

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, March 20, 2018, **5:15 PM**
Location: Council Chambers, Municipal Building, 135 4th Street, Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, K. Fitzwilliams
Others Noticed: T. Pinion, E. Geick, E. Truman, Dave Mitchell, Tom Greve, Paul Wolter, 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 February 20, 2018 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 D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 62 of the Second Addition to Pleasant View subdivision to two side-by-side single-family residential dwellings at 1831/1833 Park View Drive, City of Baraboo, Sauk County, Wisconsin.

 - b. Public Hearing to consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 3 of the First Addition to Springbrook Hills Replat to two side-by-side single-family residential dwellings at 1310/1312 Lake Street, City of Baraboo, Sauk County, Wisconsin

4. **New Business**
 - a. Consideration of D Mitchell LLC's request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 62 of the Second Addition to Pleasant View subdivision to two side-by-side single-family residential dwellings at 1831/1833 Park View Drive, City of Baraboo, Sauk County, Wisconsin.

 - b. Review and approve a two-lot Certified Survey Map for two side-by-side attached single-family residential dwellings at 1310/1312 Lake Street for D Mitchell, LLC.

 - c. Consideration of D Mitchell LLC's request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 3 of the First Addition to Springbrook Hills Replat to two side-by-side single-family residential dwellings at 1310/1312 Lake Street, City of Baraboo, Sauk County, Wisconsin

 - d. Review and approve a two-lot Certified Survey Map for two side-by-side attached single-family residential dwellings at 1831/1833 Park View Drive for D Mitchell, LLC.

- e. Review and approve a two-lot Certified Survey Map of Lots 56 & 57 of the 2nd Add'n to Pleasant View subdivision, located at 1310 and 1320 16th Street, for D Mitchell, LLC.
- f. Review and approve a three-lot Certified Survey Map of a part of Outlots 4 and 5 of English's Addition and lands in the SW ¼ of the NE ¼, Section 35 T12N, R6E in the City of Baraboo, Sauk County Wisconsin, located at 1320 Crawford Street, for Leif N Grimstad Living Trust.
- g. Consideration of designating the Downtown Baraboo Historic District and 213 Lynn Street as historic places in the City of Baraboo, pursuant to Section 17.53(4) of the Zoning Code.
- h. Discuss the need for the Plan Commission to Appoint an Ad Hoc Historic Preservation Advisory Committee pursuant to Section 17.53(7) of the Zoning Code.

5. Adjournment

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on March 16, 2018

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 February 20, 2018

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 (5:20 p.m.).

Also in attendance were Engineer Tom Pinion, Ed Geick, Emily & Easton Dreher, Matt Boegner, Adolfo & Ana Morales, Deb & Zach Nelson, Stephanie Shanks, Ike Lanman, Mark Hornberger, Steve Beckett, Chris Gabrielson, and Ben Bromley.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb seconded by Franzen to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by O’Neill to approve the minutes of the January 16, 2018. 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.*) Christopher Gabrielson, 620 7th Avenue spoke against the proposed restaurant at 609 8th Avenue. He stated that there is already a lot of construction and traffic in the alley. He also said that there are weekend parties with loud music late at night in the building, the dumpsters overflow with garbage and is afraid that the restaurant could make it worse.

New Business

- a. Consider request by Emily Dreher, d/b/a Baraboo Valley Vet, to review a combined GDP/SIP in accordance with Steps 3 and 6 of the Planned Development process, to remodel and expand the existing commercial veterinary clinic building at 403 Parkway, located on the northeast corner of Parkway and Quarry Street, in a B-3 Highway Oriented Business zoning district – Emily and Easton Dreher introduced themselves to the Commission. Pinion presented a detailed background on the proposed project. Ms. Dreher presented her proposed plans for the existing building. Liston moved, O’Neill seconded to recommend the GDP/SIP in accordance with Steps 3 and 6 of the PUD process as requested, conditioned upon the Commission seeing the final renderings of the building. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O’Neill, Kolb, Fitzwilliams, and Wedekind. Nay – 0, motion carried 7-0.
- b. Consider request by Michael & Angela Zolper to review a GDP/SIP in accordance with Steps 3 and 4 of the Planned Development process to convert the existing two-story professional office building to a mixed use facility that will include a photography studio on a portion of the first floor, a single-family residence on a portion of both the first and second floors, and 3 rooms on the second floor for a bed and breakfast, located at 701 Ash Street on the northwest corner of Ash and 5th Streets in a B-1 Central Business zoning district – Stephanie Shanks and Ike Lanman, 701 Ash Streets introduced themselves to the Commission. Pinion gave the background for this proposal. He said a PUD is being pursued is because of the unique combination of uses. Pinion then explained the meaning of an Air B&B, which, will be explained in detail in the zoning documents. After a brief discussion, it was moved by Liston, seconded by Fitzwilliams to recommend the GDP/SIP as presented. On roll call vote for the motion, - Ayes – Franzen, Liston, O’Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – 0, motion carried 7-0.
- c. Consider request by Harrington Holdings, LLC, d/b/a Balanced Rock Winery, to rezone Lot 1 of CSM

#5675, a 22-acre parcel at 1065 Walnut Street located in the SE¼ of the SE¼ of Section 2, T11N, R6E and the NE¼ of the NE¼ of Section 11, T11N, R6E, City of Baraboo, Sauk County, Wisconsin from its current R-1A Single-Family Residential Zoning district to a B-3 Highway Oriented Business zoning district, for a proposed commercial development consisting of a winery and vineyard – Matt Boegner introduced himself to the Commission. Pinion presented the background for the proposal to the Commission. Pinion said that the rezoning should be contingent upon the subsequent PUD for his proposed endeavors and then the Commission will address it with the next item on the agenda. Liston moved, Kolb seconded to recommend rezoning Lot 1 of CSM #5675 from R-1A to B-3 as presented. Franzen feels that this property should remain R-1A. On roll call vote for the motion, Aye – Liston, O’Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – Franzen. Motion carried 6-1.

- d. Consideration of a request by Harrington Holdings, LLC, d/b/a Balanced Rock Winery, to review a GDP & SIP in accordance with Steps 3 & 4 of the PUD Process to construct a winery and plant a vineyard on Lot 1 of CSM #5675, a 22-acre parcel at 1-065 Walnut Street located in the SE¼ of the SE¼ of Section 2, T11N, R6E and the NE¼ of the NE¼ of Section 11, T11N, R6E, City of Baraboo, Sauk County, Wisconsin – Pinion presented the background for this proposal to the Commission. He said this is a multi-phase project, consisting of four phases. It was moved by Liston, seconded by Kolb to recommend the GDP & SIP, conditioned upon the site plan being presented to the Commission later. On roll call vote for the motion, Ayes – O’Neill, Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, and Liston. Nay – 0, motion carried 7-0.
- e. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process to review for a proposed amendment to the previously approved PUD at 609 8th Avenue to convert a portion of the existing Las Milpas Hispanic Store (formerly Action Electric) into a restaurant in a B-2 Central Neighborhood Business Zoning District by Adolfo Morales – Adolfo & Ana Morales introduced themselves to the Commission. Pinion presented the background to the Commission. Liston said that he felt that Mr. Gabrielson has legitimate concerns, but does not see any enforcement. Kolb said that the Taco Bar or Restaurant was part of the original concept, and he does not have a problem with it, but he does not like the problems that Gabrielson cited, music late at night, etc. Morales stated that he receives deliveries in the front, not in the alley. Liston likes that concept, but feels that Morales needs to address neighbors’ concerns. It was the consensus of the Commission to move forward with the proposed restaurant.
- f. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development Process for HARDEB ENTERPRISES, LLC to allow a Type 2 Easting Establishments with a drive-thru and pickup service in a B-2 Central Neighborhood zoning district in the existing multi-tenant commercial building, located in the NW¼ of Section 35, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, 844 8th Avenue – Deb Nelson introduced herself to the Commission. Pinion presented the background for the proposal. After a lengthy discussion regarding existing and future parking, the consensus of the Commission was in favor of the proposed plan.
- g. Consider Zoning Map Amendments for multiple parcels in the City of Baraboo that contain dual zoning classifications - Pinion stated that there are a handful of parcels that have more than one zoning district. He does not feel that this was intentional. It was moved by O’Neill recommend the zoning map amendments are presented by the City Engineer. Kolb seconded the motion. On roll call vote for the motion, Ayes – Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, Liston, and O’Neill. Nay 0, motion carried 7-0.

