

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, June 16, 2020 – **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Member Notices: Mayor Palm, P. Wedekind, R. Franzen, J. O’Neill, T. Kolb, D. Marshall, E. Geick.
Others Noticed: T. Pinion, K. Downing, E. Truman, Jessica Bergin, Pat Cannon, Glenn Hovde, Jake Buswell, Misty Muter, Joe Colossa, Jon Bare, Richard Blakeslee, Library, and Media.

Remote participation at this meeting is allowed and encouraged. Commission members and the members of the public wanting to participate remotely must dial:

Conference Call No: +1 414 662 3639 Conference Code No: 975 016 905#

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 May 19, 2020 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 Hearings

- a. The request of Hovde Development Corp. for a Conditional Use Permit to allow the construction of a hotel to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the northerly 3 acres of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin at 932 Gateway Drive.
- b. Request of Hovde Development Corp. for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the southerly 4 acres of Lot 3, Gateway Business Park plat, City of Baraboo, Sauk County, Wisconsin at 1025 Gateway Drive.

4. New Business

- a. Consider Hovde Development Corps’s request for a Conditional Use Permit to allow the construction of a hotel to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the northerly 3 acres of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin at 932 Gateway Drive.
- b. Consider Hovde Development Corp.’s request for a Conditional Use Permit to allow the construction of a flex space building for light industrial and/or office space to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the southerly 4 acres of Lot 3, Gateway Business Park plat, City of Baraboo, Sauk County, Wisconsin at 1025 Gateway Drive
- c. Consideration of a Request by Three Amigos Property Management, LLC to review an SIP in accordance with Step 4 of the Planned Development process to construct a 66-unit multi-family residential complex, located at 325 Lynn Street, in a B-1 Central Business zoning district.

- d. Consideration of a Request by Collaborative Properties, LLC to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to allow a two-tenant professional office building in a B-3 Highway Oriented Business zoning district on the 0.25-acre vacant parcel on the south side of 8th Street, located at 908 8th Street by Misty Muter and Chris Sommerfield.
- e. Consideration of a Request by Al Ringling Brewing Company, Inc to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to allow an outdoor beer garden with a decorative fence less than 6 feet in height in a B-1 Central Business zoning district for the property located at 623 Broadway, on the southwest corner of 5th Ave and Broadway, Joe Colossa, Donald Horowitz, Jon Bare, and Griffin James.
- f. Review and approve a two-lot Certified Survey Map for The Opal Kohlmeyer Estate for land in the City's Extraterritorial Plat Approval Jurisdiction, located on the west side of Hager and Mine Roads, south of Waldo Street, being part of the NE ¼ of the NW ¼ of Section 11, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin, by Sandra Cohoon.

4. Adjournment

Mike Palm, Mayor

Agenda prepared by Kris Jackson, 355-2730, Ext. 7309
Agenda Posted by Kris Jackson on June 12, 2020

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.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

PLAN COMMISSION ITEM SUMMARY
June 16, 2020

SUBJECT: CONSIDER HOVDE DEVELOPMENT CORPS'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A HOTEL TO BE LOCATED IN THE W ½ OF THE SW ¼ OF SECTION 3, T11N, R6E, ON THE NORTHERLY 3 ACRES OF LOT 3 OF CSM NO. 6411, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 932 GATEWAY DRIVE.

SUMMARY OF ITEM A: Hovde Development Corp. has an arrangement with DEVCO I, LLC to purchase a portion of the property immediately south of the property occupied by Pizza Ranch on Gateway Drive with the current property owner, DEVCO I, LLC.



Pending the completion of a Hotel Feasibility Study, Hovde Development Corp. is planning to develop a hotel the subject property, which provides good visibility from the USH 12 expressway as well as good access to the property. This property is zoned I-4, Planned Industrial/Business, which is the most permissive zoning classification in the Zoning Code. Although a Hotel is a permitted use in this zoning district, the property is located in the Conditional Use Overlay district, which regulates all permitted uses as Conditional Uses; hence this CUP request.

