

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, February 19, 2019, **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., 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. Truman, Brooke Hill, Tim Teelin, Mike Lawton, Dwayne Zawistowski, Ryan McKichan, Tom Fahl, 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. Roll Call
- c. Approve agenda.
- d. Approve January 15, 2019 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 Brooke Hill (Owner), d/b/a Three Boos 4 U (Applicant) for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo.

4. New Business

- a. Consideration of Brooke Hill's (Owner), d/b/a Three Boos 4 U (Applicant), request for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo.
- b. Consideration of Request to Rezone 53.7 acres of land located immediately west of the USH 12 freeway and immediately south of CTH W (South Blvd) being the easterly 60 rods of the SE ¼ of Section 4, T11N, R6E except CSM 5245 and the USH 12 right-of-way from A-1 Agricultural Transition zoning classification to an I-4 Planned Industrial/Business zoning classification, by Spirit Lake LLC.
- c. Consideration of an amendment to the Zoning Code to add Retail Sales & Service to allowable permitted uses in the B-1 Downtown Business, B-2 Neighborhood Business, B-3 Highway-Oriented Business, and I-4 Planned Industrial/Business districts.
- d. Consideration of Final Site Plan for a proposed retail firearm store with an indoor shooting range on the 10-acre parcel located at 1223 South Blvd in a B-3 Highway Oriented Business zoning district for Dwayne and Sherry Zawistowski, d/b/a DEZ Arms.
- e. Review and approve a Blighted Area determination along a portion of Lake Street, to satisfy a requisite condition of eligibility for a Community Development Block Grant CLOSE Public Facilities grant program.
- f. Consider officially designating the street name for the portion of the former STH 123 between South Blvd and Walnut Street as South Parkway.

5. Adjournment

Phil Wedekind, Mayor Designee
Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
Agenda Posted by Kris Jackson on February 14, 2019

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, 101 south Blvd., 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 January 15, 2019

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 Administrator Geick, Tom Pinion, Attorney Truman, Steve & Sara Messner, Chasity Gabrielson, Tyler Edwards.

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, seconded by Franzen to approve the agenda as amended and posted. Motion carried unanimously.
- c. **Minutes Approval:** It was moved by Liston, seconded by O’Neill to approve the minutes of the December 18, 2018 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.*) – Sara Messner introduced herself and husband, Steve to the Commission. She said that she was the one wanting to open the pet grooming business in the City. She said that Messy Mutts LLC was the business that they ran out of their home in Darlington.

New Business

- a. **Review and approve a two-lot Certified Survey Map for land in the SW¼ of the SW¼ of Section 3,T11N, R6E, City of Baraboo, at 1040 State Rd 136 for Menard, Inc.** – Tyler Edwards, real estate representative for Menard’s introduced himself to the Commission. Engineer Pinion said that Menard’s is looking to expand the yard entrance to have another lane to minimize the time getting into the yard area. He said that because the building will straddle the existing property line, to meet State Building Code, they need to move the property line. It was moved by Liston, seconded by Franzen to approve the CSM as presented. On roll call for the motion, Ayes – Thurow, Franzen, Liston, O’Neill, Kolb, Fitzwilliams, and Wedekind. Nay – 0, motion carried 7-0.
- b. **Consideration of Ad-Hoc Zoning Committee’s recommendation for regulating Short-Term Rentals in the City of Baraboo** – Pinion said that this came to the Commission from the Ad-Hoc Zoning Committee. He gave the background to the Commission, and stated that Attorney Truman worked diligently in drafting an ordinance to revise the definition of a short-term rental, and then created Section 17.13(a). He said it took six pages to identify everything that is necessary in order to adequately regulate this type of use. It was moved by Liston, seconded by Franzen, to recommend forwarding the draft ordinance to City Council with a favorable recommendation. On roll call vote for the motion, Ayes – Franzen, Liston, O’Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – 0, the motion carried 7-0.
- c. **Consideration of an amendment to the Zoning Code to add Service and Pet Grooming to allowable permitted uses in the B-2 Neighborhood Business, B-3 Highway-Oriented Business and I-4 Planned Industrial/Business districts** –Pinion gave the background saying that in researching the zoning code, “Pet Grooming” is not mentioned as either a permitted use or conditional use in any of the zoning districts. He noted that oddly enough it is grouped together with veterinary clinics, animal hospitals, and boarding and collectively this group of uses is prohibited as both a home occupation and professional home office. Pinion said that it is peculiar that this use is prohibited in certain circumstances but not allowed anywhere in the Code. He explained the same situation exists for definition 92(a) “Retail Sales and Services”. Although “Pet Grooming” could possibly fall under Retail Sales and Services since it could be considered a non-personal or non-professional service, amending the Zoning Code to provide this defined use as a permitted and/or conditional use in certain zoning districts would seem more appropriate. He explained that if the Zoning Code is going to be amended to allow the defined terms of “Retail Sales and Services” and “Pet Grooming”, the questions is where the Commission wants them. He said that the suggestion according to the agenda item is B-2 Neighborhood Business, B-3 Highway-Oriented Business, and I-4 Planned Industrial/Business. However, that does not preclude the Commission from recommending them in other districts too. Fitzwilliams questioned how many pet grooming places existing within the City at this time. It was stated that there is one in a B-3 zoning district that has been there for a while; therefore, Pinion does not know if the Commission wants to contend that it is grandfathered. The Commission asked where Messner was proposing to locate. It was stated in Westwood Park on 8th Avenue in a unit that is currently a hair salon, which is located in a B-2 zoning district. Franzen stated that he does not see why this “small business park” would not allow Pet Grooming. Pinion said that it just is not a listed use in the Zoning Code; however, the Commission could change that. Liston said that outside kennels should not be allowed. Truman said that this would be a totally different can of worms. Liston said that it is, but it is not because sometimes a dog could be kenneled while another dog is being groomed. Messner said that when she had her business in Darlington, it was by appointment only, and there were no outside kennels. Pinion said that he feels that pet grooming could be added and defined to exclude boarding and/or kenneling. O’Neill felt that it should state small animals, dogs and

cats. Truman felt that this would be a good idea, that the definition should be limited to dogs and cats, or other domesticated animals; whatever the Commission decides. It was moved by Franzen, seconded by Liston, to add Pet Grooming business as a permitted use in the B1, B2, B-3, and I-4 zoning districts, only allowing dogs and cats, and no outside kennels or boarding. On roll call vote for the motion, Ayes – Liston, O’Neill,, Kolb, Fitzwilliams, Wedekind, Thurow, and Franzen. Nay – 0, the motion carried 7-0. Liston wanted the sale of live animals to be not be allowed in the Retail Sales definition. Kolb asked if the Commission could hold off on the Retail Sales definition and have staff bring back a definition next month.

Adjournment - It was moved by Liston, seconded by Fitzwilliams to adjourn at 5:32 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

**PLAN COMMISSION ITEM SUMMARY
FEBRUARY 19, 2019**

SUBJECT: CONSIDERATION OF BROOKE HILL'S (OWNER), D/B/A THREE BOOS 4 U (APPLICANT), REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A DAY CARE CENTER AND PLAYGROUND LOCATED IN A B-1 ZONING DISTRICT, LOCATED AT 106 WALNUT STREET, CITY OF BARABOO.

SUMMARY OF ITEM A: This property was used as a Day Care Center for many years but relocated to Commerce Avenue in the summer of 2017. Following in an excerpt from Section 17.37 of our Zoning Code:

Discontinuing an Approved Conditional Use. Any and all conditional uses which have been **discontinued for a period exceeding 365 days shall have their conditional use invalidated automatically.** The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this period.

Since the CUP for 106 Walnut has expired, it is necessary for the owner to reapply. A Day Care Center is allowed as a Conditional Use in a B-1 Central Business zoning district.

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 REQUEST TO REZONE 53.7 ACRES OF LAND LOCATED IMMEDIATELY WEST OF THE USH 12 FREEWAY AND IMMEDIATELY SOUTH OF CTH W (SOUTH BLVD) BEING THE EASTERLY 60 RODS OF THE SE ¼ OF SECTION 4, T11N, R6E EXCEPT CSM 5245 AND THE USH 12 RIGHT-OF-WAY FROM A-1 AGRICULTURAL TRANSITION ZONING CLASSIFICATION TO AN I-4 PLANNED INDUSTRIAL/BUSINESS ZONING CLASSIFICATION, BY SPIRIT LAKE LLC.

SUMMARY OF ITEM B: The owners of this property would like to rezone their property in anticipation of its future development.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve/Conditionally Approve/or Deny the Proposed Re-Zoning to an I-4 Planned Industrial/Business zoning classification.

SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE ZONING CODE TO ADD RETAIL SALES & SERVICE TO ALLOWABLE PERMITTED USES IN THE B-1 CENTRAL BUSINESS, B-2 NEIGHBORHOOD BUSINESS, B-3 HIGHWAY-ORIENTED USE, AND I-4 PLANNED INDUSTRIAL/BUSINESS DISTRICTS.

SUMMARY OF ITEM C: This item is a carryover from last month's meeting. As we discussed, the following definition is currently defined by the Zoning Code but it is not listed as a permitted use or conditional use in any district.

(82A) RETAIL SALES AND SERVICES. Retail sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building.

At last month's meeting, it was suggested the above definition be revised to exclude the sale of live animals. Staff is looking for some direction from the Commission.

If the Commission decides to add this use, the process parallels that of a rezone since it requires an amendment to our Zoning Code.

ACTION: Forward to Common Council for a Public Hearing to amend the Zoning Code with a recommendation to Approve/Conditionally Approve/or Deny the proposed amendment.

SUBJECT: CONSIDERATION OF FINAL SITE PLAN FOR A PROPOSED RETAIL FIREARM STORE WITH AN INDOOR SHOOTING RANGE ON THE 10-ACRE PARCEL LOCATED AT 1223 SOUTH BLVD IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT FOR DWAYNE AND SHERRY ZAWISTOWSKI, D/B/A DEZ ARMS.

SUMMARY OF ITEM D: The owners of this vacant 10-acre site on the south side of South Blvd are planning to construct a retail firearms store with a future indoor shooting range, just east of Glacier Valley Ford. The underlying zoning district is B-3, which allows the proposed use as a permitted use; however, since the property is located in the Conditional Use Overlay district, a condition use permit is required, which they obtain in October 2018. The applicant has provided a complete submittal including a site plan, landscaping plan, storm water management plan, and site lighting plan, the majority of which is included in the packet. The owner and a representative of his design team will be present at the meeting to address any questions or concerns.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.47 – *Site Plan Review and Approval*, I have found the application to be complete and reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny Site Plan

SUBJECT: REVIEW AND APPROVE A BLIGHTED AREA DETERMINATION ALONG A PORTION OF LAKE STREET, TO SATISFY A REQUISITE CONDITION OF ELIGIBILITY FOR A COMMUNITY DEVELOPMENT BLOCK GRANT CLOSE PUBLIC FACILITIES GRANT PROGRAM.