Adjournment - It was moved by Liston, seconded by Kolb to adjourn at 6:15 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

- f. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for HARDEB ENTERPRISES, LLC to allow a Type 2 Eating Establishments with a drive-thru and pickup service in a B-2 Central Neighborhood zoning district in the existing multi-tenant commercial building, located in the NW ¼ of Section 35, T12N, R6E, City of Baraboo, Sauk County, Wisconsin at 844 8th Avenue.
- g. Consider Zoning Map Amendments for multiple parcels in the City of Baraboo that contain dual zoning classifications.

4. **Adjournment**

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on February 14, 2018

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.

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FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

PLAN COMMISSION ITEM SUMMARY

March 20, 2018

SUBJECT: CONSIDERATION OF D MITCHELL LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 62 OF THE SECOND ADDITION TO PLEASANT VIEW SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY RESIDENTIAL DWELLINGS AT 1831/1833 PARK VIEW DRIVE, CITY OF BARABOO, SAUK COUNTY, WISCONSIN..

SUMMARY OF ITEMS A & B: Dave Mitchell is the owner of the duplex that is currently under construction on this lot and he would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately. (Please refer to the "B" on the location map at the end of the packet.)

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM.

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: CONSIDERATION OF D MITCHELL LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 3 OF THE FIRST ADDITION TO SPRINGBROOK HILLS REPLAT TO TWO SIDE-BY-SIDE SINGLE-FAMILY RESIDENTIAL DWELLINGS AT 1310/1312 LAKE STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEMS C & D: Dave Mitchell is the owner of the duplex that is currently under construction on this lot and he would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately. (Please refer to the "D" on the location map at the end of the packet.)

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM.

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP OF LOTS 56 & 57 OF THE 2ND ADD'N TO PLEASANT VIEW SUBDIVISION, LOCATED AT 1310 AND 1320 16TH STREET, FOR D MITCHELL, LLC.

SUMMARY OF ITEM E: Dave Mitchell is the owner of these two lots and would like to adjust the common lot line between them. (Please refer to the "E" on the location map at the end of the packet.)

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.06 – *Certified Survey Map*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve / Deny the CSM.

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP OF LOTS 56 & 57 OF THE 2ND ADD'N TO PLEASANT VIEW SUBDIVISION, LOCATED AT 1310 AND 1320 16TH STREET, FOR D MITCHELL, LLC.

SUMMARY OF ITEM F: The owner of this property would like to subdivide it to create three lots, one with the existing house and two new vacant lots. (This land division is very similar to the one immediately north of this property that was approved in May 2016.) (Please refer to the “F” on the location map at the end of the packet.)

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.06 – *Certified Survey Map*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve / Deny the CSM.

SUBJECT: CONSIDERATION OF DESIGNATING THE DOWNTOWN BARABOO HISTORIC DISTRICT AND 213 LYNN STREET AS HISTORIC PLACES IN THE CITY OF BARABOO, PURSUANT TO SECTION 17.53(4) OF THE ZONING CODE.

SUMMARY OF ITEM G: These two places have been added to the State Register of Historic Places so it would seem appropriate for the City to designate them as historic places pursuant to the Zoning Code. (Please refer to the highlighted portions of Section 17.53, which is included in the packet.)

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.53(4) – *Designation of Historic Places, Structures, or Objects*, the Plan Commission has the authority to designate historic places.

ACTION: Approve/Conditionally Approve / Deny the designation of these two historic places.

SUBJECT: DISCUSS THE NEED FOR THE PLAN COMMISSION TO APPOINT AN AD HOC HISTORIC PRESERVATION ADVISORY COMMITTEE PURSUANT TO SECTION 17.53(7) OF THE ZONING CODE.

SUMMARY OF ITEM H: This is a discussion item only. It has been suggested that the Plan Commission consider appointing such a committee. (Please refer to the highlighted portions of Section 17.53, which is included in the packet.)

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.53(7) – *Appointment of Ad Hoc Advisory Historic Preservation Committee*, the Plan Commission is empowered to appoint a five member committee.

ACTION: NONE – This is a discussion item only.

As prepared by:

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

SEAL:



G & A FILE NO. 118-27

DRAFTED BY: A. KASPER
CHECKED BY: IG
PROJ. 316-109
DWG. 118-27CSM SHEET 1 OF 2

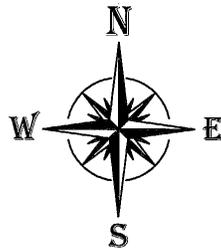
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

LOT 62, SECOND ADDITION TO PLEASANT VIEW, LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 30, T. 12 N, R. 7 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 14,500 SQ.FT. (0.33 ACRES)

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 30, WHICH BEARS N00°25'22"E, AS REFERENCED TO GRID NORTH, SAUK COUNTY COORDINATE SYSTEM, NAD83(97).



