert the two existing two-unit condominiums to zero lot line

duplexes. On roll call vote for the motion, Ayes – Franzen, Liston, O’Neill, Kolb, Wedekind, and Thurow. Nay – 0, motion carried 6-0.

- b. Review and approve a four-lot Certified Survey Map for side-by-side single-family residential dwellings at 1016/1018 and 1022/1024 Parkside Avenue, City of Baraboo, Wisconsin for 1022 & 1024 Parkside LLC, c/o Tracy Papandrea – Liston moved, Kolb seconded to approve a four-lot CSM as presented. Kolb asked if it was necessary to add a conditional that they follow the zero lot line code. Pinion said in order for them to do the side-by-side they have to follow Code, the CSM is one component of that and they have to sign the agreement. Liston amended his motion to be conditioned on full compliance with City Code. Kolb seconded the amended motion. On roll call vote for the motion, Ayes – Liston, O’Neill, Kolb, Wedekind, Thurow, and Franzen. Nay – 0, motion carried 6-0.
- c. Review and recommendation on the annexation and zoning upon annexation of two parcels of land on the north side of the 1300 block of South Blvd (CTH W), located in the SW¼ of the NE¼ Section 3, T11N, R6E in the Town of Baraboo, totaling approximately 1.17 acres owned by KT Real Estate Holdings, LLC – Scott Zietlow, 1626 Oak Street, LaCrosse, WI, representing Kwik Trip introduced himself to the Commission. Pinion said KT Real Estate Holdings has acquired two parcels between their existing Kwik Trip development and MSA Professional Services on the north side of South Blvd., immediately east of the existing Kwik Trip. He said that they have expressed the intention to supplement their current development by adding diesel fuel islands. He said that all necessary annexations papers have been submitted. He said construction will begin in the spring. Pinion said that they will have to amend the original conditional use permit once it is formally in the City and the site plan review is before the Commission at this time. He said that they have to touch up the landscaping plan; they will have the existing driveway configuration. He said that the intersection of the driveways seem to be working very well since traffic has died down some. Kolb moved, Liston seconded to recommendation the annexation of the two parcels of requested. Pinion said that as part of the annexation the Commission should consider what they want the property zoned once annexation has occurred. He said that everything along this corridor is zoned B-3. Kolb amended his motion to include the property being zoned B-3 upon annexation. Liston seconded the amended motion. Franzen asked Zietlow if the exit that currently comes out of their present station that runs down to the corner and then up Hwy. 12 up to O’Reilly’s is always going to be accessible. Zietlow said that it is his understanding that exit will not be there forever. Franzen asked if Kwik Trip would put a stop there and not allow that to happen. Zietlow said that is doesn’t know what is going to happen to the corner lot. Liston said that it isn’t an entrance, it is just an exit and one can’t hinder from that because it is a divided highway. Pinion said that there is median opening where it could be used for ingress as well as egress and it is a shared driveway by easement, it is prescribed by easement to provided shared access to that western 100 feet of what Kwik Trip’s ownership is. It is a separate lot that they will be looking to sell individually, if they can secure a cross parking easement to give them that he is sure that will be part of the negotiations, but Zietlow isn’t the one that can so that. Liston feels that it would be helpful because entering could be a dangerous situation, exiting would be less so because you have to go north. Pinion and Franzen said that exiting vehicles could go north or south due to the median opening. Pinion said that this has worked for O’Reilly’s with the extra traffic from Highway 12, a year from now when the thru traffic is moved over a mile, it will make it an easier cross-traffic movement, South Blvd. may become a little bit busier at the intersection, but this gives people an option. On roll call vote for the motion, Ayes – O’Neill, Kolb, Wedekind, Thurow, Franzen, and Liston. Nay – 0, motion carried 6-0.
- d. Discussion of possible changes to the City of Baraboo Ordinances, Chapter 17, Subchapter III: Sign Code – Attorney Bolin said that there was a recent Supreme Court case that stated that most regulation of signs based on the content of the signs implicates the First Amendment (Free Speech) and is subject to strict scrutiny. It is very difficult to pass the strict scrutiny test and most statutes subject to strict scrutiny are unconstitutional. She said that she feels that the Code really has to be looked at and changes made, but she wanted to bring it before the Commission first to get thoughts and directions. She said that mainly what is being recommended by lots of different organizations is instead of content, look at time period, so, for example, in order to allow political signs, everybody can have one extra sign, this dimension, 60 days before an election, that type of thing. O’Neill asked if the time period can be regulated, Bolin answered in the affirmative. She said another example would be if a house is being sold, an extra sign can be placed on their property. It was verified that a sign can’t be designated as a political sign, etc., because that is content. Pinion said that the Commission was given a copy of the Sign Code that shows the parts that are in conflict with the Supreme Court decision. Bolin said that she skimmed through the ordinance and said that these are things that could possibly be a problem. She said what she wants from the Commission is how they want staff to move forward with the sign, and what they want to see in the ordinance. Liston asked the timeframe for redoing the ordinance. Bolin said that it isn’t a rush; however, the key for the City is going to be is that things that would be unconstitutional, we won’t enforce. Liston said that he would like more time to look at the Code. O’Neill understands the need for the changes and feels it should move forward. Franzen said that the Sign Code was reviewed not too long ago and he feels disappointed that it doesn’t suite where the City wanted it to go, he isn’t a lawyer and doesn’t always know what the law is for Federal, and if it wrong it has to be fixed. It was stated that the Supreme Court decision was started due to directional signs. She said that there are two categories that the City will still be able to regulate what they say, government signs are one of them. She said that other thing the City can still regulate is off-premises signs. Bolin asked if the Commission wanted her to bring back a draft next month, Liston said he would like to see a work in progress, but he doesn’t think it is going to be an easy thing to draft and will take some time.

Adjournment - It was moved by Liston and seconded by Kolb to adjourn at 5:55 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

PLAN COMMISSION ITEM SUMMARY
November 15, 2016

SUBJECT: CONSIDERATION OF OAK PARK PLACE, LLC'S REQUEST FOR AN AMENDMENT TO THEIR EXISTING CONDITIONAL USE PERMIT AT 800 WALDO STREET, WHICH WAS ORIGINALLY GRANTED ON NOVEMBER 20, 2007 AND SUBSEQUENTLY AMENDED ON JUNE 17, 2008 AND JULY 25, 2011, TO ALLOW AN EXPANSION OF TWELVE (12) INDEPENDENT LIVING UNITS AND TEN (10) ASSISTED LIVING UNITS.

SUMMARY OF ITEM A: Oak Park Place is looking to expand their existing facility with the addition of 12 new independent living unit and 10 new assisted living units. Since their facility was approved as a Conditional Use Permit, they need to amend that CUP to include these two proposed additions.

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?)

SUBJECT: CONSIDERATION OF OAK PARK PLACE, LLC'S REQUEST TO AMEND THEIR GDP/SIP FOR OAK PARK PLACE, A MULTI-FAMILY RESIDENTIAL SENIOR LIVING COMPLEX THAT INCLUDES INDEPENDENT LIVING UNITS, ASSISTED LIVING UNITS AND MEMORY CARE UNITS.

SUMMARY OF ITEM B: Oak Park Place converted their multi-family residential senior living complex to a PUD in July 2012 when they proposed additions to their independent living facilities and subdivided their property into two (2) lots. (I included the documents that were approved in July 2012 in the packet.) The GDP/SIP that was approved in 2012 did not contemplate any future expansion so the two new additions they are currently proposing will require an amendment to the GDP/SIP. There is a narrative description of the project as well as excerpts from the Architectural and Site plans in your packet. Representatives from ADCI will be present at the meeting to explain the proposed project and address any of your questions and/or concerns.