SUMMARY OF ITEM E: The City intends to pursue a Community Development Block Grant from the Department of Administration, specifically through the public facilities grant program for the reconstruction of Lake Street. To be eligible for this particular grant program, the proposed project needs to serve a population with at least 51% low to moderate income residents, which can be either community wide or in the targeted project area. Alternatively, the City can designate the targeted project area as a blighted area. Such a determination is more qualitative than quantitative. For example, at least 25% of the buildings in the designated area must show signs of physical deterioration and/or experience high occupancy turnover or vacancy. Staff has reviewed these criteria and is suggesting that a blighted area along the Lake Street corridor be designated. Included at the end of packet is part of the application form and a couple of maps showing the proposed area.

COMPLIANCE/NONCOMPLIANCE: N/A:

ACTION: Forward your recommendation to the City Council for their consideration.

SUBJECT: CONSIDER OFFICIALLY DESIGNATING THE STREET NAME FOR THE PORTION OF THE FORMER STH 123 BETWEEN SOUTH BLVD AND WALNUT STREET AS SOUTH PARKWAY.

SUMMARY OF ITEM F: There is some apparent confusion over the true name of this roadway. It appears as either Parkway or South Parkway in the City's records and the DOT's highway plans. All of the properties with an address on this roadway are South Parkway addresses. To clarify the matter, it would be prudent to officially designate the street name for this roadway. Staff is recommending it be named South Parkway.

COMPLIANCE/NONCOMPLIANCE: N/A:

ACTION: Forward your recommendation to the City Council for their consideration.

For Office Use:	Date		Date
<input checked="" type="checkbox"/> Application given by <u>email</u>	<u>2-6-19</u>	<input type="checkbox"/> Referred to Council	<u>N/A</u>
<input type="checkbox"/> Received by Bldg. Inspector	<u>2-6-19</u>	<input checked="" type="checkbox"/> Public Hearing Set	<u>2-19-19</u>
<input checked="" type="checkbox"/> Fee received by Treasurer	<u>2-6-19</u>	<input type="checkbox"/> Date Notices Mailed	<u>2-7-19</u>
<input type="checkbox"/> Building Insp. Certified	<u>2-6-19</u>	<input checked="" type="checkbox"/> Public Hearing Published	<u>2-11-19</u>
<input checked="" type="checkbox"/> Filed with City Clerk	<u>2-6-19</u>	<input checked="" type="checkbox"/> Public Hearing Held	<u>2-19-19</u>
<input checked="" type="checkbox"/> Referred for Staff Review	<u>2-6-19</u>	<input checked="" type="checkbox"/> Plan Meeting Action	<u>2-19-19</u>

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 # 2.001466
 Account # 100-22-4440

Date of Petition: 2/6/19

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.)

Bruske Hill
E10828 Hatchery Rd
BARABOO, WI 53913

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

Tanee Boos 4 You
620 Commerce Ave, Baraboo, WI 53913

3. Address of site: 106 Walnut St

4. Tax parcel number of site: 206 3035 00000 / 206 0939 00000
206 0937 00000

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

3 Lots - Building

6. Present zoning classification: B-1 Central Business

7. Requested conditional use: Section 17.37

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

Childcare Center & other lots are
playground

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

VACANT - Building

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)

NONE

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

Already there

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.

BECAUSE IT WAS GIVEN TO US 19 YEARS AGO

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 6 day of Feb, 2019

[Signature]

Property owner

Property owner

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

Date:

Zoning Administrator:

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Notices Mailed by _____	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Public Hearing Published by _____	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Plan Commission Held	_____
<input type="checkbox"/> Zoning Administrator Certification	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Council Action	_____
<input type="checkbox"/> Public Hearing Set	_____		

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 (608) 355-2719 fax

PETITION FOR ZONING CHANGE

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

FOR TREASURER USE
Receipt # _____
Account # 100-22-4440

Date of Petition: January 29, 2019

The undersigned, being all the owners of the real property covered by this zoning change request, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

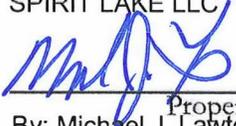
- Name and address of each owner: Spirit Lake LLC, 1150 College Avenue, Baraboo, WI 53913
- Address of site: E10857 County Road W, Baraboo, WI 53913
- Tax parcel number of site: 206/1152-99800; 206/1152-99500; 206/1152-99510
- Accurate legal description of site (state lot, block, and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):
Parcel Nos. 206/1152-99800 (30 acres); 206/1152-99500 (21 acres); 206/152-99510 (3 acres)
(See attached for complete legal descriptions.)
- Present zoning classification: A-1
- Requested zoning change: I-4
- Brief description of structures presently existing on site (include photos): None
- Brief description of present use of site and structures thereon: Vacant land; no structures
- Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees):
Owner wishes to either develop or sell the land for development of commercial and/or light industrial sites in the City.
- The following arrangements have been made for serving the site with municipal sewer and water:
Municipal sewer and water can be extended to the site from adjacent properties.

11. Name, address, and tax parcel number of all owners of each parcel immediately adjacent to the boundaries of the site and extending 200 feet from and all the owners of the land directly opposite from the site extending 200 feet from the street frontage of such opposite land. (see section 17.11(1)(c) and City Code).
12. A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet , plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.
13. A statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the 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.

Dated this 29th day of January, ~~200~~ 2019

Property Owner

SPIRIT LAKE LLC


Property Owner
 By: Michael J. Lawton, Agent for Owner

Property Owner

Property Owner

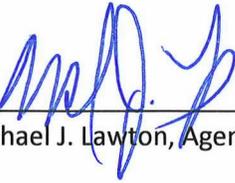
<p>I have reviewed this application for completeness:</p> <p>Date: _____</p> <p>Zoning Administrator: _____</p>

STATEMENT TO ACCOMPANY RE-ZONING APPLICATION BY SPIRIT LAKE LLC TO CITY OF BARABOO

The applicant is proposing to rezone the subject property to the I-4 planned business/industrial classification. This will allow development of this land along US 12 for commercial and/or light industrial purposes. The applicant believes that this type of use will provide additional tax base to the City and is consistent with the comprehensive plan of the City and will not conflict with nearby uses. In fact, the proposed zoning is consistent with the zoning for the land located immediately to the east in the City. Hence, the applicant believes that this rezoning will conform to the purpose, intent, spirit and regulations of the Zoning Code.

Dated January 29, 2019.

SPIRIT LAKE, LLC

By: 

Michael J. Lawton, Agent of Owner



First American

myFirstAm® Property Profile

, , WI

Property Information	
Owner(s): Spirit Lake Llc	Mailing Address: 1150 College Ave, Baraboo, WI 53913
Owner Phone: Unknown	Property Address: , , WI
Vesting Type: N/A	Alt. APN: 198984
County: Sauk	APN: 206-1152-99500
Map Coord:	Census Tract:
Lot#:	Block:
Subdivision: Certified Surv Map 1685	Tract:
Legal: S 4-11-6 E 60Rd Ne Se Exc Csm #1685 & Exc Csm #5245 & Exc Tpp 1674-00-23-4.10(Amd 3) Prt Pcl 27 Per D-1096664 21.53A M/L	

Property Characteristics		
Use: Agritcultural (Nec)	Year Built / Eff. : /	Sq. Ft. :
Zoning:	Lot Size Ac / Sq Ft: 21.53 / 937847	# of Units:
Stories:	Improvements:	Parking / #: /
Gross Area:	Garage Area :	Basement Area:

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$5,400	Tax Year / Area: 2017 / 206
Total Value: \$5,400	Tax Value:
Total Tax Amt: \$132.30	Improved:



First American

myFirstAm® Property Profile

E10857 County Rd W, Baraboo, WI 53913

Property Information	
Owner(s): Spirit Lake Llc	Mailing Address: 1150 College Ave, Baraboo, WI 53913
Owner Phone: Unknown	Property Address: E10857 County Rd W, Baraboo, WI 53913
Vesting Type: Corporation	Alt. APN: 198985
County: Sauk	APN: 206-1152-99510
Map Coord:	Census Tract: 000300
Lot#: 1	Block:
Subdivision: Certified Surv Map 1685	Tract:
Legal: S 4-11-6 Prt Ne Se = Csm #1685 Lot 1 Exc Tpp 1674-00-23-4.10(Amd 3) Prt Pcl 27 Per D-1096664 2.40A M/L	

Property Characteristics		
Use: Residential (Nec)	Year Built / Eff. : /	Sq. Ft. :
Zoning:	Lot Size Ac / Sq Ft: 2.4 / 104544	# of Units:
Bedrooms:	Bathrooms:	Fireplace:
# Rooms:	Quality:	Heating:
Pool:	Air:	Style:
Stories:	Improvements:	Parking / #: /
Gross Area:	Garage Area :	Basement Area:

Sale and Loan Information		
Sale / Rec Date:	*/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$50,300	Tax Year / Area: 2017 / 206
Total Value: \$50,300	Tax Value:
Total Tax Amt: \$1,232.38	Improved:



First American

myFirstAm® Property Profile

, , WI

Property Information			
Owner(s):	Spirit Lake Llc	Mailing Address:	1150 College Ave, Baraboo, WI 53913
Owner Phone:	Unknown	Property Address:	, , WI
Vesting Type:	N/A	Alt. APN:	195394
County:	Sauk	APN:	206-1152-99800
Map Coord:		Census Tract:	
Lot#:		Block:	
Subdivision:		Tract:	
Legal:	S 4 T11n R6e E 60Rd Se1/4 Se1/4 30.00A (Annex D-871918-Fmly 002-0125)		

Property Characteristics			
Use:	Agricultural (Nec)	Year Built / Eff. : /	Sq. Ft. :
Zoning:		Lot Size Ac / Sq Ft: 30 / 1306800	# of Units:
Stories:		Improvements:	Parking / #: /
Gross Area:		Garage Area :	Basement Area:

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$8,700	Tax Year / Area: 2017 / 206
Total Value: \$8,700	Tax Value:
Total Tax Amt: \$213.16	Improved:

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

Engineers • Consultants • Inspectors

February 12, 2019

City of Baraboo
Attn: Tom Pinion
101 South Boulevard
Baraboo, WI 53913

Re: City of Baraboo Submittal
DEZ Tactical
Baraboo, WI
GEC #2-1118-556

Dear Tom,

On behalf of the Developer, DEZ Tactical Arms, Inc., we are submitting the following for your review and approval:

- Proposed Landscaping Plan
- Proposed Site Lighting Plan
- Proposed Construction Plans (C2.0, C3.0, C3.1, C4.0, C4.1, C5.0, C7.0)
- Stormwater Management and Erosion Control Report
- Building Rendering
- Proposed Floor Plans

The proposed plan for the site signs are still being developed and will be submitted to the City at a future date.

Please review at your earliest convenience, and if you have any questions or concerns, please do not hesitate to contact me.

Yours truly,

GENERAL ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read 'B. Boettcher', is written over a horizontal line.

Bradley R. Boettcher
Registered Professional Engineer

cc: Dwayne Zawistowski, DEZ Tactical Arms, Inc.
Ryan McKichan, Architectural Design Consultants, Inc.