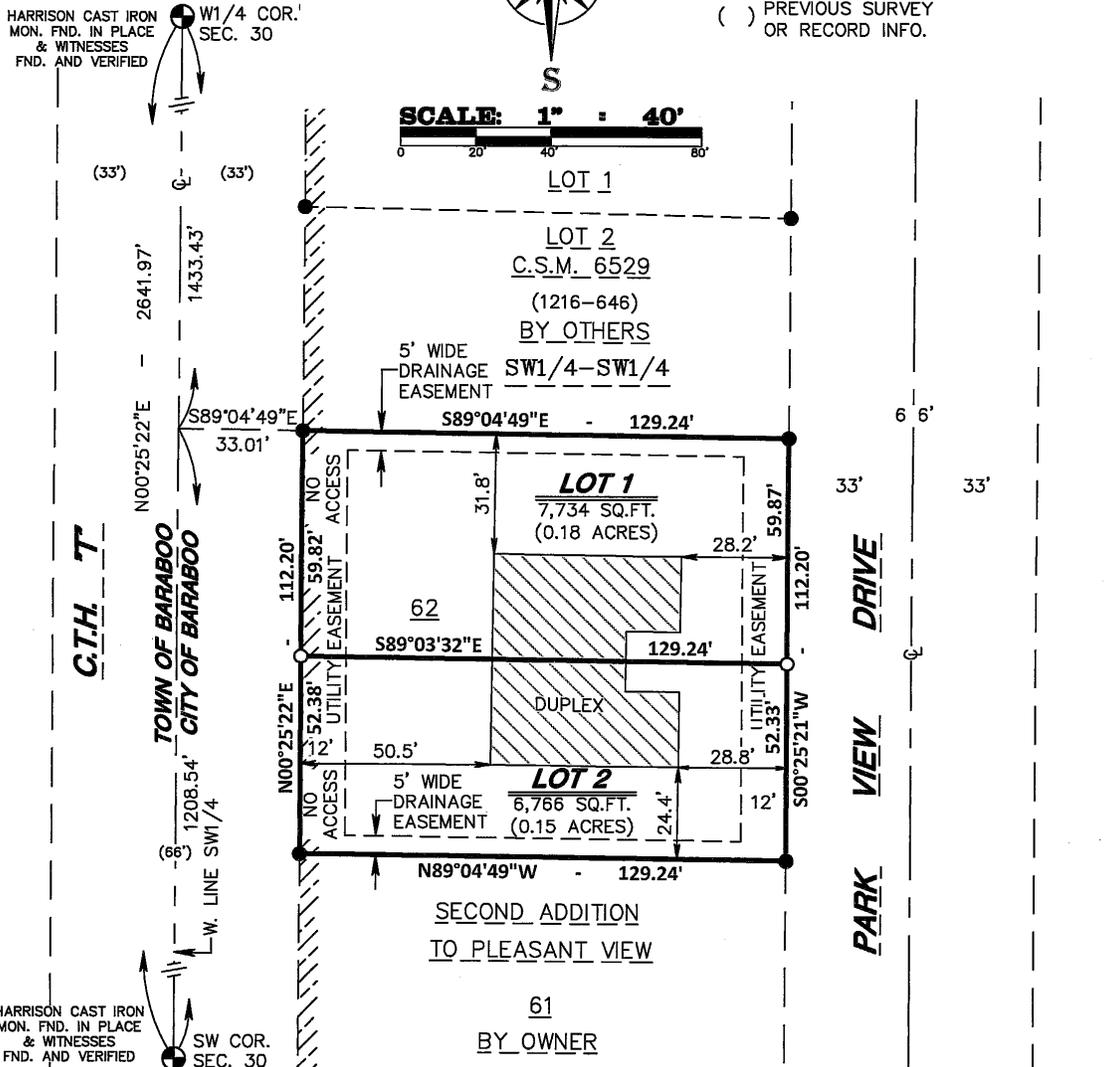
LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊕ HARRISON CAST IRON MON. FND.
- () PREVIOUS SURVEY OR RECORD INFO.

HARRISON CAST IRON MON. FND. IN PLACE & WITNESSES FND. AND VERIFIED

W1/4 COR. SEC. 30

SCALE: 1" = 40'



HARRISON CAST IRON MON. FND. IN PLACE & WITNESSES FND. AND VERIFIED

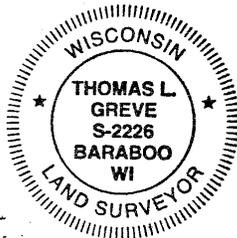
SW COR. SEC. 30

OWNER/CLIENT: D MITCHELL LLC
P.O. BOX 102
1020 8th STREET
BARABOO, WI 53913

As prepared by:

GA 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
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 118-27



DRAFTED BY: A. KASPER

CHECKED BY: TG

PROJ. 316-109

DWG. 118-27CSM SHEET 2 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

Volume _____, Page _____

**LOT 62, SECOND ADDITION TO PLEASANT VIEW, LOCATED IN THE SW1/4 OF THE SW1/4,
SECTION 30, T. 12 N., R. 7 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 14,500 SQ.FT. (0.33 ACRES)

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **D Mitchell LLC**, I have surveyed, monumented, mapped and divided Lot 62, Second Addition to Pleasant View located in the Southwest Quarter of the Southwest Quarter of Section 30, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin.

Containing 14,500 square feet (0.33 acres), more or less. Being subject to servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

THOMAS L. GREVE
Professional Land Surveyor, No. 2226
Dated: February 6, 2018
File No.: 118-27

PLAN COMMISSION RESOLUTION

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

Mayor

Date

City Engineer

Date

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

City Clerk

Date

OWNER/CLIENT: D MITCHELL LLC
P.O. BOX 102
1020 8th STREET
BARABOO, WI 53913

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 218-65

DRAFTED BY: A. KASPER

CHECKED BY: TG

PROJ. 413-140

DWG. 118-13 SHEET 2 OF 2



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING LOT 3, 1st ADDITION TO SPRINGBROOK HILLS REPLAT, LOCATED IN THE NE1/4 OF THE
NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 12,577 SQ.FT. - 0.29 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **D Mitchell LLC**, I have surveyed, monumented, mapped and divided Lot 3, 1st Addition to Springbrook Hills Replat, located in the Northeast Quarter of the Northwest Quarter of Section 12, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.

Containing 12,577 square feet (0.29 acres), more or less. Being subject to servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

Thomas L. Greve

THOMAS L. GREVE
Professional Land Surveyor, No. 2226
Dated: February 16, 2018
File No.: 118-13



PLAN COMMISSION RESOLUTION

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

Mayor

Date

City Engineer

Date

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

City Clerk

Date

CLIENT/OWNER: D MITCHELL LLC
PO BOX 102
1020 8th STREET
BARABOO, WI 53913

As prepared by:

GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 218-66

DRAFTED BY: A. KASPER

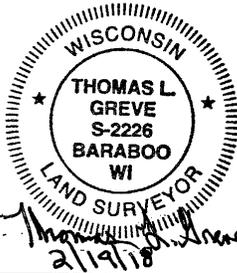
CHECKED BY: IG

PROJ. 316-109

DWG. 218-58

SHEET 1 OF 2

SEAL:



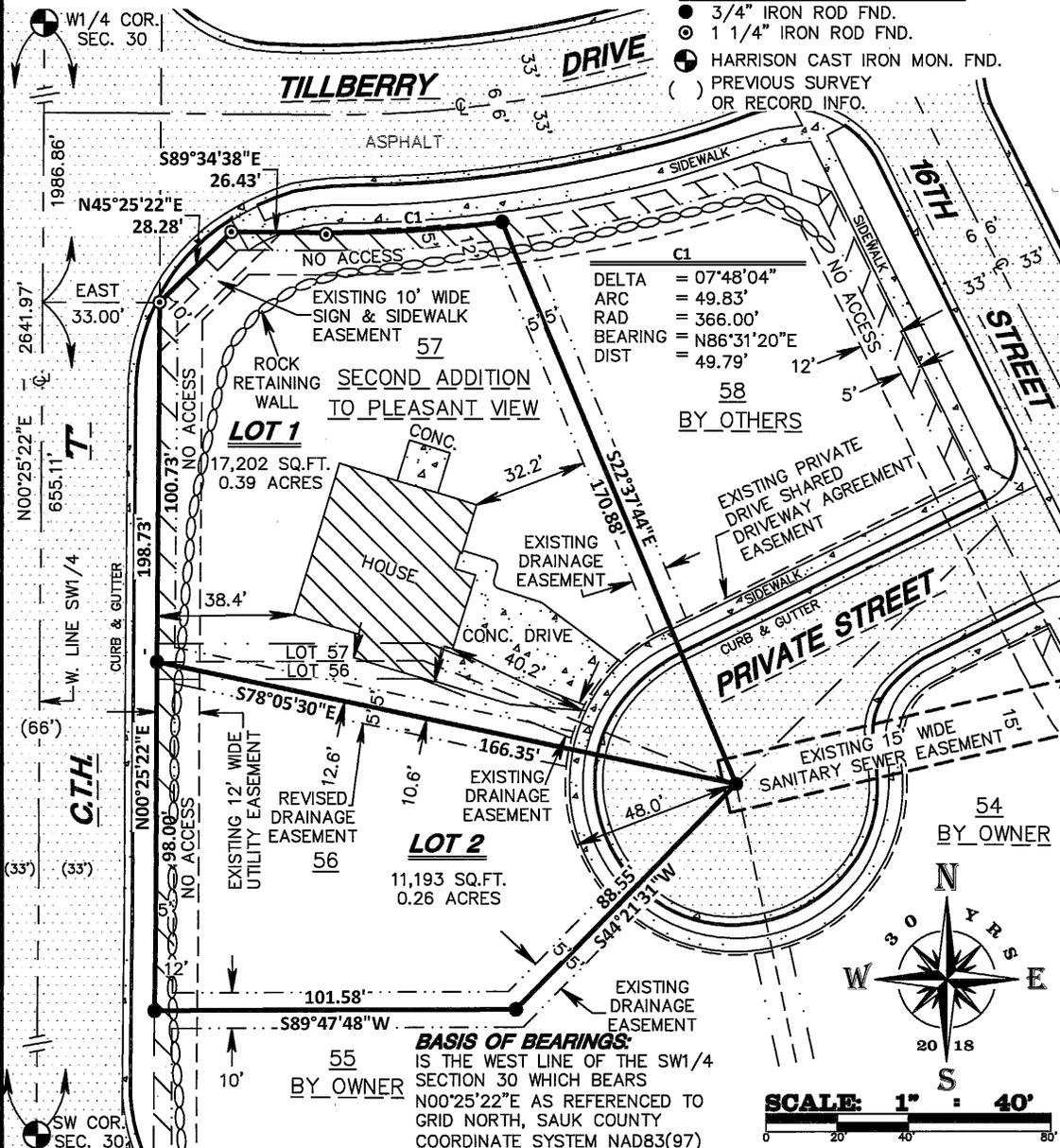
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____ Page _____