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: Forward to Common Council with a recommendation to Approve, Conditionally Approve, or Deny the Amended GDP/SIP.

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PUD PROCESS FOR THE PROPOSED REDEVELOPMENT OF THE FORMER ACTION ELECTRIC BUILDING INTO A GROCERY STORE, LOCATED AT 609 8TH AVENUE ON THE SOUTHWEST CORNER OF SUMMIT STREET AND 8TH AVENUE IN A B-2 CENTRAL NEIGHBORHOOD 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.

Adolfo Morales currently operates Las Milpas Mexican Store at 830 USH 12 in Baraboo and would like to relocate that store to the former Action Electric building at 609 8th Avenue. He reportedly has an accepted Offer to Purchase that is contingent upon appropriate zoning approval from the City. The underlying B-2 zoning district does not allow a grocery store as either a permitted or a conditional use so Mr. Morales is proposed to convert the property to a Planned

Development. He is not proposing any significant changes to the building or the site and he has provided a site plan that is included in the packet.

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: CONSIDER PRELIMINARY PLAT OF BLUFF VISTA, A 5-LOT RESIDENTIAL SUBDIVISION LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MULBERRY & WALNUT STREETS, ON THE 3.41-ACRE SITE OF THE FORMER BLUE AND WHITE MOTEL IN THE SE¼ OF SECTION 2, T11N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR D MITCHELL LLC.

SUMMARY OF ITEM D: Mr. Mitchell has purchased this 3.41-acre site earlier this year and would now like to subdivide the property into five (5) lots. You may recall he presented a conceptual development plan a couple of months ago for what is shown as Lot 5 on the proposed Preliminary Plat. The development of Lot 5 is something he will reportedly pursue in the future but his “immediate” desire is to develop Lots 1 and 2 with single family homes, maintain the existing house on Lot 3, and Remodel and expand the existing “cottage” into a single-family home on Lot 4.

The underlying zoning is R-3, Three- and Four-Family Residential. Single-family and two-family homes are allowed in the current R-3 zoning district and the minimum lot size requirements are the same as they are in R-1A and R-2 zoning districts. Approval of this Preliminary Plat would not change the underlying zoning, which limits the maximum number of dwelling units to four (4) per building. If Mr. Mitchell would like to pursue the development of a multi-family complex on Lot 5, as he suggested a couple of months ago, it would require rezoning or a Planned Development Overlay District.

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 does not include any new public rights-of-way or public utility extensions, there may not be a need for a Sub-Divider’s Agreement.

The Commission has the authority to conditionally approve the Preliminary Plat and impose reasonable conditions, accordingly. It may be appropriate to address the schedule for the demolition of the existing motel units, foundations, and swimming pool, for example.

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 Bluff Vista

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 # _____
Account # 100-22-4440

Date of Petition: Nov. 1st, 2016

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.)

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: 800 Waldo St

4. Tax parcel number of site: 206-1075-01000 & 206-1075-01100

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

NE-SW, SECT , T11N, R6E

6. Present zoning classification: R4

7. Requested conditional use: Oak Park Place is requesting to add an additional 22 senior living units 10 assisted living & 12 Independent Living unit. The proposed independent addition will include 14 additional underground parking stalls

8. Brief description of each structure presently existing on site:
The existing structure is a combination of 1, 2 & 3 story wood framed buildings with and exterior faced consisting of Brick, stone and siding

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

The existing structure is a combination of 1, 2 & 3 story buildings housing a mix of senior living units and support space. Current unit count is 55 Independent living apartment, 34 Dementia care Units, 40 Assisted living units

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)

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

It is intended to serve the proposed additions with the current water service

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.)

See attached for owners of each property with 200 feet. The Subject site is bordered by Waldo st to the East and Oak Park place to the North

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.)

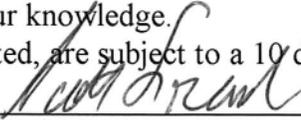
- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions,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

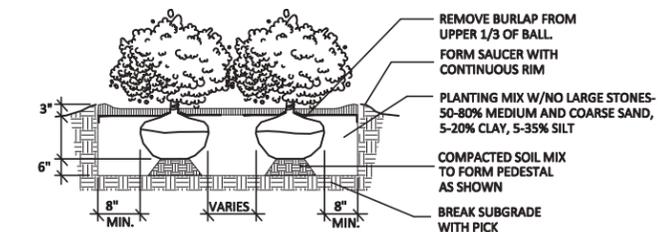
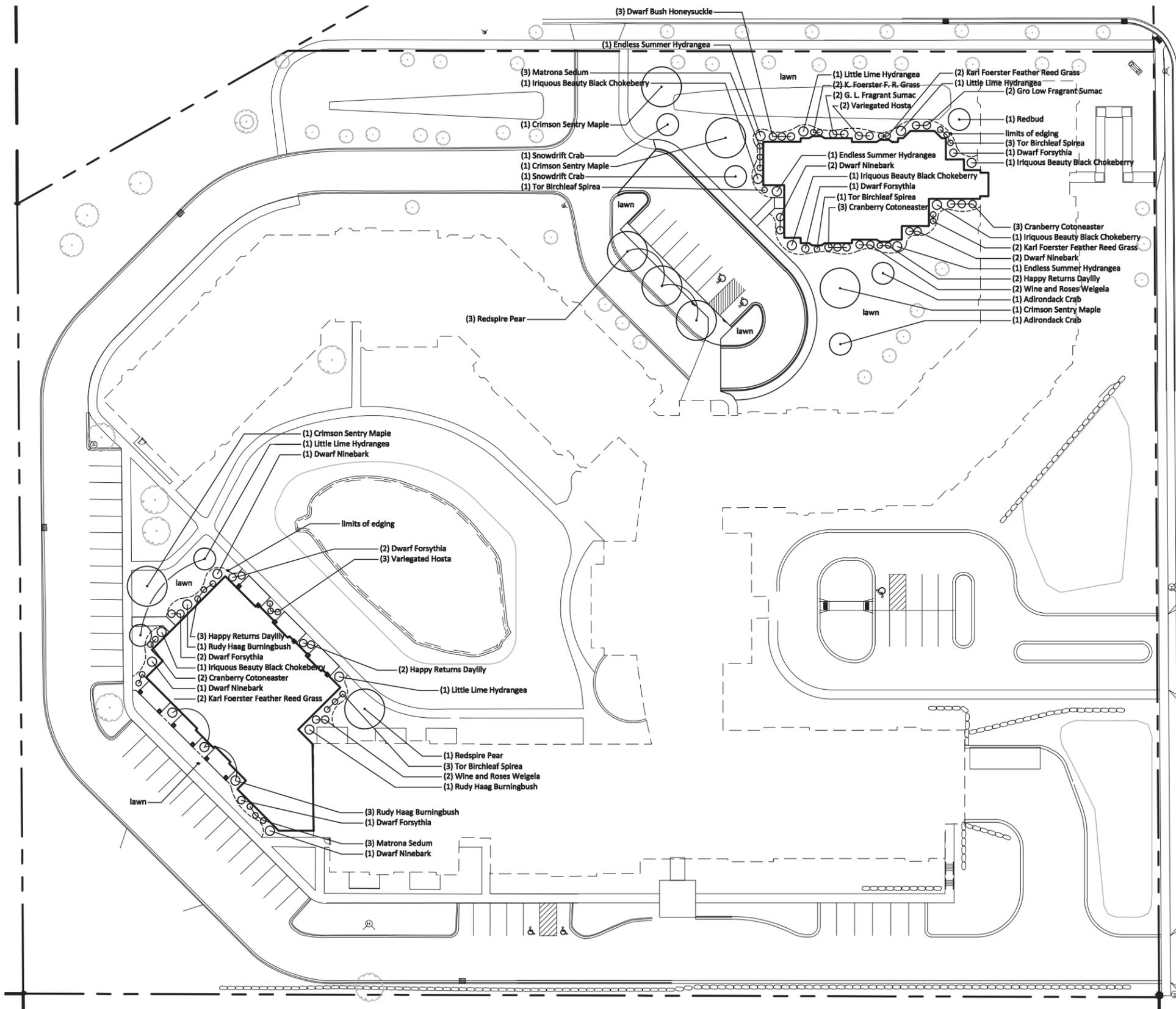
Dated this 1st day of NOV., 2016.