Portage

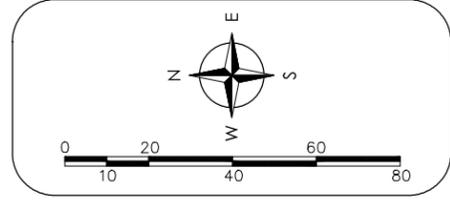
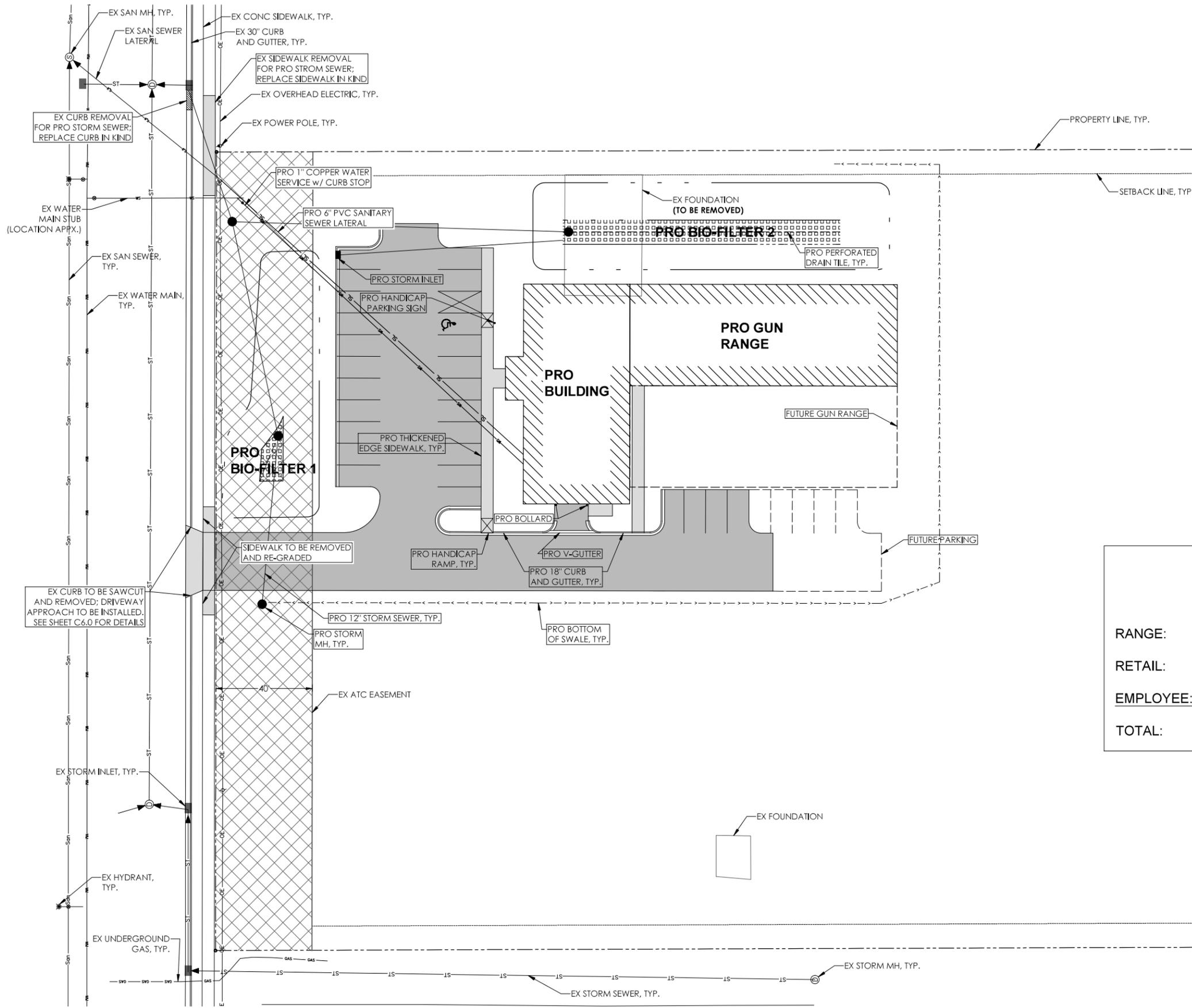
Black River Falls

La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services





PARKING TABLE		
	REQ'D	ACTUAL
RANGE:	10	17
RETAIL:	10	10
EMPLOYEE:	4	4
TOTAL:	24	31

- NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ALL GENERAL NOTES FOUND ON SHEET C1.0.


 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
CALL DIGGERS HOTLINE
 1-800-242-8511
 Wis Statute 182.0173 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate

REVISION: 



General Engineering Company
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 Phone: (608) 254-6181 Fax: (608) 254-2139

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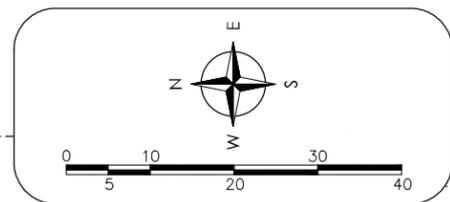
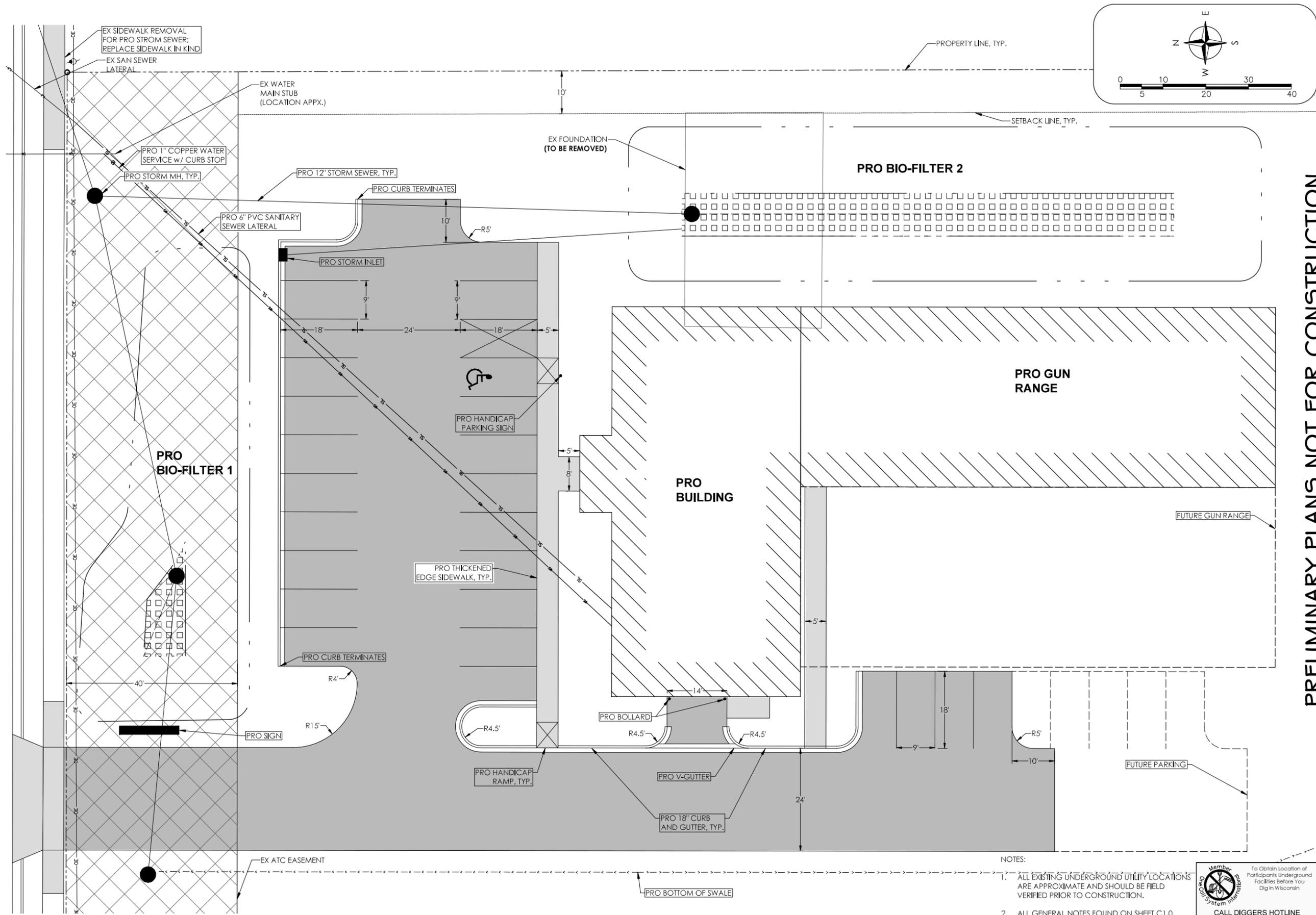
DEZ TACTICAL GUN RANGE AND RETAIL PROPOSED SITE PLAN

BARABOO WISCONSIN

Drawn By: T. FAHL
 Checked By: B. BOETTCHER
 Date: 02-12-2019
 Scale: AS NOTED
 Job Number: 18-201

SHEET NUMBER

C3.0



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DEZ TACTICAL GUN RANGE AND RETAIL

PROPOSED SITE PLAN

BARABOO WISCONSIN

Drawn By:	T. FAHL
Checked By:	B. BOETTCHER
Date:	02-12-2019
Scale:	AS NOTED
Job Number:	18-201

SHEET NUMBER

C3.1

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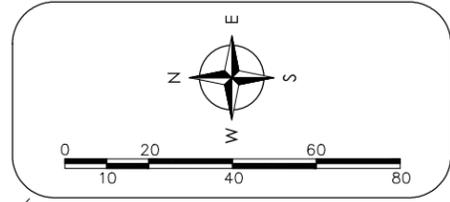
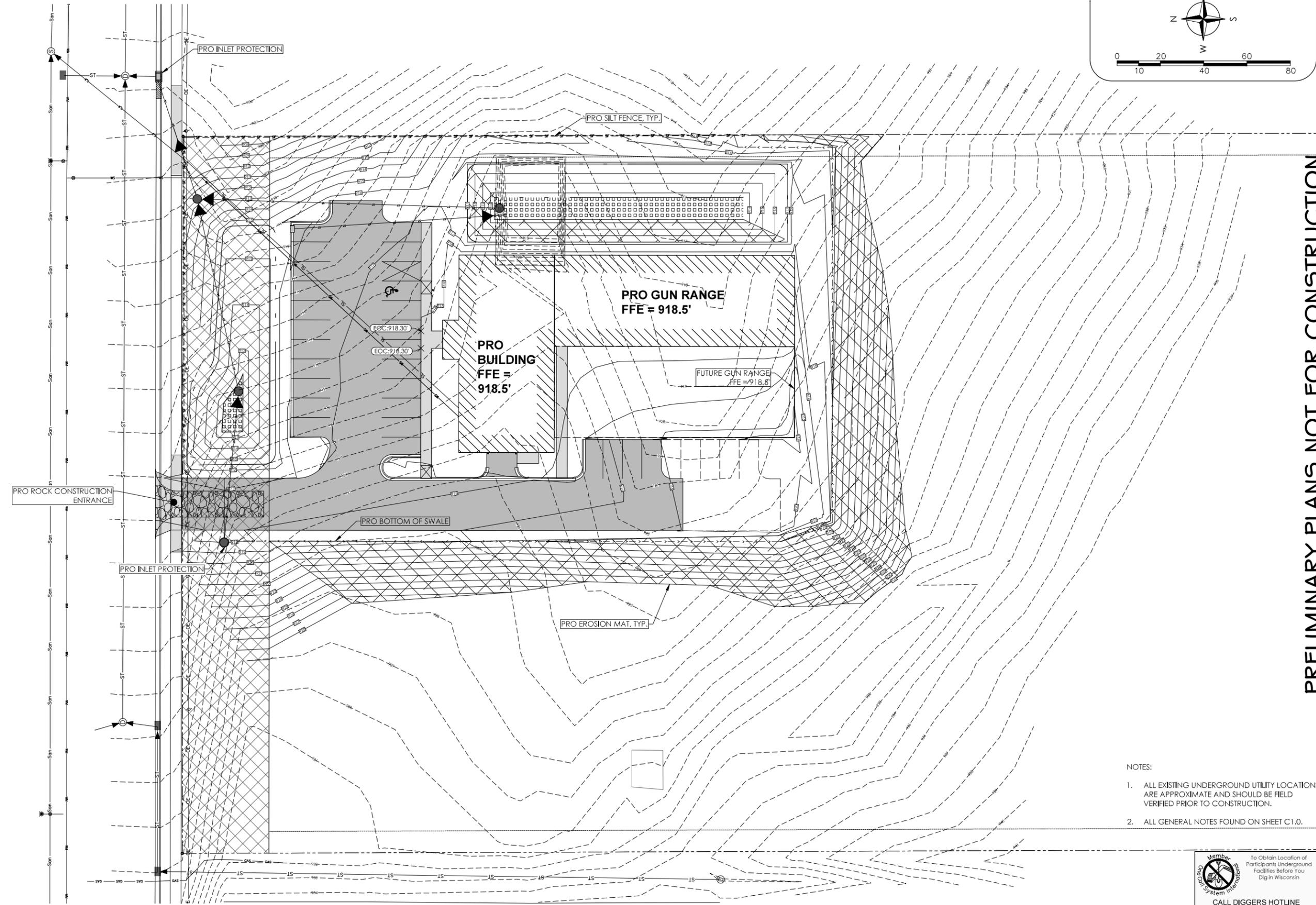
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 1-800-242-8511