BEING ALL OF LOT 56 AND 57 OF SECOND ADDITION TO PLEASANT VIEW, LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 30, TOWN 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 28,395 SQ.FT.-0.65 ACRES

- LEGEND**
- 3/4" IRON ROD FND.
 - ⊙ 1 1/4" IRON ROD FND.
 - ⊕ HARRISON CAST IRON MON. FND.
 - () PREVIOUS SURVEY OR RECORD INFO.



CLIENT/OWNER: DAVID MITCHELL
P.O. BOX 102
1020 8TH STREET
BARABOO WI, 53913

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 218-66

DRAFTED BY: A. KASPER

CHECKED BY: IG

PROJ. 316-109

DWG. 218-58 SHEET 2 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

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SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **D Mitchell LLC**, I have surveyed, monumented, mapped and divided Lots 56 and 57, Second Addition to Pleasant View, located in the Southwest Quarter of the Southwest Quarter of Section 30, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin.

Containing 28,395 square feet (0.65 acres), more or less. Being subject to servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

THOMAS L. GREVE

Professional Land Surveyor, No. 2226

Dated: February 19, 2018

File No.: 218-66

PLAN COMMISSION RESOLUTION

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

Mayor

Date

City Engineer

Date

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

City Clerk

Date

CLIENT/OWNER: DAVID MITCHELL
P.O. BOX 102
1020 8TH STREET
BARABOO WI, 53913

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



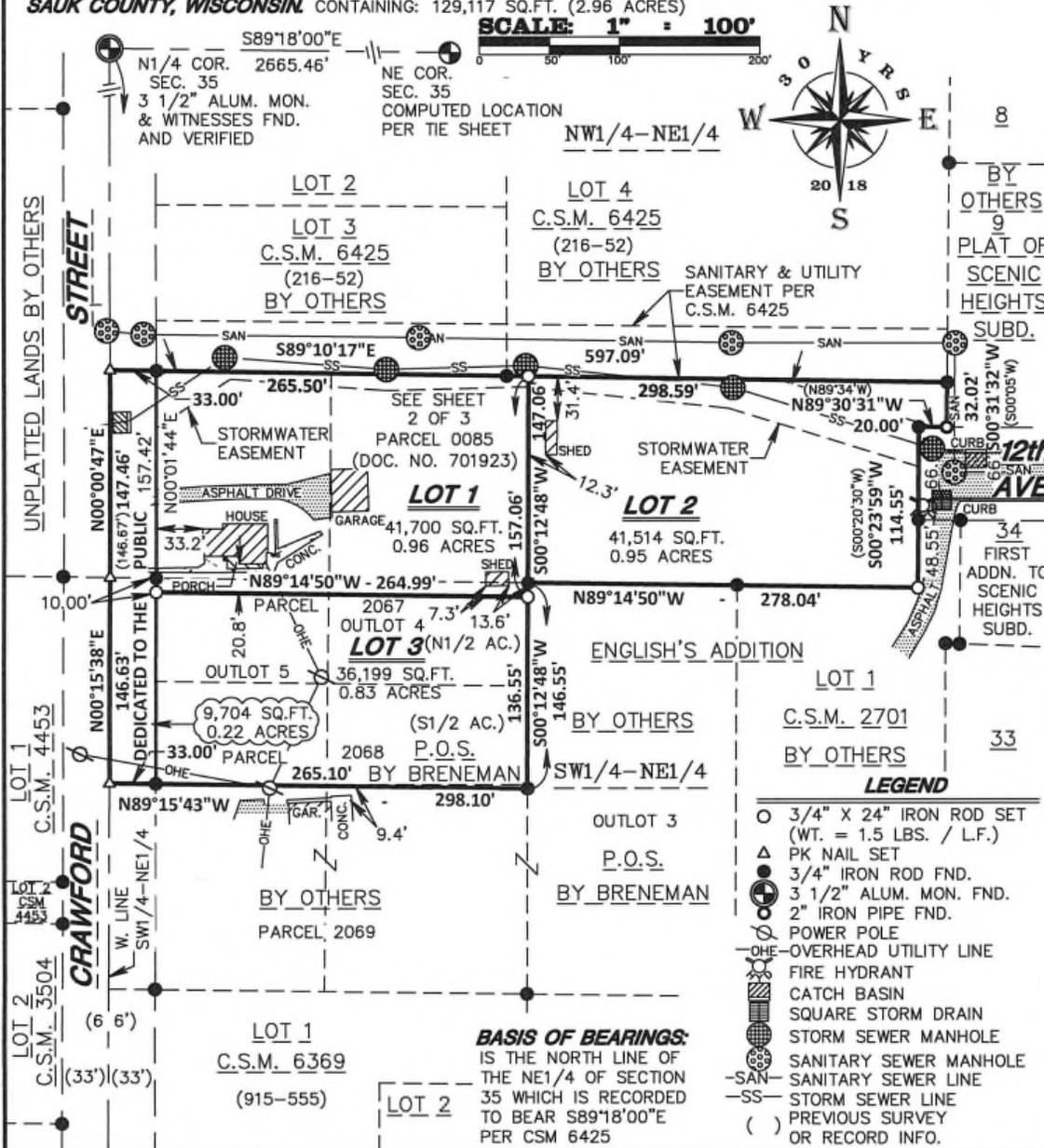
G & A FILE NO. **1017-593**

DRAFTED BY: A. KASPER
CHECKED BY: TG
PROJ. 216-52
DWG. 1017-593 SHEET 1 OF 4

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING PART OF OUTLOTS 4 AND 5, ENGLISH'S ADDITION TO THE CITY OF BARABOO AND LANDS LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 129,117 SQ.FT. (2.96 ACRES)