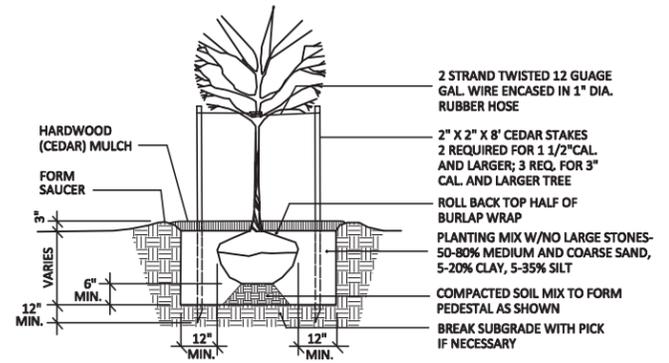
Property owner

Property owner

I certify that that I have reviewed this application for completeness.	
Date: _____	Zoning Administrator: _____



2 SHRUB PLANTING
NTS



3 TREE PLANTING
NTS

DECIDUOUS and EVERGREEN TREES

Adirondack Crab	Malus 'Adirondack'	6' tall
Redbud	Cercis canadensis (Columbus Strain)	2" cal.
Snowdrift Crab	Malus 'Snowdrift'	6' tall
Crimson Sentry Maple	Acer platanoides 'Crimson Sentry'	2" cal.
Redspire Pear	Pyrus calleryana 'Redspire'	2" cal.

SHRUBS

Gro Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18" tall
Little Lime Hydrangea	Hydrangea paniculata 'Limelight'	18" tall
Wine and Roses Weigela	Weigela florida 'Wine and Roses'	18" tall
Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	18" tall
Iriquois Beauty Black Chokeberry	Aronia melanocarpa 'Iriquois Beauty'	18" tall
Rudy Haag Burningbush	Euonymus alatus 'Compactus'	18" tall
Dwarf Forsythia	Forsythia viridissima 'Broxensis'	18" tall
Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	18" tall
Cranberry Cotoneaster	Cotoneaster apiculatus	18" tall
Isanti Dogwood	Cornus sericea 'Isanti'	18" tall
Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" tall
Dwarf Bush Honeysuckle	Diervilla lonicera	18" tall

PERENNIALS

K. Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1 CONT.
Matrona Sedum	Sedum 'Matrona'	#1 CONT.
Variegated Hosta	Hosta	#1 CONT.

Zoning District: R-4	Site	Min. Required Points
Linear Feet Building Foundations: 45 landscape points per 100 lf	782 lf	352
Linear Feet of Street Frontage: 45 landscape points per 100 lf	NA	-
Area of Paved Areas: 90 landscape points per 10,000 sf	7,732 sf	70
Gross Floor Area: 20 landscape points per 1,000 floor area	13,200 sf	264
Total Points Required		686
Required Bufferyard Opacity		NA

Landscaping Points and Min. Installation Sizes:			
Plant Category	Min. size	Points	Proposed Qty. Points
Climax Tree	2" cal.	75	8 600
Med. Deciduous Tree	6" tall	15	7 105
Low Deciduous Shrub	18" tall	1	82 82
Total Points Proposed			787

1 LANDSCAPE PLAN
Scale: 1"=60'-0" (11x17)
0' 60'

General Notes:
 1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond, Valley View Industries. (www.valleyviewind.com/professional/)
 3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix, EarthCarpet Corporation. (www.seedsolutions.com)
 4. Slope areas of 3:1 or greater and concentrated overlaid drainage channels shall be seeded with lawn seed mixture and overlaid with a single net, photo biodegradable straw blanket that is pegged with metal staples or biodegradable stakes.
 5. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



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

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Delis Parkway • PO Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

OAK PARK PLACE
BARABOO
LANDSCAPE PLAN

Drawn By:
Checked By:
Date:
Scale:
Job Number:

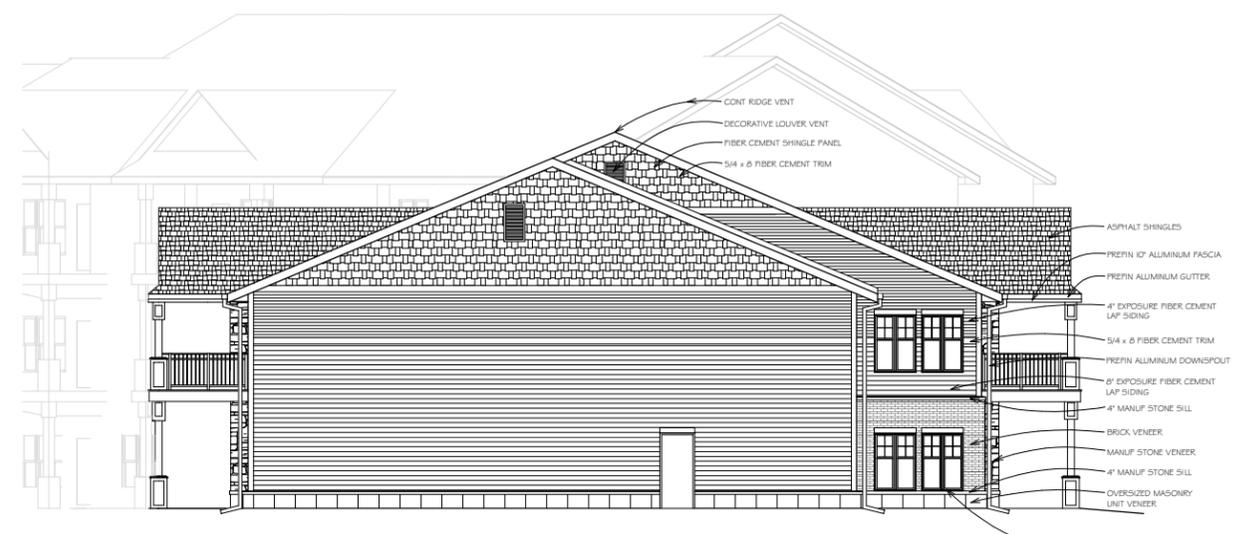
SHEET NUMBER
L100



1 IL ELEVATION
SCALE: 1/8" = 1'-0"



2 IL ELEVATION
SCALE: 1/8" = 1'-0"



3 IL ELEVATION
SCALE: 1/8" = 1'-0"

PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

ADCI
Architectural Design Consultants, Inc.
 30 Wisconsin Dells Parkway • P.O. Box 580
 Lake Delton, WI 53940
 Phone: (608) 254-6181 Fax: (608) 254-2139

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WISCONSIN

OAK PARK PLACE
BARABOO
ELEVATIONS

BARABOO

Drawn By: MJB
 Checked By: B.SERVIN
 Date: 11-01-2016
 Scale: AS NOTED
 Job Number: 16-110

SHEET NUMBER
A3.1

NBO - 1

The City of Baraboo, Wisconsin

Background: Oak Park Property of Baraboo, LLC has petitioned for a planned unit development for their property located at 800 Waldo Street. The property is currently a multi-family residential senior living complex. The property is currently zoned R-4, Multi-Family Residential with a Conditional Use Permit. The request for PUD is based upon a desire to construct additions to the Memory Care units and Independent Living units on a stand-alone parcel with a zero lot line. Approval of this PUD will allow the property to be subdivided with a zero lot line between the existing building the and proposed additions.