Wis Statute 182.0173 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate

C:\Users\TFAHL\Desktop\18-201\18-201_SitePlan.dwg, 11/16/2019 10:41:11 AM

C:\Users\TFA\Documents\118\118.dwg: 118.dwg, 11/18/2019 11:44:48 AM, 11



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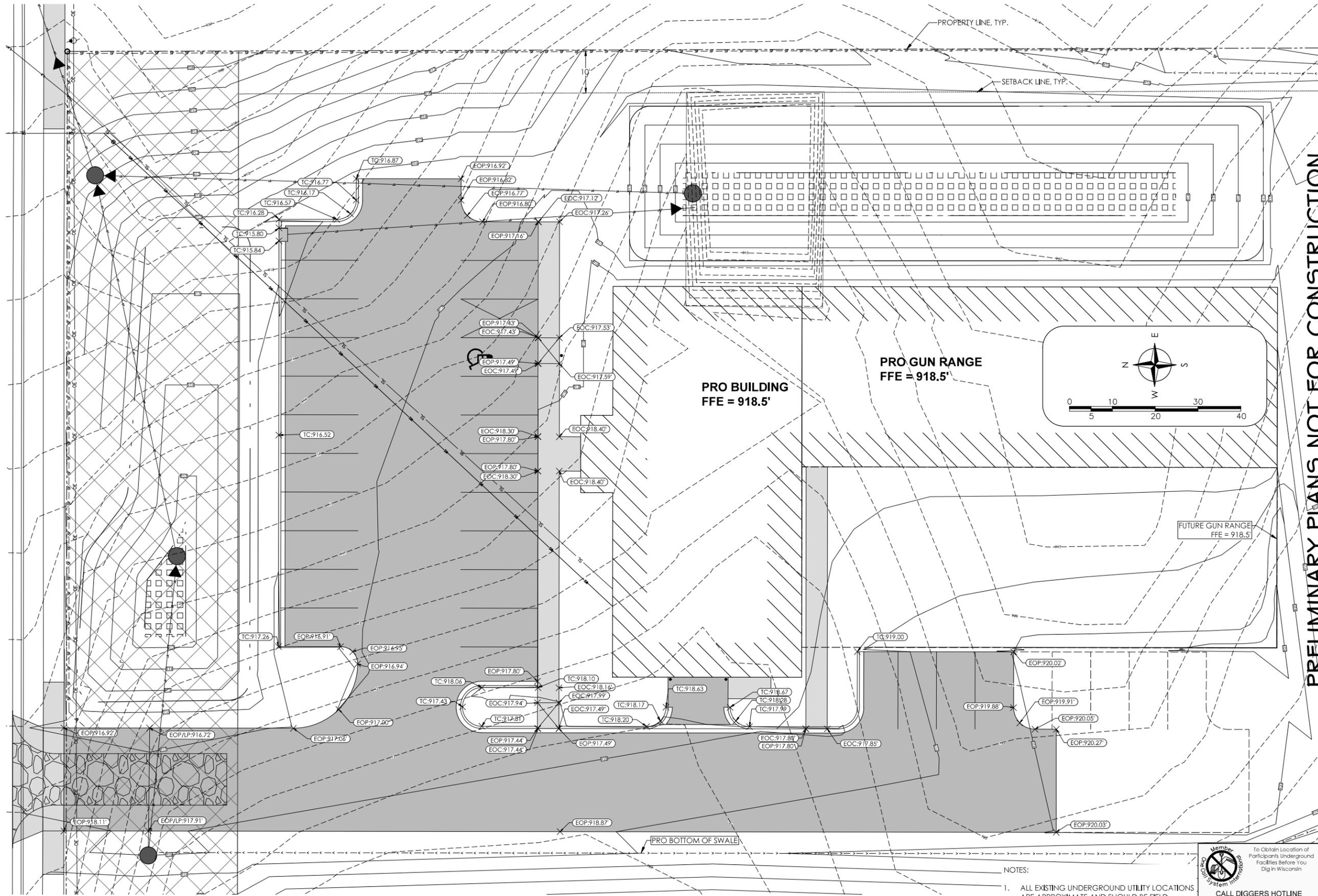
DEZ TACTICAL
GUN RANGE AND RETAIL

BARABOO WISCONSIN

PROPOSED GRADING & EC PLAN

Drawn By: T. FAHL
Checked By: B. BOETTCHER
Date: 02-12-2019
Scale: AS NOTED
Job Number: 18-201

SHEET NUMBER
C4.0



PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISION:

GEC
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DEZ TACTICAL
GUN RANGE AND RETAIL
PROPOSED SPOT ELEVATIONS

BARABOO WISCONSIN

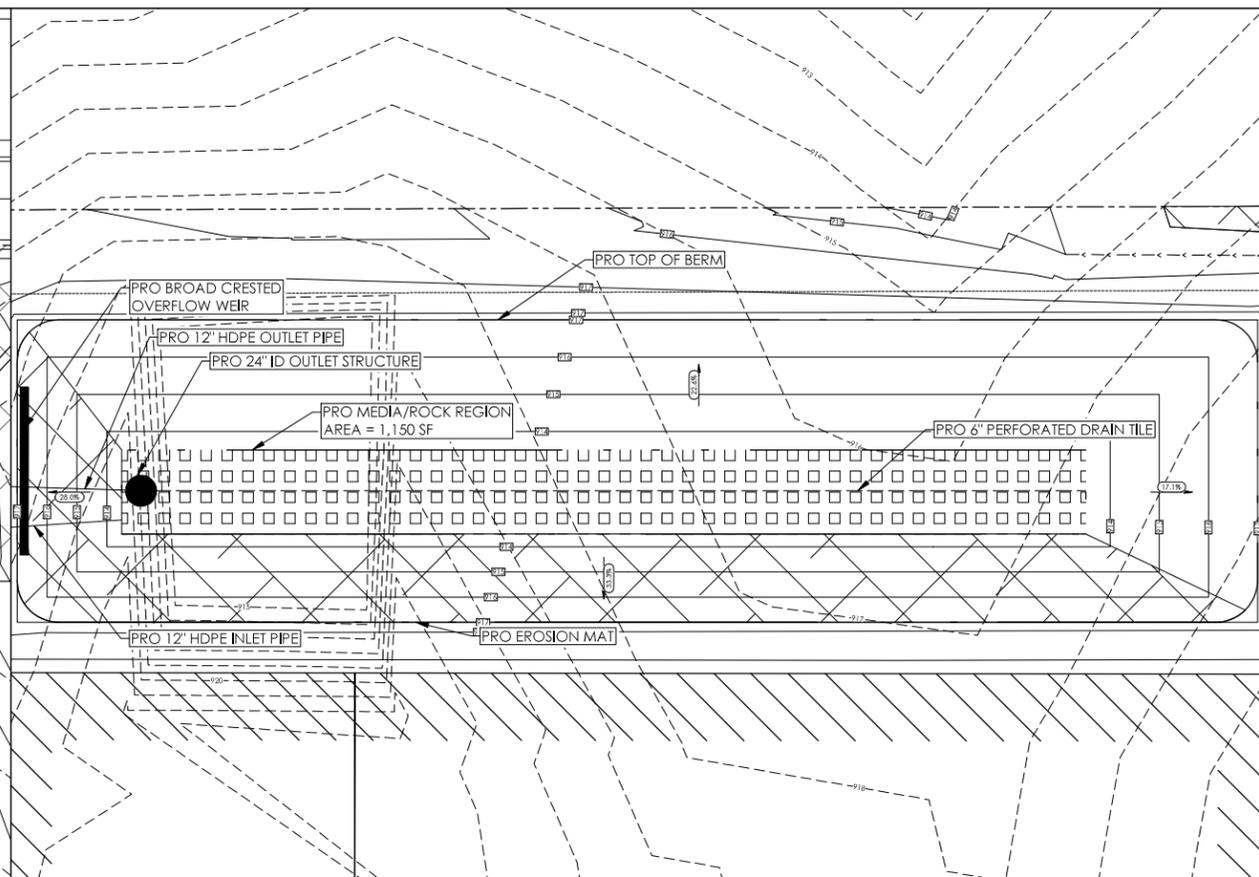
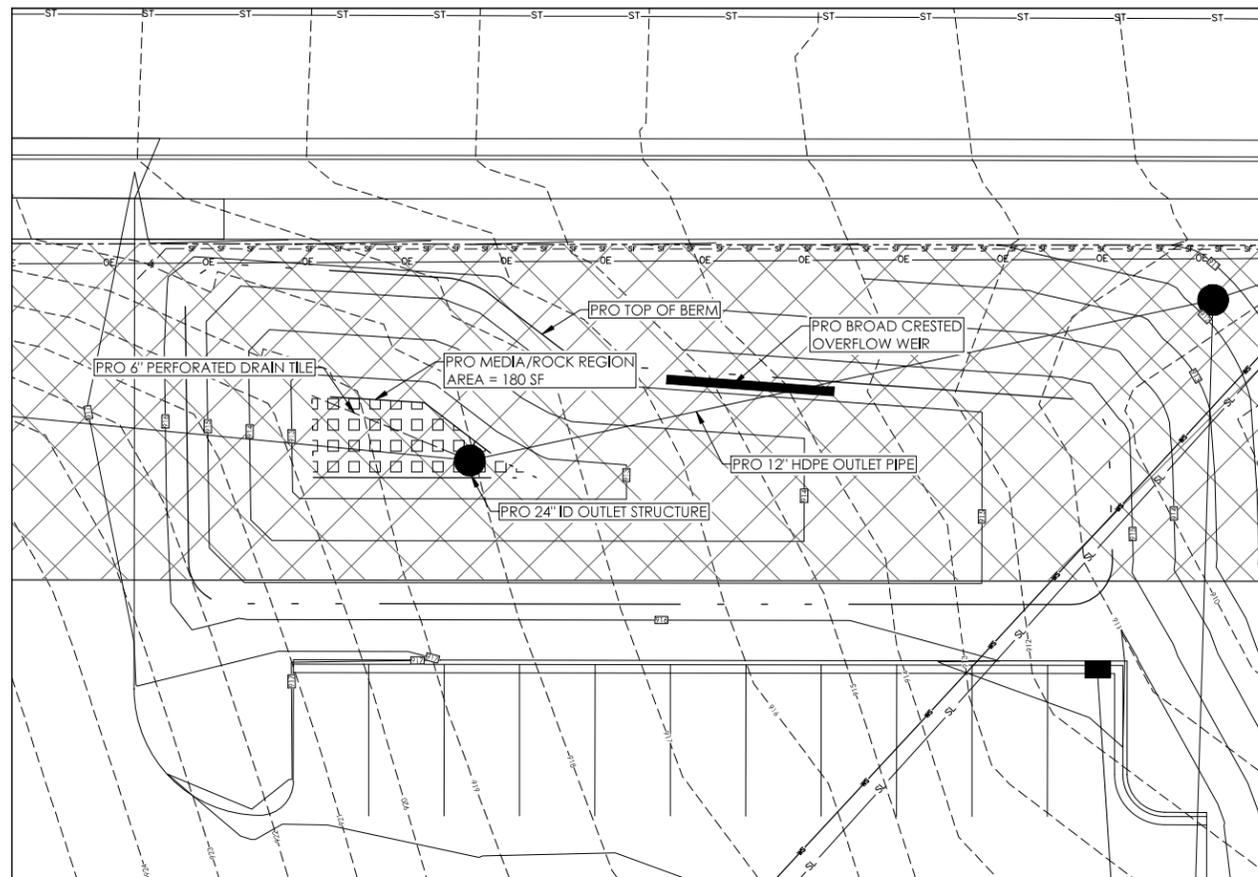
Drawn By: T. FAHL
Checked By: B. BOETTCHER
Date: 02-12-2019
Scale: AS NOTED
Job Number: 18-201