CLIENT/OWNER: LEIF N. GRIMSTAD LIVING TRUST
1320 CRAWFORD STREET
BARABOO, WI 53913

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



Thomas L. Greve
11/23/18

G & A FILE NO. 1017-593



DRAFTED BY: A. KASPER

CHECKED BY: TG

PROJ. 216-52

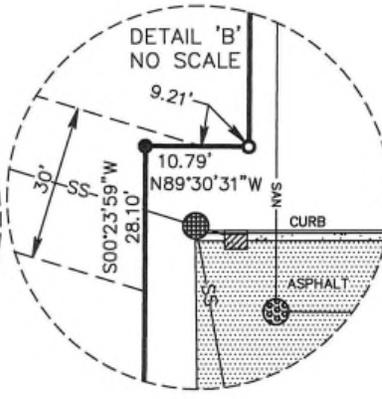
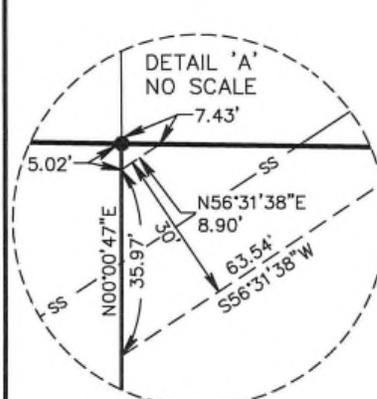
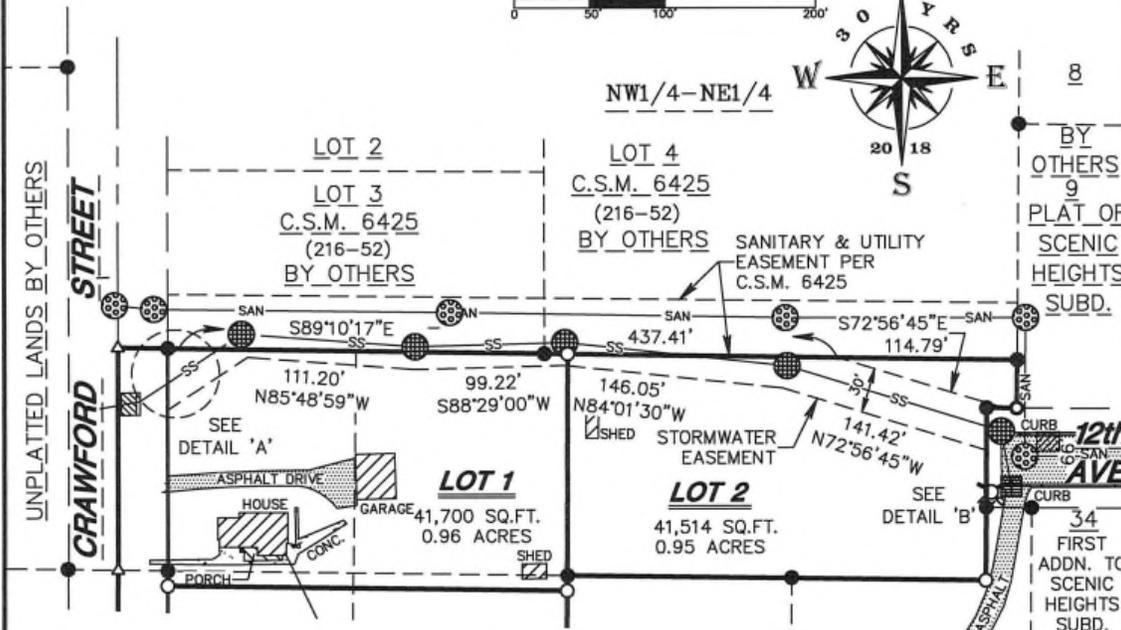
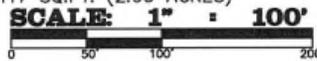
DWG. 1017-593 SHEET 2 OF 4

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF OUTLOTS 4 AND 5, ENGLISH'S ADDITION TO THE CITY OF BARABOO AND LANDS LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 129,117 SQ.FT. (2.96 ACRES)



LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ PK NAIL SET
- 3/4" IRON ROD FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- 2" IRON PIPE FND.
- POWER POLE
- OHE— OVERHEAD UTILITY LINE
- FIRE HYDRANT
- ▨ CATCH BASIN
- ▨ SQUARE STORM DRAIN
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- SAN— SANITARY SEWER LINE
- SS— STORM SEWER LINE
- () PREVIOUS SURVEY OR RECORD INFO.

CLIENT/OWNER: LEIF N. GRIMSTAD LIVING TRUST
1320 CRAWFORD STREET
BARABOO, WI 53913

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1017-593

DRAFTED BY: A. KASPER

CHECKED BY: TG

PROJ. 216-52

DWG. 1017-593 SHEET 3 OF 4

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING PART OF OUTLOTS 4 AND 5, ENGLISH'S ADDITION TO THE CITY OF BARABOO AND LANDS LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 129,117 SQ.FT. (2.96 ACRES)

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of the **Leif N. Grimstad Living Trust**, I have surveyed, monumented, mapped and divided part of Outlots 4 and 5, English's Addition to the City of Baraboo and lands located in the Southwest Quarter of the Northeast Quarter of Section 35, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin described as follows:

Commencing at the North Quarter corner of Section 35;
thence South 00°00'47" West along the West line of the Northwest Quarter of the Northeast Quarter of said Section 35, 1,188.80 feet to the Northwest corner of lands described and recorded in Document 701923 and the point of beginning;
thence South 89°10'17" East along the North line of lands described and recorded in Document 701923, 597.09 feet to a point in the West line of Lot 9, Plat of Scenic Heights Subdivision;
thence South 00°31'32" West along the West line of said Lot 9, 32.02 feet to the Southwest corner of said Lot 9, said point being in the North right-of-way line of 12th Avenue;
thence North 89°33'01" West along the North right-of-way line of 12th Avenue, 20.00 feet;
thence South 00°23'59" West along the West right-of-way line of 12th Avenue and the Westerly line of Lot 1, Certified Survey Map, No. 2701, 114.55 feet;
thence North 89°14'50" West along the North line of said Lot 1 and the North line of Outlot 3, English's Addition to the City of Baraboo, 278.04 feet to the Northeast corner of Outlot 4 in English's Addition to the City of Baraboo;
thence South 00°12'48" West along the East line of said Lot 4, 146.55 feet;
thence North 89°15'43" West along the South line of lands described and recorded in Document 701923, 298.10 feet to a point in the West line of the Southwest Quarter of the Northeast Quarter of said Section 35 and the centerline of Crawford Street;
thence North 00°15'38" East along the West line of the Southwest Quarter of the Northeast Quarter of said Section 35, 146.63 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 35;
thence North 00°00'47" East along the West line of the Northwest Quarter of the Northeast Quarter of said Section 35, 147.46 feet to the point of beginning.

Containing 129,117 square feet (2.96 acres), more or less. Being subject to servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.



THOMAS L. GREVE

Professional Land Surveyor, No. 2226

Dated: January 23, 2018

File No.: 1017-593

CLIENT/OWNER: LEIF N. GRIMSTAD LIVING TRUST
1320 CRAWFORD STREET
BARABOO, WI 53913

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

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SEAL:



G & A FILE NO. 1017-593

DRAFTED BY: A. KASPER

CHECKED BY: TG

PROJ. 216-52

DWG. 1017-593 SHEET 4 OF 4

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING PART OF OUTLOTS 4 AND 5, ENGLISH'S ADDITION TO THE CITY OF BARABOO AND LANDS LOCATED IN THE SW1/4 OF THE NE1/4, SECTION 35, T. 12 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 129,117 SQ.FT. (2.96 ACRES)

OWNER'S CERTIFICATE OF DEDICATION

As Owner(s), I/ we hereby certify that I/we caused the land on this certified survey map to be surveyed, monumented, mapped and dedicated as represented on this certified survey map.