This petition was reviewed by the Plan Commission at its July 17, 2012 meeting and recommended for approval by the Council.

Fiscal Note: (check one) [x] Not Required [] Budgeted Expenditure [] Not Budgeted *Comments:*

THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DOES ORDAIN AS FOLLOWS:

- 1. Section 17.18(4)(d), Code of Ordinances, is amended as follows:

17.18 ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF ZONING DISTRICT MAP

(4) DISTRICT BOUNDARIES AND MAP AMENDMENTS.

(d) Planned Unit Developments. The following Planned Unit Developments are approved and incorporated into the zoning map: 2012-01.

- 2. The attached General Development Plan / Specific Implementation Plan is approved as Planned Unit Development 2012-01.
- 3. This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the ___ day of August, 2012, and is recorded on page ___ of volume 39.

City Clerk:

**GENERAL DEVELOPMENT PLAN / SPECIFIC IMPLEMENTATION PLAN
FOR 800 WALDO STREET
CITY OF BARABOO, SAUK COUNTY, WISCONSIN,
TO BE ZONED AS A PLANNED UNIT DEVELOPMENT**

Oak Park Property of Baraboo, LLC is the owner of the property to be rezoned as a planned unit development (PUD) under the City of Baraboo's Zoning Code, consisting of a multi-family residential senior living complex. The owner has requested rezoning of the property described below as a Planned Unit Development based upon the following General Development Plan submitted for approval pursuant to §17.36B(7), of the Baraboo Code of Ordinances:

1. The real property involved in this General Development Plan (GDP) consists of that property located at 800 Waldo Street (Tax Parcel 206-1075-01000), being a part of the SW ¼ of Section 2, T11n, R6E in the City of Baraboo, Sauk County, Wisconsin, and more particularly described as Lot 1 of Sauk County Certified Survey Map No. 5704. The lot size of the parcel is approximately 321,920 square feet - 7.39 acres. There is an existing multi-family residential senior living complex on the property.
2. The property covered by this PUD is located at 800 Waldo Street, City of Baraboo, Sauk County, Wisconsin. The property is presently permitted a Conditional Use in an R-4 Multi-Family Residential Zoning District. The specific intention of the petitioner is to continue use of the property as a multi-family residential senior living complex consisting of 40 Independent Living units, 33 Assisted Living Units, and 20 Memory Care units and construct 14 new Memory Care units and 15 new Independent Living units as additions to the existing facility.
3. The property is specifically approved for use as a multi-family residential senior living complex. The use of the property shall not be changed from such use without the modification of this GDP with the approval of the City's Common Council.

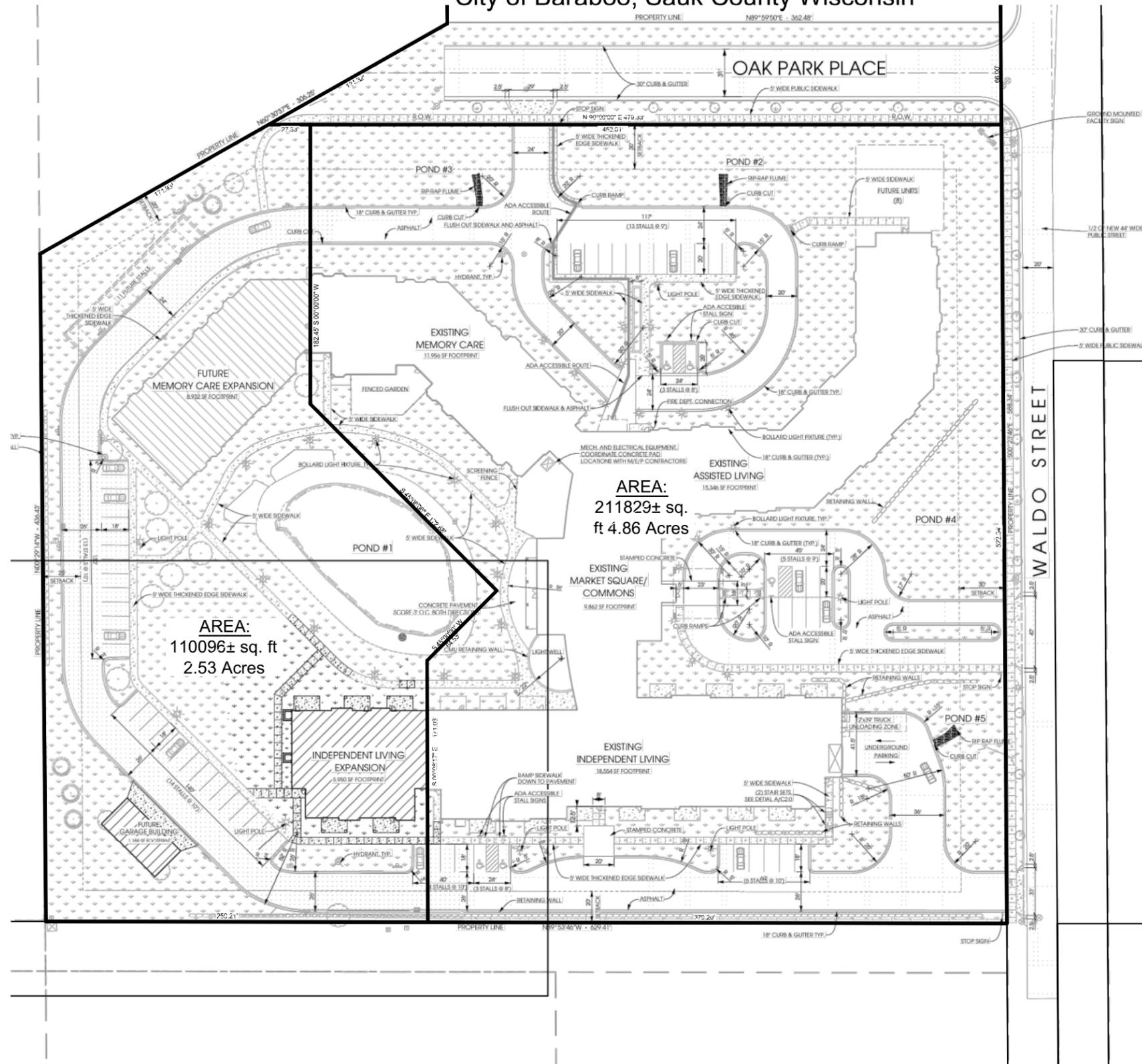
4. This GDP is also accepted as the Specific Implementation Plan (SIP) for the property and in accordance with the site plans for development approved by the Baraboo Plan Commission in November 2007, April 2010, and July 2011.