SHEET NUMBER
C4.1

- NOTES:
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 - ALL GENERAL NOTES FOUND ON SHEET C1.0.

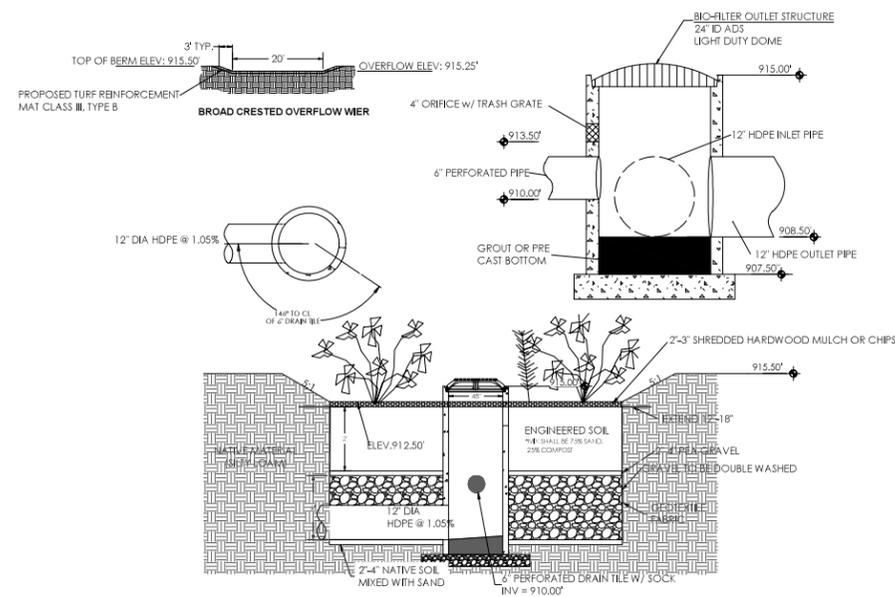
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Wis Statute 182.073 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate

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BIOFILTRATION BASIN NOTES:

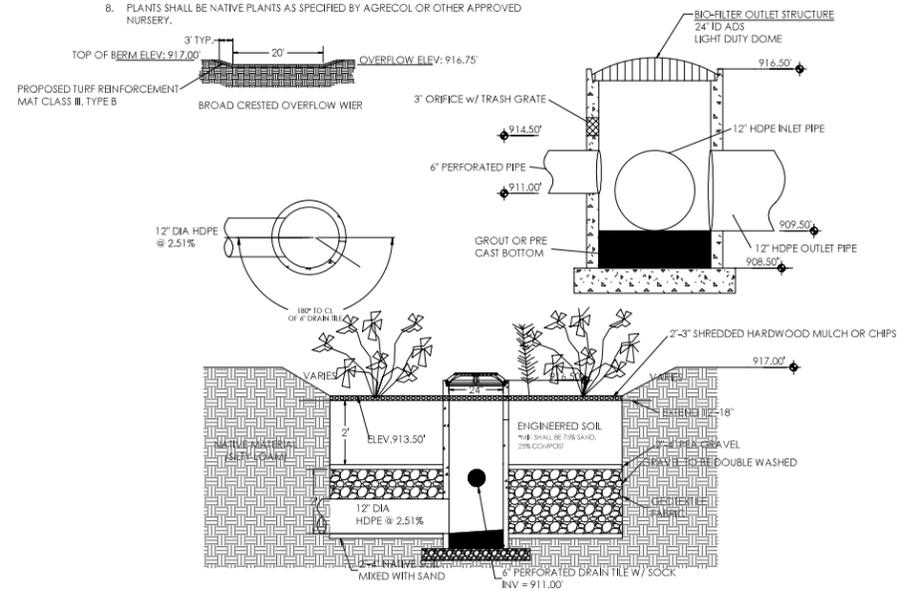
1. RUNOFF SHALL NOT BE ALLOWED IN THE BASIN UNTIL AFTER THE TRIBUTARY AREA IS STABILIZED.
2. CONSTRUCTION OF THE BASIN SHOULD ONLY OCCUR DURING SUITABLE SITE CONDITIONS - IF CONSTRUCTION OF THE BASIN OCCURS DURING SATURATED SOIL CONDITIONS, THE SOIL IN THE DEVICE COULD BE UNNECESSARILY COMPACTED.
3. COMPACTION OF THE SOILS USED FOR THE BIORETENTION DEVICE MUST BE AVOIDED - HEAVY EQUIPMENT SHOULD NOT BE USED IN THE CONSTRUCTION OF THE BASIN.
4. THE ENGINEERED SOIL SHALL BE PREMIXED PRIOR TO PLACEMENT AND DRY ENOUGH TO PREVENT CLUMPING AND COMPACTION.
5. THE BASIN SHALL BE MULCHED BEFORE THE PLANTING OF THE VEGETATION IN ORDER TO PREVENT COMPACTION.
6. THE MATERIALS USED FOR THE ENGINEERED SOIL SHALL COMPLY WITH WISCONSIN DNR TECHNICAL STANDARD 1004.
7. LIVE PLANT PLUGS GROWN TO AT LEAST 1.25" x 1.25" x 2.25" IN POTS SHALL BE PLANTED AT 1' ON CENTER THROUGHOUT THE PLANTING AREA.
8. PLANTS SHALL BE NATIVE PLANTS AS SPECIFIED BY AGRECOL OR OTHER APPROVED NURSERY.



BIO-FILTER 1 DETAIL (N.T.S.)

BIOFILTRATION BASIN NOTES:

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BIO-FILTER 2 DETAIL (N.T.S.)

PRELIMINARY PLANS NOT FOR CONSTRUCTION

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DEZ TACTICAL
GUN RANGE AND RETAIL
BIO-FILTER DETAILS

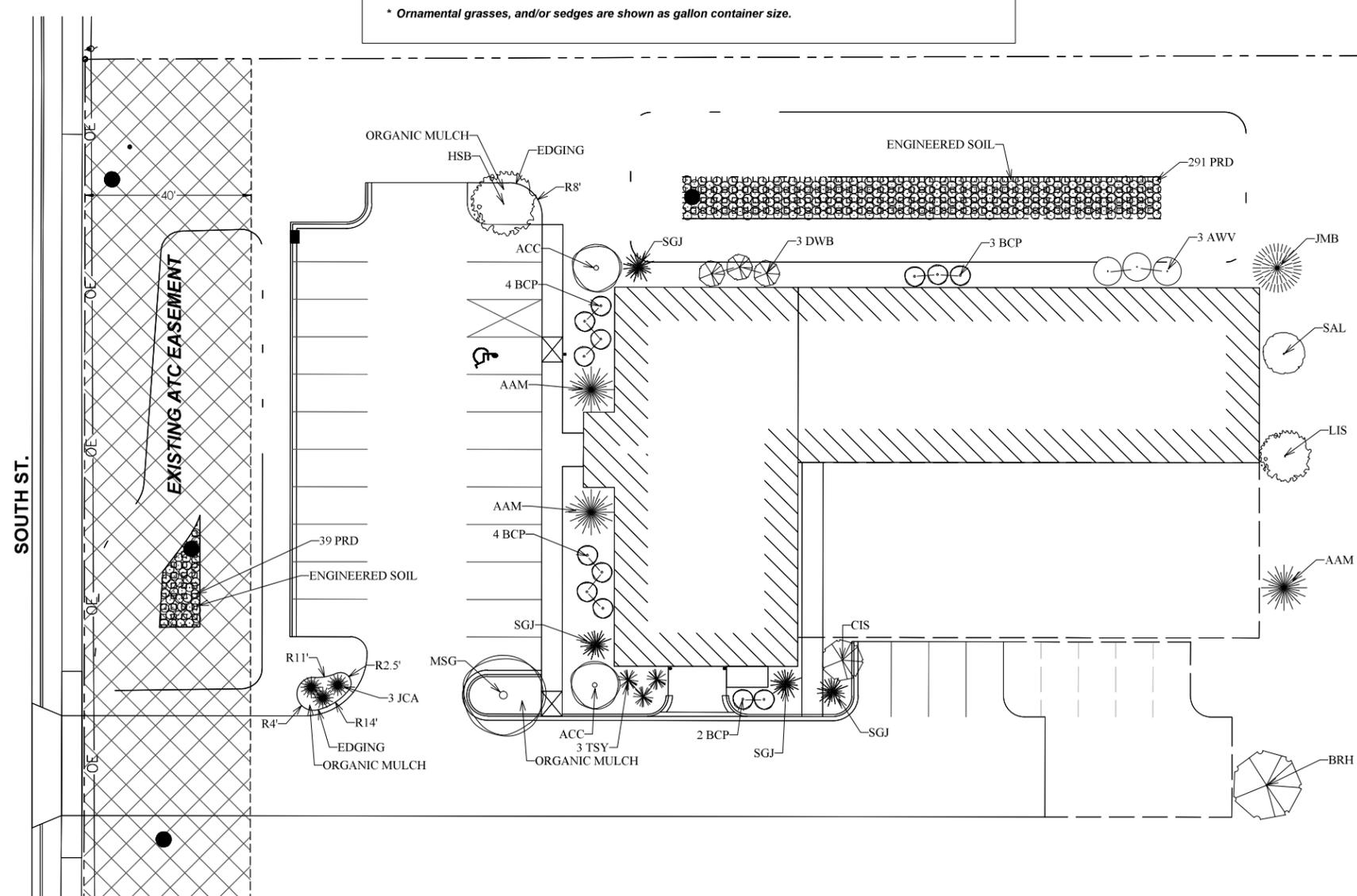
Drawn By: T. FAHL
 Checked By: B. BOETTCHER
 Date: 02-12-2019
 Scale: AS NOTED
 Job Number: 18-201