Witness the hand and seal of said Owner this _____ day of _____, 20____.

Leif N. Grimstad Living Trust

STATE of WISCONSIN)
SS)
COUNTY OF _____)

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

My commission expires: _____

Notary Public

PLAN COMMISSION RESOLUTION

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

Mayor

Date

City Engineer

Date

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

City Clerk

Date

CLIENT/OWNER: LEIF N. GRIMSTAD LIVING TRUST
1320 CRAWFORD STREET
BARABOO, WI 53913

17.53 HISTORIC PRESERVATION.

(1) **PURPOSE AND INTENT.** It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of any place, structure or object of special character or special historic, archaeological, or aesthetic interest or other significant value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. This section is adopted pursuant to §62.23(7)(e)(m) of the State Statutes and the purpose of this section is to:

- (a) Affect and accomplish the protection, enhancement, and perpetuation of such places, structures or objects which represent or reflect elements of the City's cultural, archaeological, social, economic, politic and architectural history.
- (b) Safeguard the City's historic, archaeological and cultural heritage as embodied and reflected in such historic places, structures or objects.
- (c) Foster civic pride in the notable accomplishments of the past.
- (d) Stabilize and improve property values.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Improve and enhance the visual and aesthetic character of the City.
- (g) Educate the public regarding the need and desirability of the City's historic preservation program and its enhancement of the quality of life.

(2) **DEFINITIONS.** In this section:

- (a) Historic place, structure or object means any site, parcel of land, building, improvement, work of art or other thing which has a special character or special historic interest, or special archaeological interest, or special aesthetic interest or other significant value as part of the development, heritage, archaeological or cultural characteristics of the City of Baraboo, Sauk County, State of Wisconsin, or United States and which has been designated as a historic place, structure or object by the Plan Commission pursuant to the provisions of this section.
- (b) Certificate of Appropriateness means the Certificate issued by the Commission approving alteration,

rehabilitation, construction, reconstruction or demolition of a historic place, structure or object.

(c) Improvement means any building, structure, place, work of art or other thing constituting a physical betterment of real property, or any part of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.

(3) **HISTORIC PRESERVATION COMMISSION.** The City of Baraboo Plan Commission is hereby designated as the Historic Preservation Commission for the City.

(4) DESIGNATION OF HISTORIC PLACES, STRUCTURES OR OBJECTS. The Plan Commission shall have the power to designate historic places, structures or objects only as provided in this section. A designated historic place, structure or object shall be subject to all the provisions of this section.

(a) For purposes of this section, a historic place, structure or object designation may be established for any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural, archaeological or cultural significance to the City of Baraboo which the Plan Commission determines to be of significant historical, cultural, archaeological or aesthetic value to the City, Sauk County, State of Wisconsin and United States of America and which meets one or more of the following criteria:

1. It is listed on the National Register of Historic Places; or
2. It is listed on the State Register of Historic Places; or
3. All the owners of the proposed historic place, structure or object voluntarily apply for such designation and the proposed historic place, structure or object satisfies one or more of the following criteria:
 - a. Exemplifies or reflects the broad, cultural, political, economic or social history of the United States of America, State of Wisconsin, Sauk County or City of Baraboo; or,
 - b. Is identified with historic personages or with

important events in national, state or local history; or

- c. Embodies the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
- d. Is representative of the notable work of a master builder, designer or architect who influenced his/her age; or
- e. Has yielded, or may be likely to yield, information important to prehistory or history.

(b) The Plan Commission shall adopt specific operating guidelines for historic places, structures or object designation providing such are in conformance with the provisions of this section.

(5) REGULATION OF CONSTRUCTION, RECONSTRUCTION, ALTERATION AND DEMOLITION OF DESIGNATED HISTORIC PLACES, STRUCTURES OR OBJECTS.

(a) No owner or person in charge of a designated historic place, structure or object shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a Certificate of Appropriateness has been granted by the Plan Commission. Unless a Certificate of Appropriateness has been granted by the Plan Commission, the Building Inspector shall not issue a permit for any such work.

(b) Upon filing of an application for Certificate of Appropriateness with the Plan Commission, the Plan Commission shall approve the application unless:

- 1. In the case of a designated historic place, structure or object, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site

upon which said work is to be done.

- 2. In the case of a new improvement upon a historic place, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such historic place;
- 3. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City of Baraboo, Sauk County, or the State of Wisconsin;
- 4. The building or structure is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.
- 5. In the case of a request for a demolition permit, the denial of the demolition permit would result in the loss of all reasonable and beneficial use of or return from the property; or
- 6. In the case of a request for the demolition of a deteriorated place, structure or object, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.

(c) If the Plan Commission determines that the application for a Certificate of Appropriateness and the proposed changes are consistent with the character and features or the historic place, structure or object, it shall issue the Certificate of Appropriateness. The Plan Commission shall make this decision within forty-five (45) days of the filing of the application.

(d) The issuance of a Certificate of Appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other City permit shall be invalid if it is obtained without the presentation of the Certificate of Appropriateness required for the proposed work.

(e) Compliance with Certificates of Appropriateness shall be started within twelve (12) months after the issuance of a Certificate, and the work shall

conform to the provisions of a Certificate. Failure to comply with a Certificate of Appropriateness or failure to obtain a Certificate of Appropriateness shall be a violation of this section. In addition to other penalties and remedies, the Building Inspector shall be empowered to issue a stop work order and all work shall cease on the designated property.

(f) Ordinary maintenance and repairs may be undertaken without a Certificate of Appropriateness provided that the work involved to repair existing features of a historic place, structure or object or the replacement of elements of a historic place, structure or object with pieces identical in appearance and provided that the work does not change the exterior appearance of the historic place, structure or object and does not require the issuance of a building permit.

(g) If the Plan Commission fails to issue a Certificate of Appropriateness due to the failure of the application to conform to the guidelines set forth in this section, the applicant may appeal such decision to the Zoning Board of Appeals within thirty (30) days. In addition, if the Plan Commission fails to issue a Certificate of Appropriateness, the Plan Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain the issuance of a Certificate of Appropriateness within the guidelines of this Section.

(h) At such time as a historic place, structure or object has been properly designated, the Plan Commission may, upon approval by the property owner, cause to be prepared and erected on such property at City expense, a suitable plaque declaring that such property is a historic place, structure or district and containing such other information deemed appropriate by the Plan Commission. Such plaque shall be so placed as to easily visible to passing pedestrians.

(6) PROCEDURES.

(a) The Plan Commission may, after notice and public hearing, designate historic places, structure or objects, recommend such designations, or rescind such designation or recommendation, after application of the criteria in Section 4 above. At least ten (10) days prior to such hearing, the Plan Commission shall notify the owners of record as listed in the office of the City Assessor who are owners of the property in whole or in part constituting the proposed designated historic place,

structure or object. The owners shall have the right to confer with the Plan Commission prior to final action by the Plan Commission on the design-nation. Notice of such hearing shall be published as a Class 1 Notice under the Wisconsin Statutes. The Plan Commission shall also notify the Department of Public Works, the Baraboo Community Development Authority, the Baraboo Park and Recreation Department, the Fire Chief, the Police Chief, and the Building Inspector and Zoning Administrator. Each such department may respond to the Plan Commission with its comment on a proposed designation or on a proposed rescission of a designation.