5. Signs upon the property shall be allowed pursuant to the Baraboo Sign Ordinance, §17.80, Code of Ordinances.

6. The petitioner intends to add 14 Memory Care units and 15 Independent Living units to the property and subdivide the property such that the additions to the Memory Care units and Independent Living units will be located on a separate and distinct parcel. The Plan Commission has conditionally approved a certified survey map dividing the existing parcel and creating a zero lot line between the existing building and the proposed additions. As such, this PUD waives all building setbacks between CSM Lots 1 and 2. The CSM shall contain a Deed Restriction that prevents the lots from being sold independently.

7. The terms of the GDP / SIP shall be covenants running with the land, and applicable not only to the petitioner, but to any and all subsequent owners as well.

Oak Park Place, Waldo Street, Baraboo, WI 53913, Exhibit for a Proposed Planned Unit Development
 Located in Lot 1 of Sauk County Certified Survey Map #5704, Part of the NE 1/4-SW1/4, Section 2, T11N, R6E,
 City of Baraboo, Sauk County Wisconsin



File Name: P:\14367000\14367000\CADD\14367000.DWG

PROJECT NO.:	SCALE:	NO.	DATE	REVISION	BY
14367000	1" = 40'				
PROJECT DATE:					
7/18/2012					
CHECKED BY:					
mal					
PLOT DATE:					

MSA
 TRANSPORTATION • MUNICIPAL
 DEVELOPMENT • ENVIRONMENTAL
 1230 South Boulevard Baraboo, WI 53913
 808-358-2771 1-800-382-4505 Fax: 808-358-2770
 Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

Oak Park Place P.U.D. Exhibit
 Alternative Continuum of Care
 Waldo Street, Baraboo, Wisconsin

FILE NO. 29-1-928
SHEET

PROPOSED GDP / SIP AMENDMENT

General Development Narrative Oak Park Place – Baraboo

Introduction:

Oak Park Place – Baraboo is an existing senior living community located at 808 Waldo Street in Baraboo Wisconsin. The campus, originally developed in 2007, includes a mix of Assisted Living and Independent Living apartments for seniors. The original campus has been expanded several times over the past 8 years and current houses 40 Assisted Living Residential Care Apartments (RCAC), 34 Community Based Residential Units (CBRF) and 55 Independent Living Apartments for Seniors 55 years of age and older.

1. General Project Themes and Images:

The proposed addition accompanying the general development plan will consist of 10 RCAC units and 12 Independent Living Apartments. The Independent Living Apartment addition will include the expansion of the underground parking structure housing an additional 14 underground parking stalls.

2. General Mix of Dwelling Units:

Existing Structure:

RCAC Apartments:

- 2 – Studio
- 30 – 1 Bedroom
- 2 – 2 Bedroom

Independent Apartments

- 25 – 1 bedroom
- 30 – 2 Bedroom

CBRF

- 34 – Studio

Proposed Addition:

RCAC Apartments:

- 8 – 1 Bedroom
- 2 – Studio

Independent Living:

- 5 – 1 Bedrooms
- 2 – 2 Bedrooms

Total Unit count:

RCAC Apartments:

4 – Studio

38 – 1 Bedroom

CBRF:

34 Studio

Independent living:

30 – 1 Bedrooms

32 – 2 Bedrooms

3. Densities:

Units per Acre : 8 acre / 138 units = .06 acres per unit

Floor area Ratio: 172,243 sf / 350,000 = .49

Impervious: 185,195 sf

4. Natural Features:

The nature of the existing development will not change for the most part. Stormwater runoff will be managed by existing ponds currently in place. Proposed downspouts will be collected below grade and conveyed thru storm sewer pipe to the existing ponds. Disturbed landscaping will be replaced in kind and mature existing trees will be salvaged and replanted when possible.

5. Relationship to Right of Way:

The existing facility is located on the west side of 800 block of Waldo street. The proposed additions are located towards the property west boundary. More specifically the Assisted Living addition is located on the Northwest side and the Independent Living additions is located on the Southwest side of the existing structure.

6. City Comprehensive Plan:

It is assumed that the existing zoning classification and current development follows the current Baraboo Comprehensive Plan.

7. Planned Development Zoning Rationale:

N/A The proposed addition is an amendment to an existing zoning condition.