SHEET NUMBER
C7.0

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PLANT LIST

KEY	COMMON NAME	(BOTANICAL NAME)	PLANTING SIZE (Inches)	COMMENTS
SHRUBS				
AWW	ARROWWOOD VIBURNUM	(VIBURNUM DENTATUM)	24-30	7' O/C
BCP	CRIMSON PYGMY RED BARBERRY	(BERBERIS THUNBERGII 'CRIMSON PYGMY')	15-18	3 1/2' O/C
DWB	BAILEY DOGWOOD	(CORNUS SERICEA 'BAILEY')	24-30	6 1/2' O/C
SGJ	'SEA GREEN' JUNIPER	(JUNIPERUS x PFITZERIANA 'SEA GREEN')	24-30	7' O/C
TSY	'TAUNTON' SPREADING YEW	(TAXUS x MEDIA 'TAUNTONII')	18-24	5' O/C
JCA	COMPACT ANDORRA JUNIPER	(JUNIPERUS HORIZONTALIS 'YOUNGSTOWN')	18-24	4 1/2' O/C

* All woody shrubs shown in container root condition at time of planting.

TREES

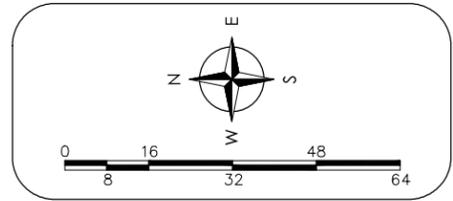
AAM	AMERICAN ARBORVITAE	(THUJA OCCIDENTALIS)	24-30	3 1/2' O/C
ACC	AMUR CHOKECHERRY	(PRUNUS MAACKII)	2"-CAL.	SINGLE TRUNK, BRONZE EXFOLIATING BARK
BRH	'HERITAGE' RIVER BIRCH	(BETULA NIGRA 'HERITAGE')	8" - 10' HT.	MULTI (3+) TRUNK
CIS	'INDIAN SUMMER' FLOWERING CRABAPPLE	(MALUS x 'INDIAN SUMMER')	2"-CAL.	ROSE-RED FLOWER, FALL COLOR
HSB	'SUNBURST' HONEYLOCUST	(GLEDITSIA TRIANCANTHOS INERMIS 'SUNBURST')	2"-CAL.	
LIS	'IVORY SILK' JAPANESE TREE LILAC	(SYRINGA RETICULATA 'IVORY SILK')	2"-CAL.	SINGLE TRUNK
MSG	SUGAR MAPLE	(ACER SACCHARUM)	2"-CAL.	YELLOW TO BURNT ORANGE FALL COLOR
JMB	MOUNTBATTEN UPRIGHT JUNIPER	(JUNIPERUS CHINENSIS 'MOUNTBATTEN')	3'-4' HT.	4' O/C
SAL	ALLEGANY SERVICEBERRY	(AMELANCHIER LAEVIS)	6'-8' HT.	WHITE FLOWER, RED-ORANGE FALL COLOR
			36' HT. UPRIGHT/MULTI TRUNK, MOIST SOIL	

• All trees shown in B&B (Balled & Burlapped) root condition at time of planting.

ORNAMENTAL GRASSES

Key	Common Name	(Botanical Name)	Spacing (Inches O/C)	Comments
PRD	PRAIRIE DROPS EED	(SPOROBOLUS HETEROLEPIS)	24	2' HT

* Ornamental grasses, and/or sedges are shown as gallon container size.



REVISION:



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DEZ TACTICAL
GUN RANGE AND RETAIL
PROPOSED LANDSCAPE PLAN

BARABOO WISCONSIN

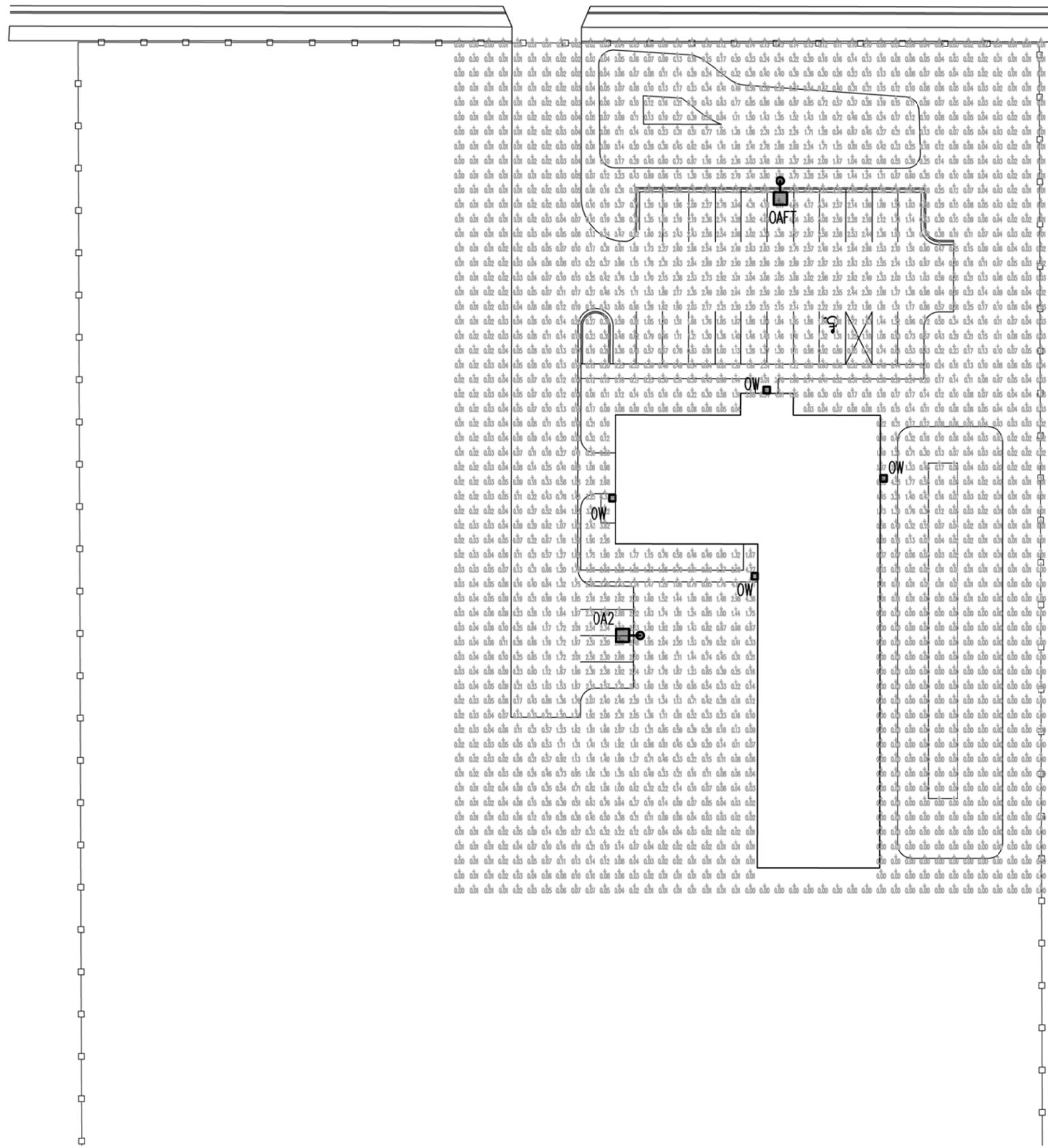
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SHEET NUMBER
C8.0



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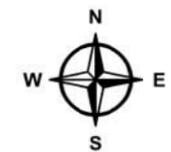
**SITE LIGHTING PLAN
 DEZ TACTICAL
 GUN RANGE AND RETAIL**
 BARABOO
 SAUK COUNTY, WI



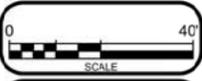
CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Parking Lot	230.36x304.50ft	Grade / H-H	2456	5.00	<+>	0.51	6.71	0.00	N/A	N/A

LUMINAIRE SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	UF	QTY
OA2	⬢	LSI INDUSTRIES, Size II (1) "A2" SUM-LED-09L-SIL-2-40-70CRI	(1)	10038	20' SSS 3' Conc Base	1.00	1
OAFT	⬢	LSI INDUSTRIES, Size FT (1) "AFT" SUM-LED-18L-SIL-FT-40-70CRI	(1)	19400	20' SSS 3' Conc Base	1.00	1
OW	□	LSI INDUSTRIES, WLS-13 (1) "W" WLS-13-45	(1)	1739		1.00	4

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMENS / <ASMS>	WATTS / SQ FT	QTY
Parking Lot	001	230.36x304.50ft	<OA2 > (1) <OAFT > (1) <OW > (4)	0.00	1



REVISIONS	NO.	BY	DATE



DRAWN BY RDH
 REVIEWED BY RDH
 ISSUE DATE 02/12/2019
 GEC FILE NO. 2-1116-556
 SHEET NO.

Catalog # :

Project :

Prepared By :

Date :



Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

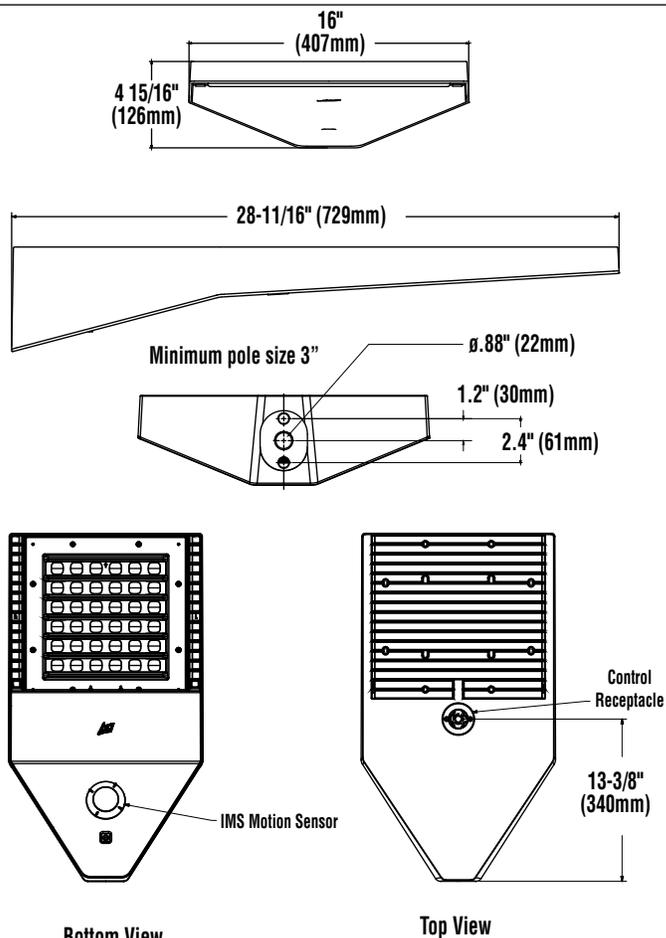
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Product Dimensions





WLS Small LED Wall Light

Manufactured with high density, 100% pure aluminum ingot resulting in greater durability and better thermal conductivity. These patented designs, with labor saving features, retain a familiar form with attractive architectural styling and external airflow fins.