(b) The Plan Commission shall conduct such public hearing and, in addition to the notified persons, may hear expert witnesses and shall have the power to subpoena such witnesses and records as it deems necessary. The Plan Commission may conduct an independent investigation into the proposed design-nation or rescission. Within thirty (30) days after the close of the public hearing, the Plan Commission may designate the property as either an historic place, structure or site or rescind such a designation. After the designation or rescission has been made, notification shall be sent to the property owner or owners. Notification shall also be given to the City Clerk, Building Inspector and City Assessor. The Plan Commission shall cause the designation or rescission to be recorded at City expense in the office of the Sauk County Register of Deeds.

(7) APPOINTMENT OF AD HOC ADVISORY COMMITTEE. The Plan Commission shall be empowered to appoint a five member Ad Hoc Committee to give advice and to make recommendations to the Plan Commission, upon request, on any matters covered by this section. The members of committee shall be appointed by the Mayor, subject to confirmation by the Plan Commission. Members shall be residents of Sauk County, and shall serve staggered three (3) year terms. Each member shall have, to the highest extent practicable, a known interest in historic preservation.

(8) CONFORMANCE WITH REGULATIONS. Every person in charge of a historic place, structure or object shall maintain same or cause or permit it to be maintained in a condition consistent with the pro-visions of this section. The Building Inspector is hereby authorized and directed to enforce the provisions of this section.

(9) REGULATIONS. The Plan Commission may from time to time promulgate, amend and rescind such regulations as it deems

necessary to effectuate the purposes of this section.

- (10) EMERGENCY CONDITIONS. In any case where the Building Inspector determines that there are emergency conditions dangerous to life, health or property affecting a historic place, structure or object, the Building Inspector may order the remedying of these conditions without the approval of the Plan Commission. The Building Inspector shall promptly notify the Plan Commission of the action being taken. When the emergency conditions do not require demolition, the Building Inspector shall make every effort to carry out the intent of this section and to use the design guidelines of the Plan Commission when remedying the emergency conditions.
- (11) VIOLATIONS AND PENALTY. Any person who violates, disobeys, neglects, omits or refuses to comply with, or who resists the enforcement of any of the provisions of this section shall be subject to a penalty as provided in §17.54 of this Code. In any such action, the fact that a building permit may have been issued shall not constitute a defense. Compliance with the provisions of this section may also be enforced by an action to enjoin any construction, reconstruction, alteration or demolition work on a historic place, structure or object undertaken in violation of the provisions of this section and any such action to abate or enjoin shall be in addition to the penalty as provided in §17.54 of this Code.

In accordance with Section 17.53 of the City of Baraboo General Code of Ordinances, which was adopted in March 1995, the following proerties have been designated as historic structures, places, or objects.

Parcel Number	Description	Address	National Register of Historic Places	State Register of Historic Places	Reference Number	City of Baraboo Designation
206-1396-00000	Baraboo Public Library	230 4th Avenue	9/14/1981	1/1/1989	81000058	11/18/1997
206-1818-00000	William Clark House	320 Walnut Street	4/8/1980	1/1/1989	80000193	11/18/1997
206-1428-00000	Gust Brothers' Store	101 4th Street	8/5/2002	4/12/2002	2000834	
206-1164-00000	Walworth D. Porter Duplex	221-225 7th Street	9/7/1996	5/21/1996	96001053	2/18/1997
206-083?-?????	Ringling Brothers Circus Headquarters	Water Street	8/4/1969	1/1/1989	69000032	11/18/1997
206-1410-00000	Al Ringling Theatre	136 4th Ave	5/17/1976	1/1/1989	76000202	11/18/1997
206-1393-00000	Albrecht C. Ringling House	623 Broadway	5/17/1976	1/1/1989	76000079	11/18/1997
206-3472-00000	Charles Ringling House	201 8th Street	3/21/1997	11/6/1996	97000268	1/21/1997
206-1493-00000	Sauk County Courthouse	515 Oak Street	3/9/1982	1/1/1989	82000711	11/18/1997
206-1297-00000	Seven Gables	215 6th Street	1/20/1978	1/1/1989	78000140	11/18/1997
206-1739-00000	Thompson House Hotel	200 Ash Street	12/22/1997	1/12/1997	97001583	2/20/1998
206-2598-00000	Jacob Van Orden House	531 4th Ave	9/6/1996	3/25/1996	96000888	1/21/1997
206-0231-10000	Island Woolen Company Office Bldg	900 2nd Ave	8/18/2011	11/19/2010	11000559	
206-0190-00000	Ochsner Park					11/18/1997
206-0231-00000	Manchester Street Bridge	Attridge Park	1/13/1988	32509	88002005	11/18/1997

PROSPECTIVE ADDITIONS TO THE LIST

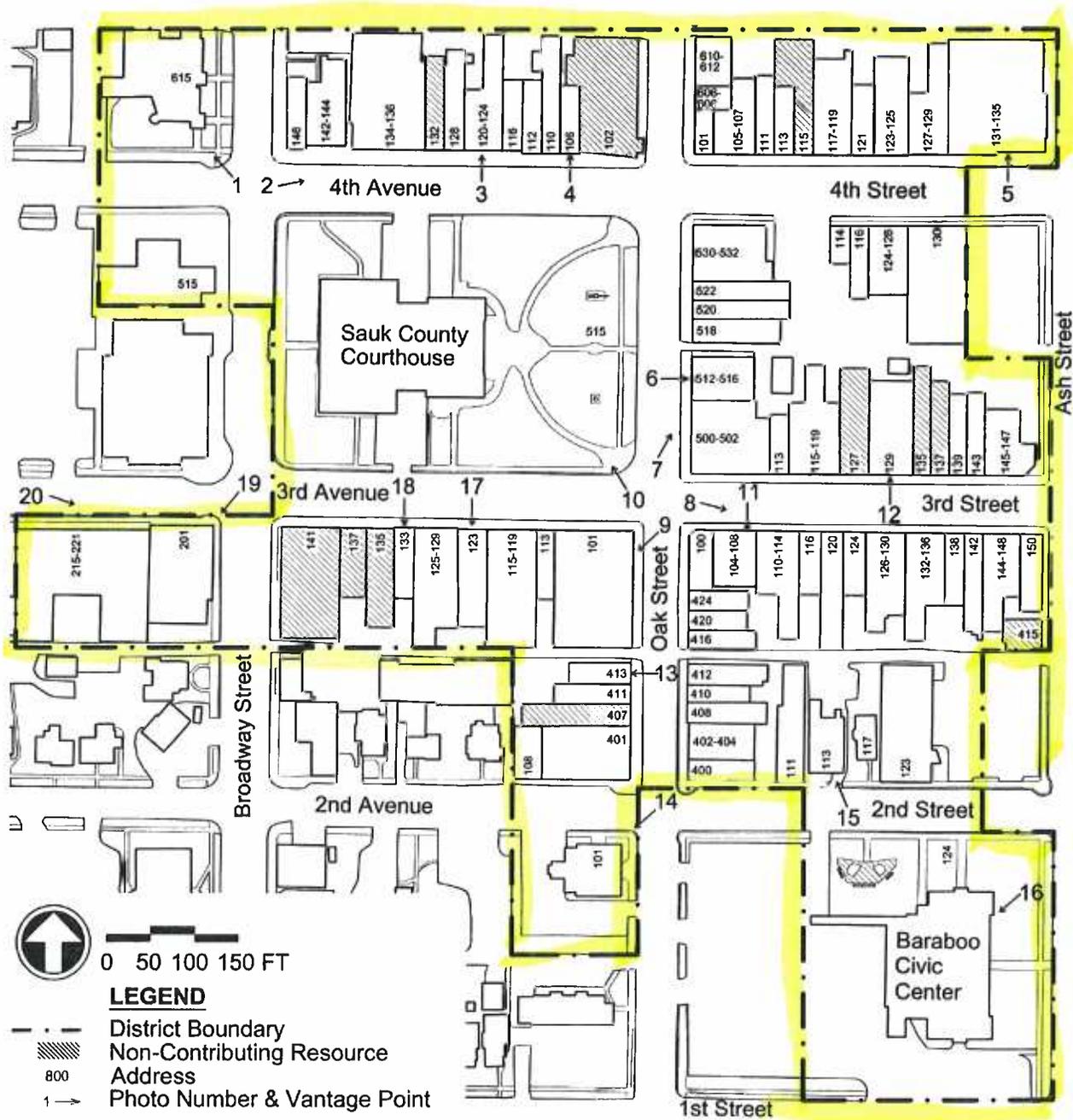
Multiple	Downtown Baraboo Historic District	See Map	6/8/2015	8/15/2014	15000340	2018
206-1769-20000	Charles & Ann Ruhland House	213 Lynn Street	3/20/2017	3/20/2017		2018