8. Zoning Standards:

Permitted Conditional Use: 17.23 (4) Community Living arrangements

Minimum Lot Area: 2,500 sf per Dwelling Unit

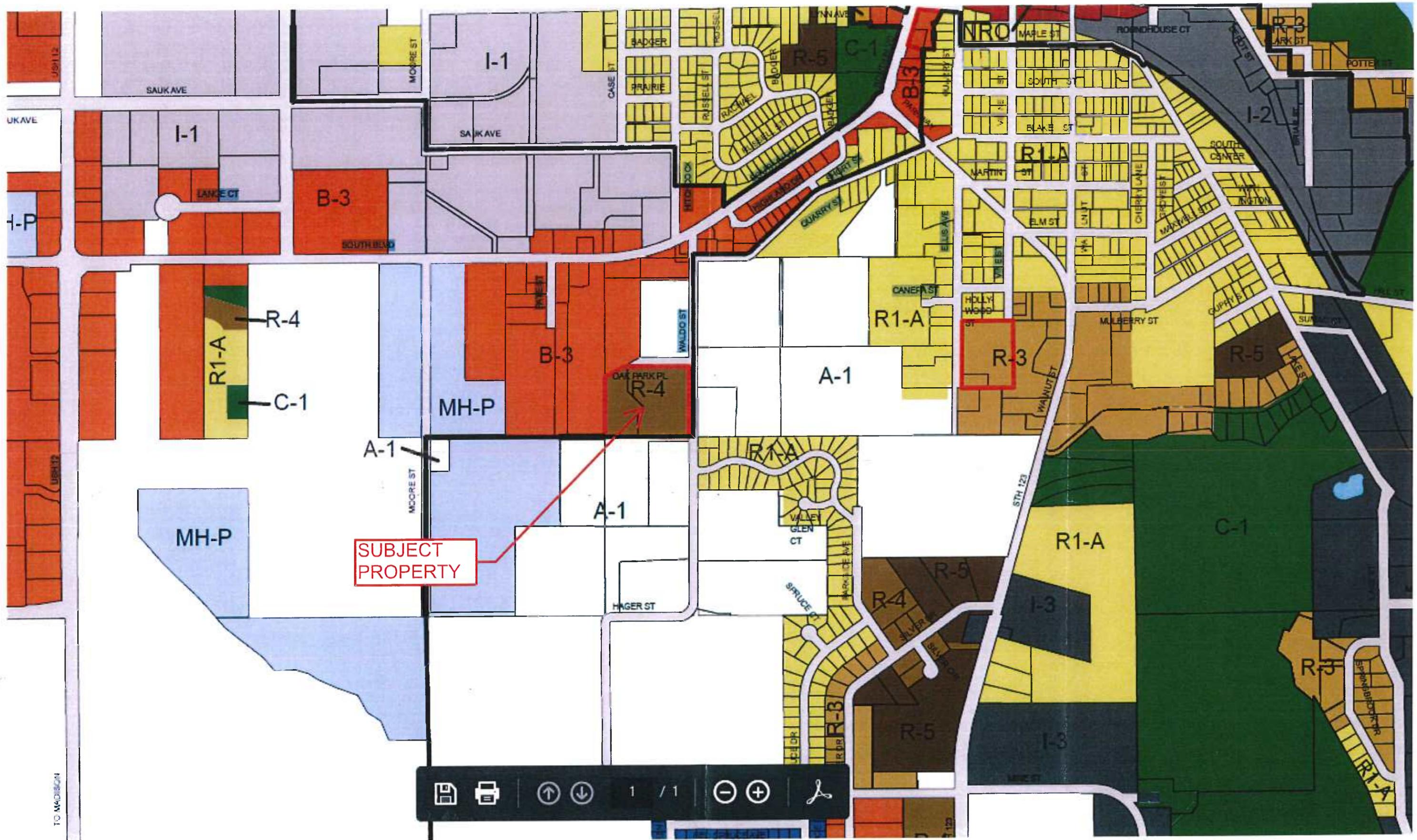
Minimum Lot Width: 100 Feet

Street Setback: 30 feet

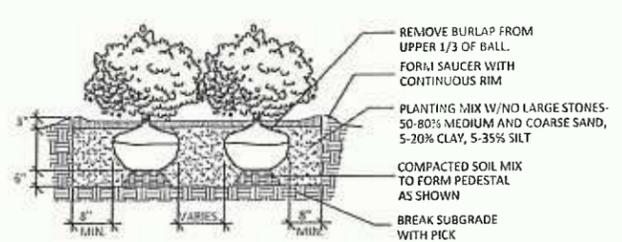
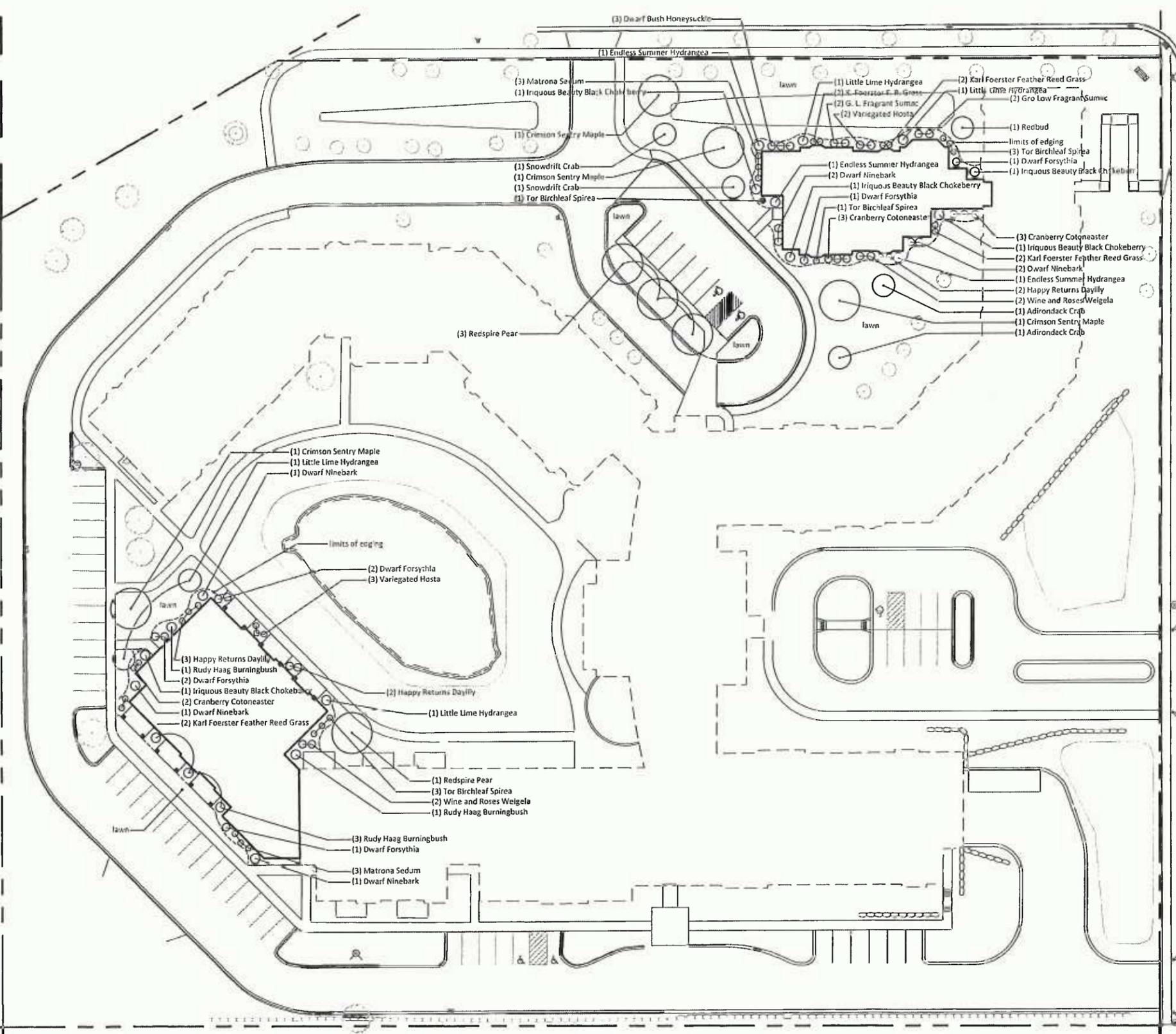
Sideyard Setback: 20 feet

Rear Yard setback: 25 feet

Maximum lot coverage: 40% 194,000/350,000 55%

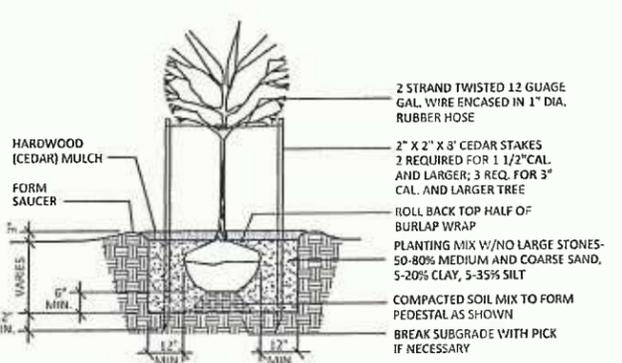


OAK PARK PLACE VICINITY MAP



2 SHRUB PLANTING

NTS



3 TREE PLANTING

NTS

DECIDUOUS and EVERGREEN TREES		
Adirondack Crab	Malus 'Adirondack'	6' tall
Redbud	Cercis canadensis (Columbus Strain)	2" cal.
Snowdrift Crab	Malus 'Snowdrift'	6' tall
Crimson Sentry Maple	Acer glaberrimus 'Crimson Sentry'	2" cal.
Redspire Pear	Pyrus calleryana 'Redspire'	2" cal.
SHRUBS		
Gro Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18" tall
Little Lime Hydrangea	Hydrangea paniculata 'Limelight'	18" tall
Wine and Roses Weigela	Weigela florida 'Wine and Roses'	18" tall
Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	18" tall
Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Iroquois Beauty'	18" tall
Rudy Haag Burningbush	Euonymus alatus 'Compactus'	18" tall
Dwarf Forsythia	Forsythia viridissima 'Broxensis'	18" tall
Endless Summer Hydrangea	Hydrangea macrophylla 'Bainier'	18" tall
Cranberry Cotoneaster	Cotoneaster apiculatus	18" tall
Isanti Dogwood	Cornus sericea 'Isanti'	18" tall
Tor Birchleaf Spirea	Spirea betulifolia 'Tor'	18" tall
Dwarf Bush Honeysuckle	Dierilla lonicera	18" tall
PERENNIALS		
K. Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1 CONT.
Matrona Sedum	Sedum 'Matrona'	#1 CONT.
Variegated Hosta	Hosta	#1 CONT.