Features & Specifications

Optical System

- Using the latest high brightness, high LED count technology, more usable light output is produced while eliminating glare.
- The fixture design directs more light down and forward without wasting lumens and offensive light.
- Available in 4500K color temperature.
- Minimum CRI of 82

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Controls

- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Construction

- Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life.
- Manufactured w/ 100% pure aluminum and 0% remelt.
- Apertures for field or factory installed photocontrol.
- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.



Dimmable



cUL US LISTED



QUICK SHIP



ROHS COMPLIANT

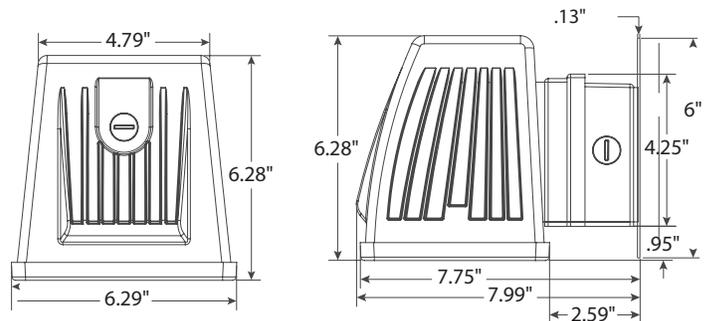


ARRA Funding Compliant

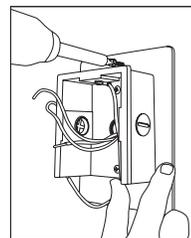


DLC LISTED PREMIUM

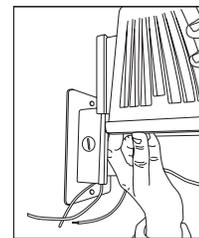
Dimensions Design is Protected by US Patent D710,530



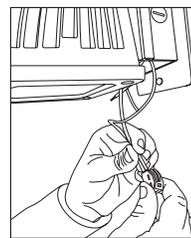
Mounting Protected by US Patent D752,274



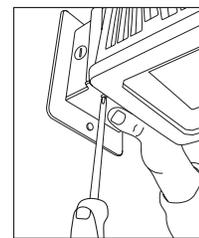
Secure Mounting Plate with back box to wall



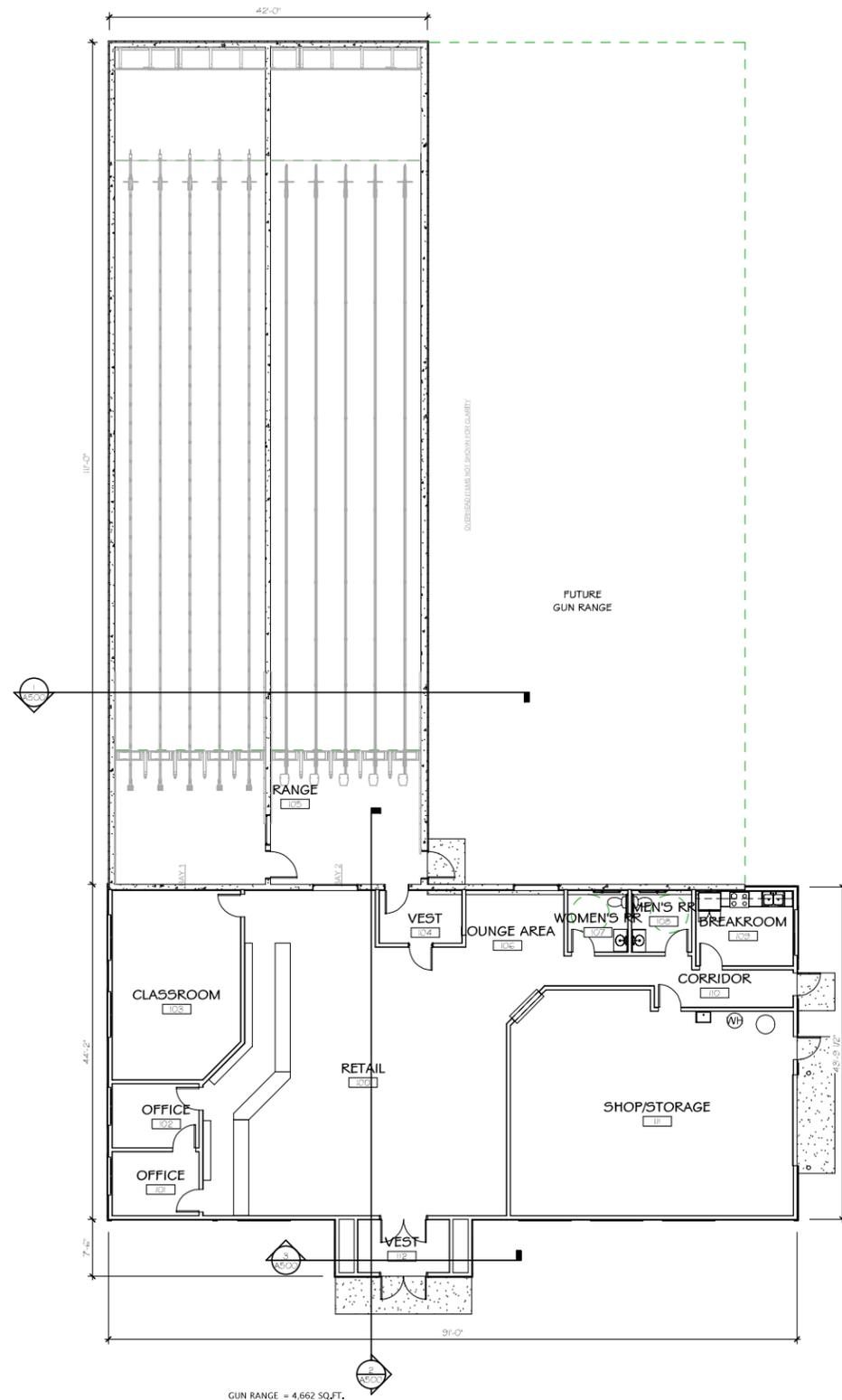
Slide fixture housing onto mounting box



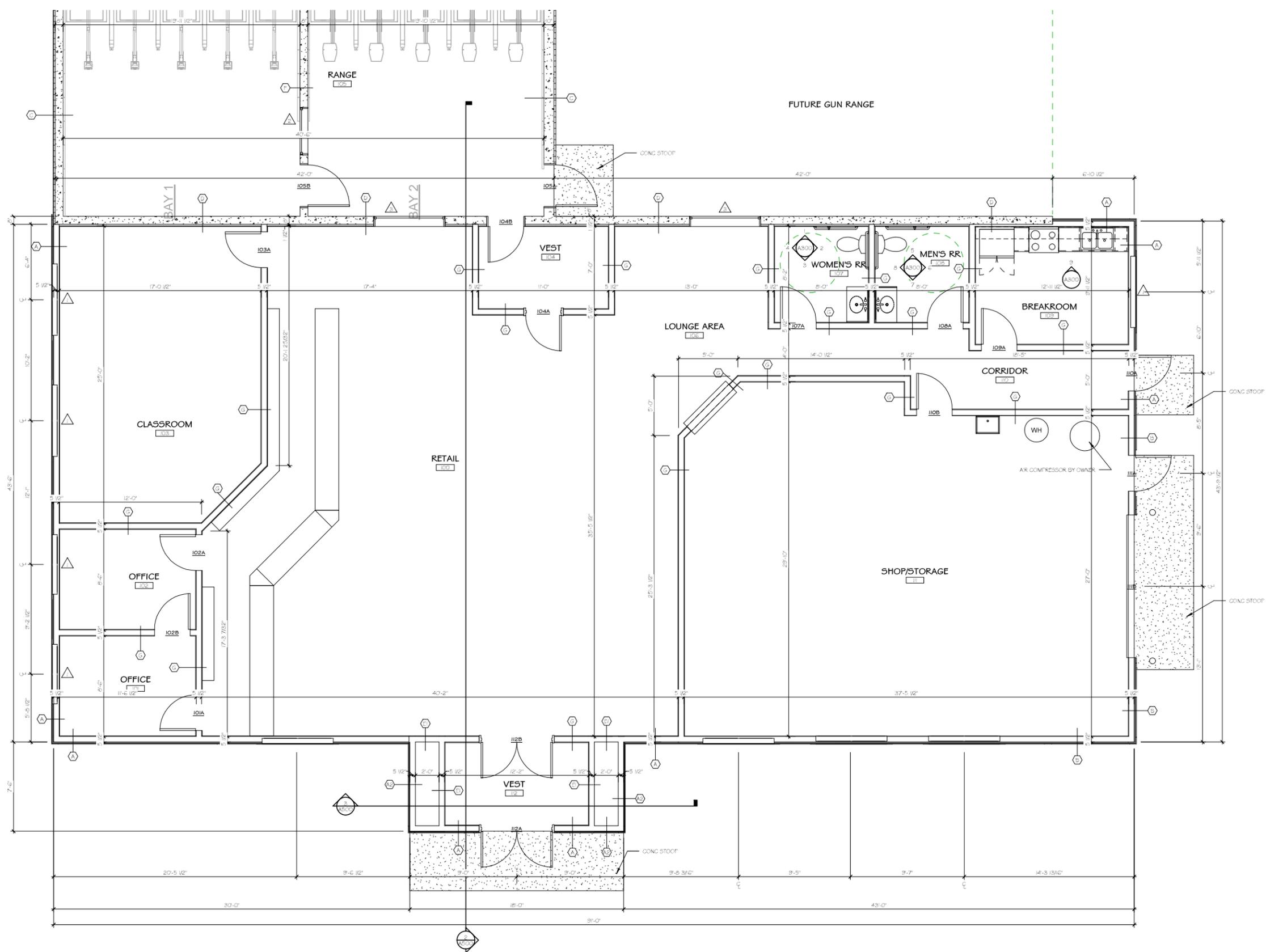
Connect wires & return them to mounting box



Replace bottom plate on quick mount box



GUN RANGE = 4,662 SQ.FT.
 RETAIL = 4,019 SQ.FT.
FIRST FLOOR PLAN - OVERALL
 SCALE: 1" = 10'-0"