United States Department of the Interior
 National Park Service

National Register of Historic Places
 Continuation Sheet

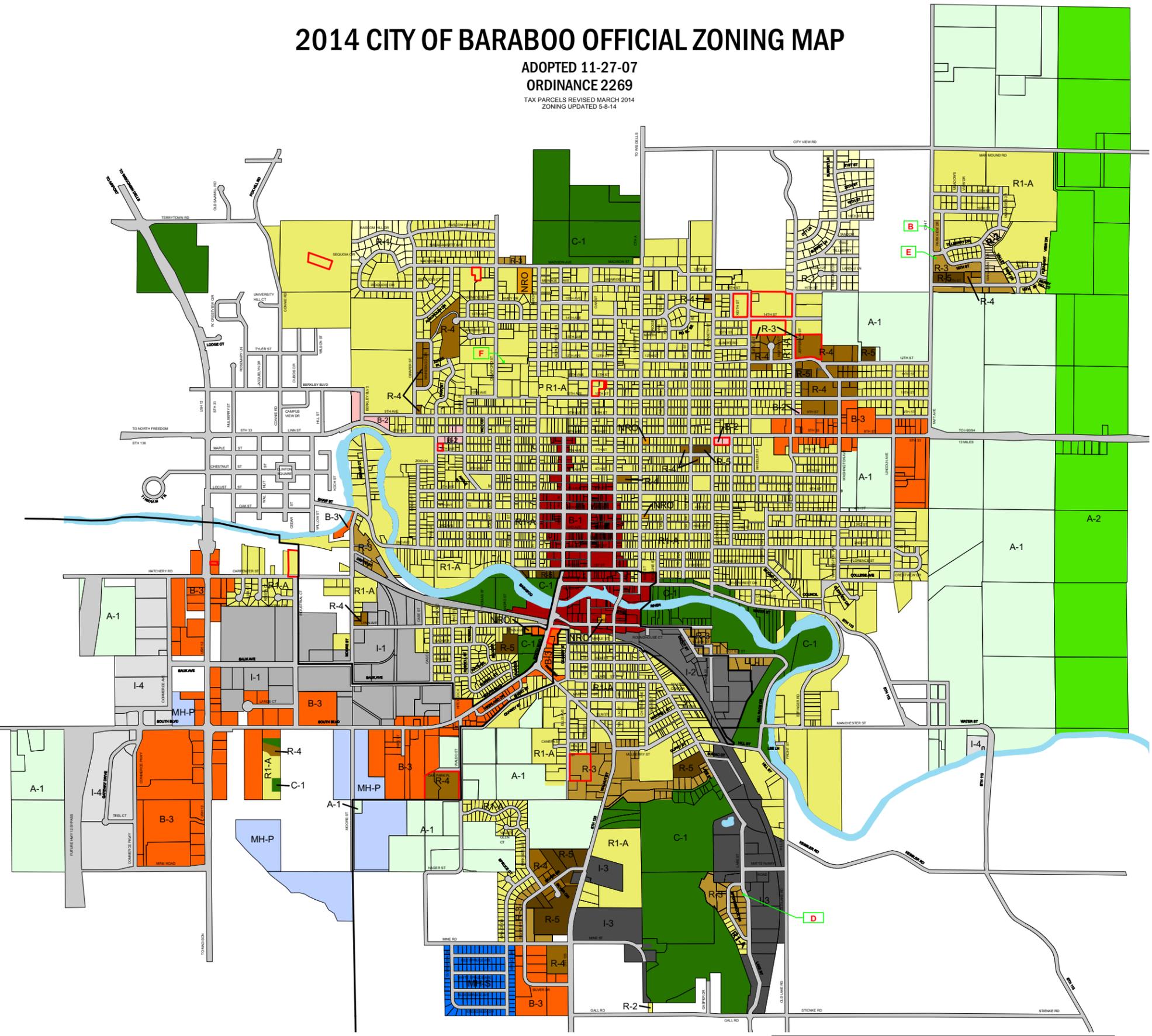
Downtown Baraboo Historic District
 City of Baraboo, Sauk County, WI

Section Boundary Map/Photo Key Page 1



2014 CITY OF BARABOO OFFICIAL ZONING MAP

ADOPTED 11-27-07
ORDINANCE 2269
TAX PARCELS REVISED MARCH 2014
ZONING UPDATED 5-8-14



City of Baraboo Zoning District Chart

Code	Description	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Principal Building 3 and Minimum Dimensions	Accessory Building 3 and Maximum Dimensions	Maximum Lot Coverage	Maximum Building Height	Maximum Height
A-1	Single Family	1,500	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
A-2	Single Family (Traditional)	3,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
B-1	Central Business	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
B-2	Central Neighborhood	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
B-3	Highway Oriented Business	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
C-1	Conservancy District	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
R-1	Single Family Residential	1,500	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
R-1-A	Single Family Residential	1,500	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
R-2	Two Family Residential	1,500	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
R-3	Three and Four Family Residential	1,500	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
R-4	Four - Twelve Family Residential	1,500	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
R-5	Thirteen Family and Up Residential	1,500	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
I-1	Industrial, Enclosed Storage	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
I-2	Industrial, Open Storage	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
I-3	Industrial/Business	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
I-4	Planned Industrial/Business	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
MH-P	Manufactured Home Park	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'
MH-S	Manufactured Home Single Family	5,000	30	30' x 30' x 10'	30' x 30' x 10'	25%	12'	12'



0 300 600 1,200 1,800 Feet

- A-1 Agricultural Transition
- A-2 Agricultural Holding
- C-1 Conservancy District
- R-1 Single Family Residential
- R-1-A Single Family Residential
- R-2 Two Family Residential
- R-3 Three and Four Family Residential
- R-4 Four - Twelve Family Residential
- R-5 Thirteen Family and Up Residential
- NRO Neighborhood Residential/Office

- B-1 Central Business
- B-2 Central Neighborhood
- B-3 Highway Oriented Business
- I-1 Industrial, Enclosed Storage
- I-2 Industrial, Open Storage
- I-3 Industrial/Business
- I-4 Planned Industrial/Business
- MH-P Manufactured Home Park
- MH-S Manufactured Home Single Family

BOUNDARY OF AREA REQUIRING CONDITIONAL USE PERMIT - SEE ZONING ADMINISTRATOR FOR DETAILS AND REQUIREMENTS
 PARCELS BOUND BY A BRIGHT RED LINE HAVE A PLANNED UNIT DEVELOPMENT AGREEMENT (PUD)

* There are exceptions to these figures; please refer to the Zoning Ordinance document.