Zoning District: R-4	Site	Min. Required Points
Linear Feet Building Foundations: 45 landscape points per 100 lf	782 lf	352
Linear Feet of Street Frontage: 45 landscape points per 100 lf	NA	-
Area of Paved Areas: 90 landscape points per 10,000 sf	7,732 sf	70
Gross Floor Area: 20 landscape points per 1,000 floor area	13,200 sf	264
Total Points Required		686

Required Bufferyard Opacity			
NA			
Landscape Points and Min. In-Plantation Sites			
Plant Category	Min. Size	Points	Proposed Qty. Points
Climax Tree	2" cal.	75	8
Med. Deciduous Tree	6' tall	15	7
Low Deciduous Shrub	18" tall	1	82
Total Points Proposed			787

1 LANDSCAPE PLAN

Scale: 1"=60'-0" (11x17)

- General Notes:**
- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond, Valley View Industries. (www.valleyviewind.com/professional/)
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix, EarthCarpet Corporation. (www.seedsolutions.com)
 - Slope areas of 3:1 or greater and concentrated overland drainage channels shall be seeded with lawn seed mixture and overlaid with a single net, photo biodegradable straw blanket that is pegged with metal staples or biodegradable stakes.
 - Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

PROFESSIONAL ENGINEERING
INC.

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

ADCI Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • PO Box 580
Lake Delton, WI 53940
Phone: (608) 254-6181 Fax: (608) 254-2139

OAK PARK PLACE
BARABOO
LANDSCAPE PLAN

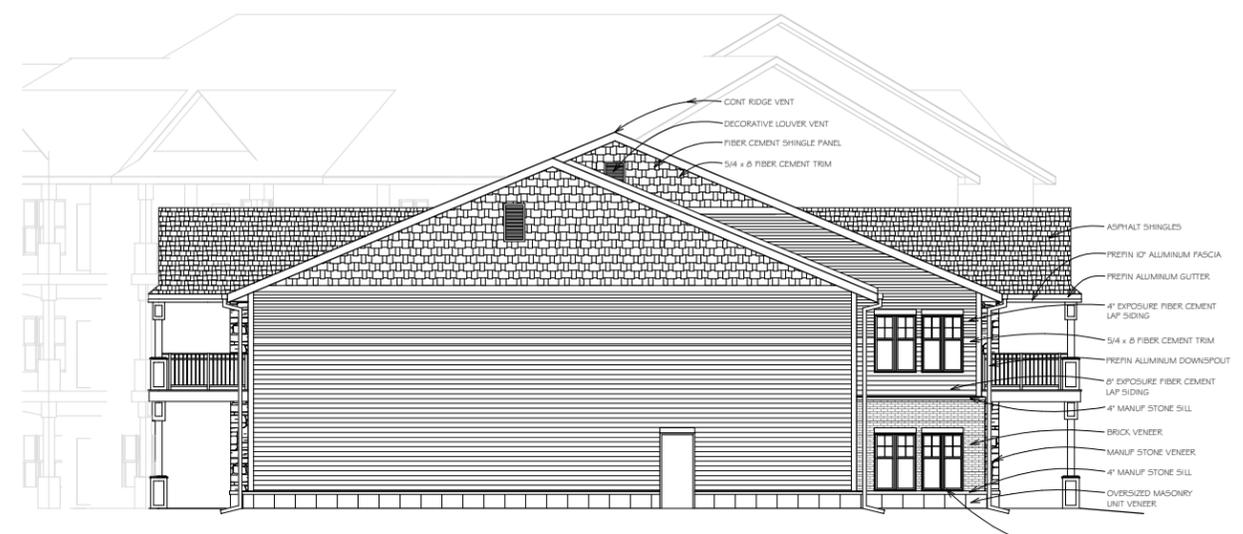
L100



1 IL ELEVATION
SCALE: 1/8" = 1'-0"



2 IL ELEVATION
SCALE: 1/8" = 1'-0"



3 IL ELEVATION
SCALE: 1/8" = 1'-0"

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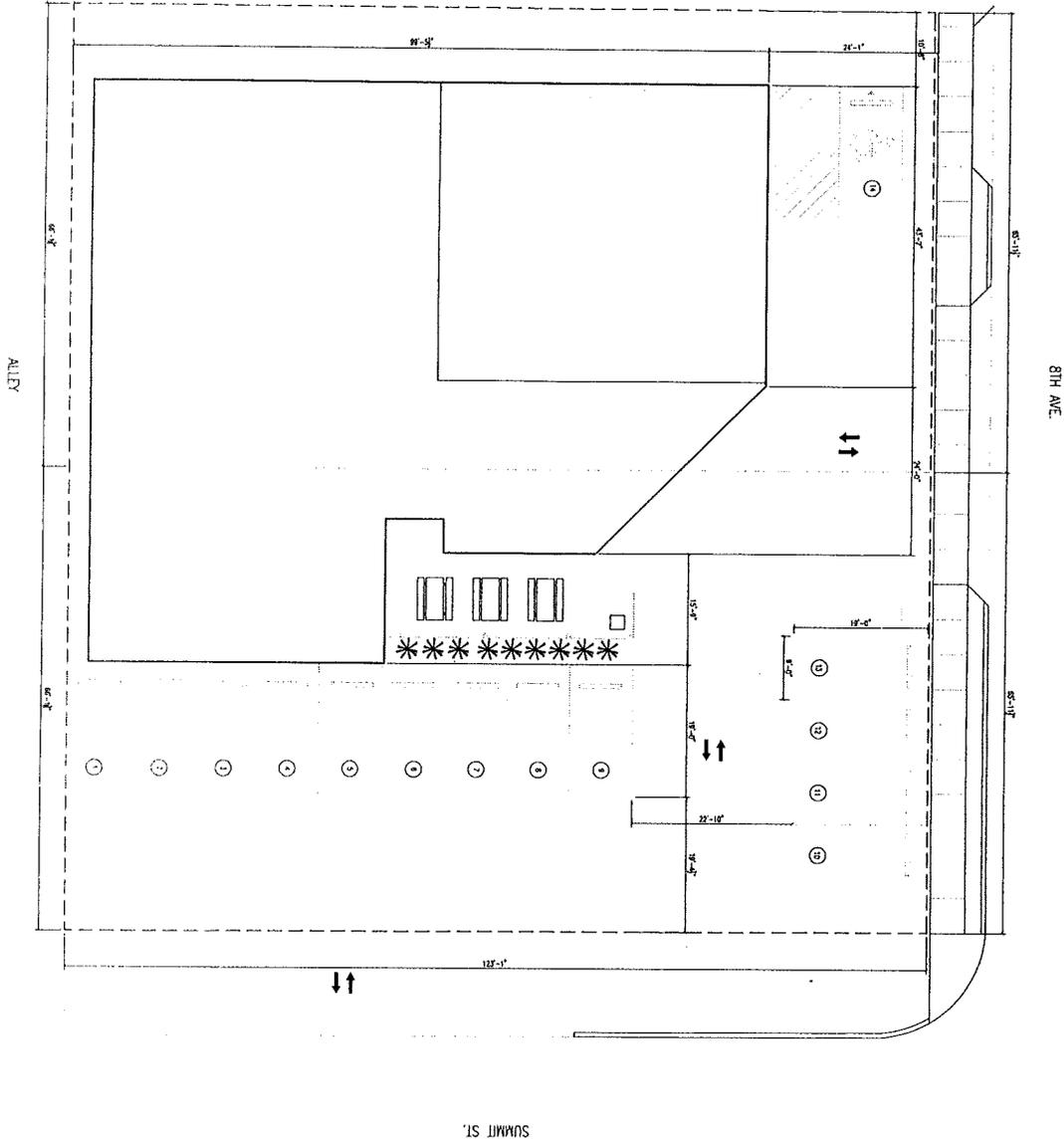
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OAK PARK PLACE
BARABOO
ELEVATIONS

WISCONSIN
BARABOO

Drawn By: MJB
Checked By: B.SERVIN
Date: 11-01-2016
Scale: AS NOTED
Job Number: 16-110

SHEET NUMBER
A3.1



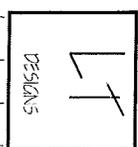
SUMMIT ST.