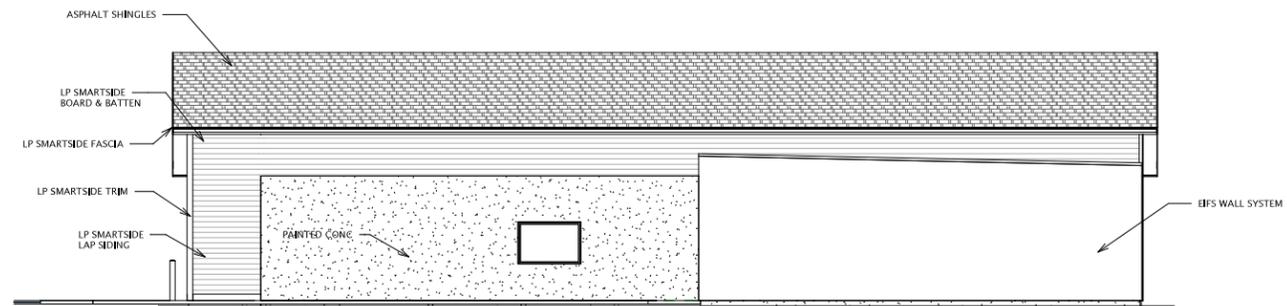
**Architectural Design
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FIRST FLOOR PLAN - AREA B

SCALE: 1/4" = 1'-0"

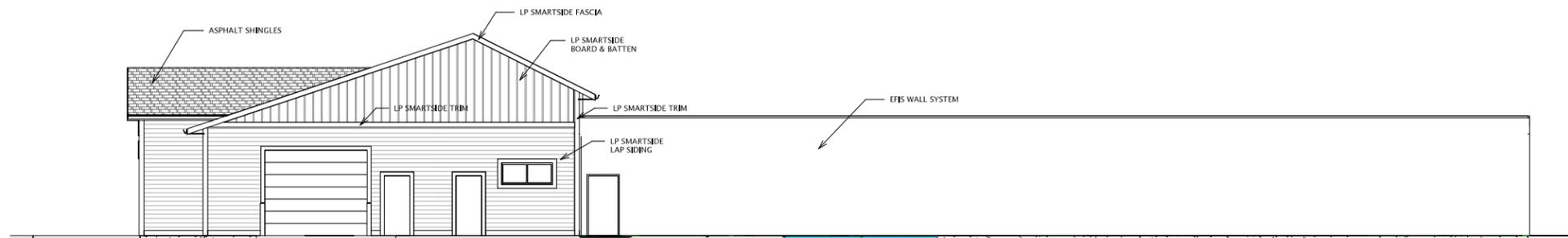


GUN RANGE AND RETAIL
DEZ TACTICAL



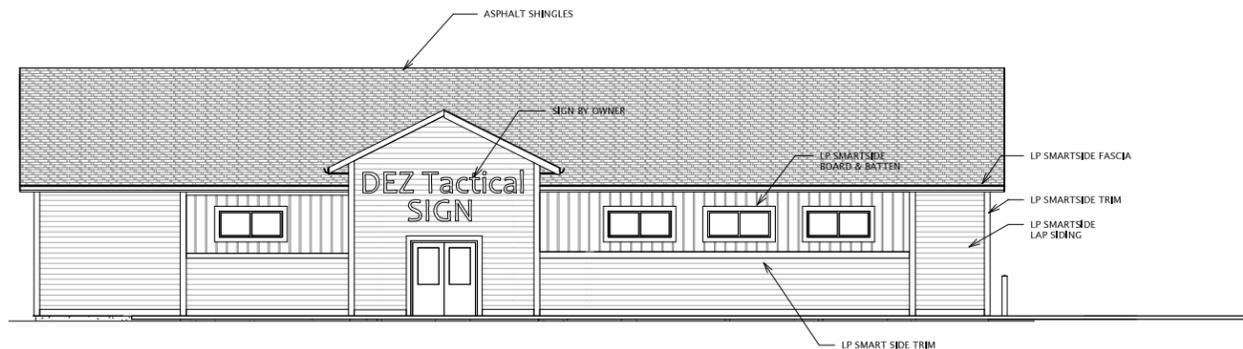
ELEVATION A

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



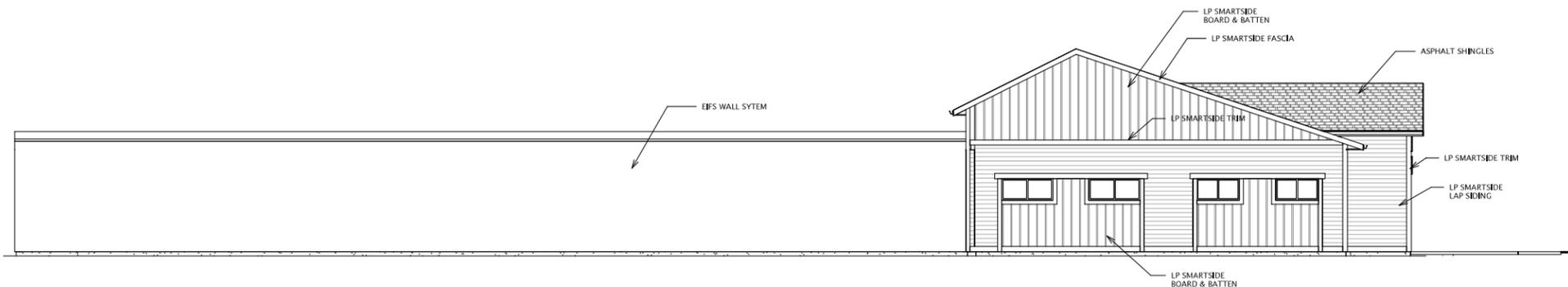
ELEVATION B

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



ELEVATION C

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



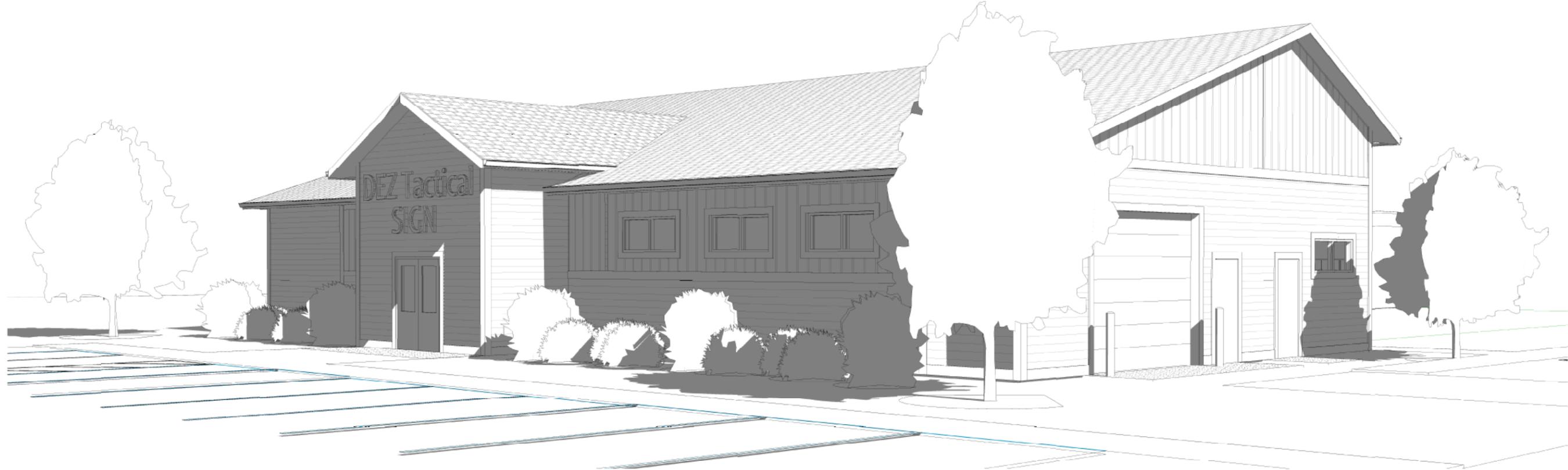
ELEVATION D

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



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**GUN RANGE AND RETAIL
DEZ TACTICAL**



PERSPECTIVE 1

NOT TO SCALE



PERSPECTIVE 2

NOT TO SCALE



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GUN RANGE AND RETAIL
DEZ TACTICAL

SLUM & BLIGHT CERTIFICATION and COMPLIANCE

How will your proposed project qualify for the
Slum & Blight National Objective?

Area Basis Spot Basis

For Area Basis projects:

1. As required by 24 CFR 570.483, has your community officially designated the area meeting the definition of a slum, blighted, or deteriorated area under state or local law? Yes No

If you answered **YES** to Question #1, you **must** attach supporting documentation of this designation with this Slum & Blight Certification form.

2. Federal regulations require that at least 25 percent of properties throughout the area experience one or more of the five conditions listed below.

Indicate which conditions are applicable to your project. You **must** attach relevant supporting documentation to this Slum & Blight Certification form to demonstrate that the area meets each of the selected conditions based on language found in 24 CFR 570.483.

- Physical deterioration of buildings or improvements
- Abandonment of properties
- Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings
- Significant declines in property values or abnormally low property values relative to other areas in the community
- Known or suspected environmental contamination

3. Use the space (provided on the next page) to describe how the activity or activities for which you are requesting assistance will address one or more of the conditions that contributed to the deterioration of the area.

Division of Energy, Housing and Community Resources

Community Development Block Grant – Slum & Blight Certification and Compliance Form

There are 82 residential properties in the designated Blighted Area; 58 are owner occupied and 23 are rental properties. More than 25% of the houses show signs of physical deterioration. There is also one multi-family residential complex for LMI residents (Lin Mar Trace) with a total of 30 units: 26 two-bedroom units and 4 three-bedroom units. In 2018, Lin Mar Trace reported a 17% vacancy rate and a turnover rate of 23%.

Lake Street is the primary public street serving the Blighted Area and it is in a substantial state of disrepair. A portion of Lake Street is also susceptible to periodic flooding during very intense rain events. On a scale of 1 to 10, with 1 being the worst and 10 being the best, the average pavement surface rating for Lake Street is a 3.

The reconstruction of Lake Street will include new curb & gutter where none exists, new sidewalk where none exists, and new storm sewer to alleviate the periodic flooding of the roadway. The new roadway will provide better access to the Blighted Area that should help reduce both the vacancy and turnover rates at Lin Mar Trace and provide an incentive for property owners to improve their houses. The new street with the addition of curb & gutter, sidewalk, and storm sewer should also make the entire neighborhood more inviting to prospective buyers and renters.

For Spot Basis Projects:

1. Under CDBG regulations, only certain activities can be undertaken to prevent slum and blight on a spot basis. Indicate, using the list below, the activities for which you will use CDBG funds if your project is selected:

- Acquisition
- Clearance
- Relocation
- Historic Preservation
- Remediation of Environmentally Contaminated Properties
- Rehabilitation of Buildings or Improvements (limited to eliminating conditions detrimental to public health and safety)

2. Use the space below to describe the conditions of slum or blight at the project location and how the activity or activities for which you are requesting assistance will address the condition(s). Attach relevant supporting documentation as needed.

Description of the conditions of slum & blight that currently exist at the project location(s) and how the proposed activity, or activities, will address the condition(s).

BLIGHTED AREA DESIGNATION FOR LAKE STREET RECONSTRUCTION PROJECT



BLIGHTED AREA DESIGNATION FOR LAKE STREET RECONSTRUCTION PROJECT