8TH AVE.

ALLEY

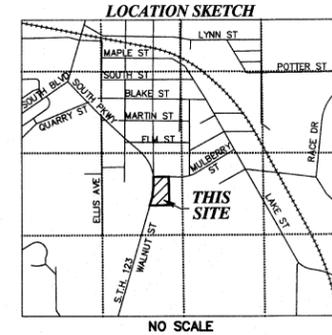
608-477-3006
 Adolfo Morales
 LAS MILPAS mexican store

1/8" = 1'-0" AS.1 REFERENCE SHEET	PROJECT TITLE	603 8TH AVE. BARABOO, WI	PROJECT NUMBER	16030
	SHEET TITLE	ARCHITECTURAL SITE PLAN	PROJECT MANAGER	OWNER
			DATE	11/08/16

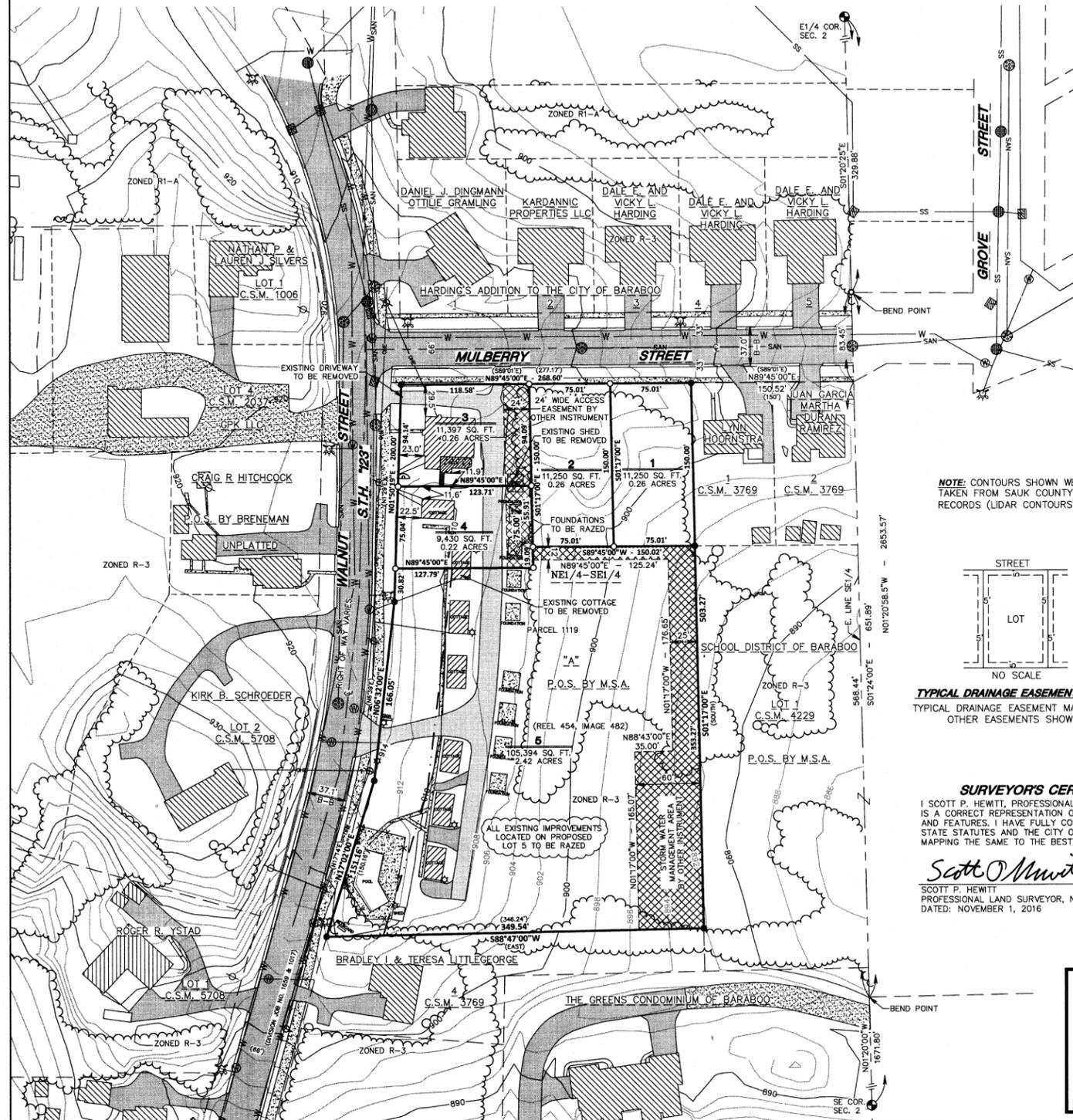


A Preliminary Plat of
Bluff Vista

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



BASIS OF BEARINGS: IS THE E. LINE OF THE SE1/4 (OVERALL) WHICH IS RECORDED TO BEAR N01°20'58.5\"/>



LEGEND

- STANDARD CAST IRON HARRISON MON. FND.
- 3/4" X 24" IRON REBAR SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 2" IRON PIPE FND.
- ☆ LIGHT POST
- ⊙ POWER POLE
- ⊙ FLAG POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER BOX
- ⊙ CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- X — X — CHAINLINK FENCE
- () PREVIOUS SURVEY OR RECORD INFO.
- ▭ CONCRETE SURFACE
- ▭ GRAVEL SURFACE
- ▭ ASPHALT SURFACE

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.
- 3-4 FAMILY = 3,500 SQ.FT. PER DWELLING UNIT

APPROVING AUTHORITY

CITY OF BARABOO

OBJECTING AUTHORITY

DEPARTMENT OF ADMINISTRATION
DEPARTMENT OF TRANSPORTATION

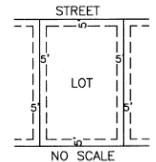
OWNER/SUBDIVIDER

D. MITCHELL LLC
P.O. BOX 81
PORTAGE, WI 53901
PHONE NO. 608-444-0114

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

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



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

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



SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, 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 DIVISION ORDINANCE IN SURVEYING AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott P. Hewitt

SCOTT P. HEWITT
PROFESSIONAL LAND SURVEYOR, NO. 2229
DATED: NOVEMBER 1, 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			
Bluff Vista		GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS	
825 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. 318-110	PROJ. NO. 111-10	DWG NO. 318-110	
THIS INSTRUMENT DRAFTED BY A. L. HOEL		SHEET 1 OF 1	