This request only pertains to the proposed use of the property for a hotel. The applicant is looking for approval to use the property for the intended purpose prior to investing the time and expense necessary to formally plan the development of the site. Pursuant to the Site Plan Review and Approval Procedure in Section 17.47 of the Zoning Code, the applicant will need to provide a full submittal package consisting of a Site Plan, Landscaping Plan, Storm Water Management Plan, Site Lighting Plan, Signage Plan, and Colored Renderings of any proposed structure(s) for your review at a future meeting. In the meantime, the City has commissioned a Hotel Feasibility Study to document the demand for hotel accommodations, which will drive the size of the proposed hotel.

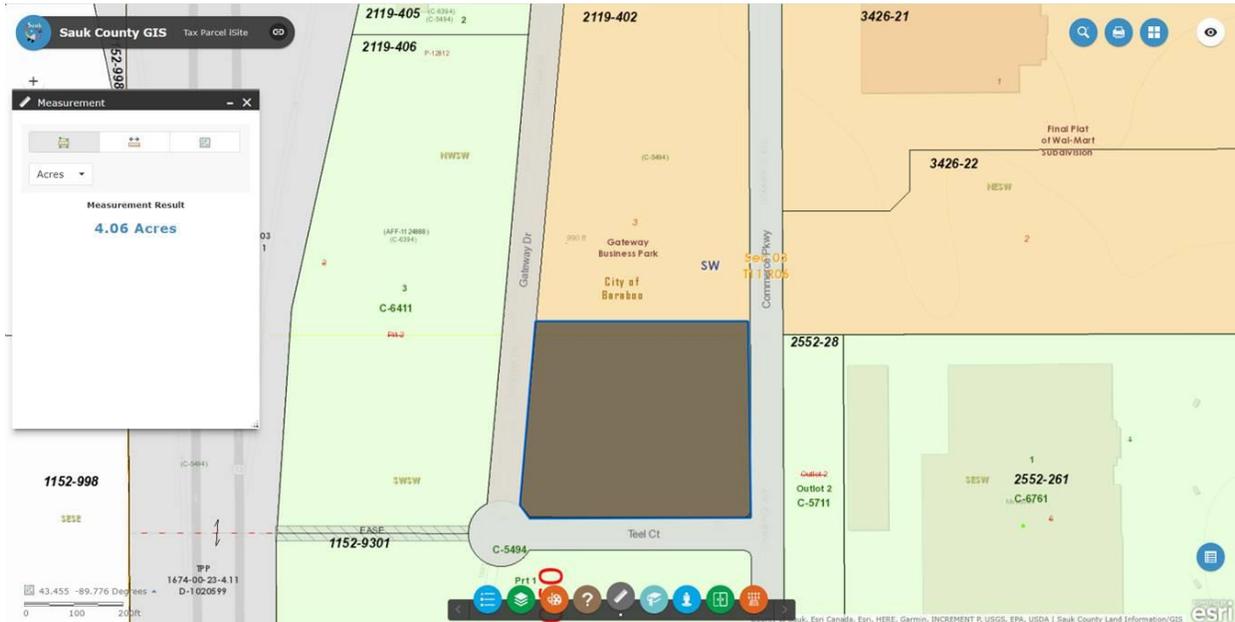
COMPLIANCE/NONCOMPLIANCE:

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: CONSIDER HOVDE DEVELOPMENT CORP.'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A FLEX SPACE BUILDING FOR LIGHT INDUSTRIAL AND/OR OFFICE SPACE TO BE LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 3, T11N, R6E, ON THE SOUTHERLY 4 ACRES OF LOT 3, GATEWAY BUSINESS PARK PLAT, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 1025 GATEWAY DRIVE.

SUMMARY OF ITEM B: Hovde Development Corp. has an arrangement with DEVCO I, LLC to purchase a portion of the property immediately north of the property occupied by TEEL Plastics, Inc on Teel Court, between Gateway Drive and Commerce Drive, with the current property owner, DEVCO I, LLC.



Hovde Development Corp. has successfully developed flex space buildings in several communities and is interested in doing the same in Baraboo. Although the proposed use of a flex space building for light industrial and/or office space is a permitted use in this zoning district, the property is located in the Conditional Use Overlay district, which regulates all permitted uses as Conditional Uses; hence this CUP request.

This request only pertains to the proposed use of the property for flex space building. The applicant is looking for approval to use the property for the intended purpose prior to investing the time and expense necessary to formally plan the development of the site. Pursuant to the Site Plan Review and Approval Procedure in Section 17.47 of the Zoning Code, the applicant will need to provide a full submittal package consisting of a Site Plan, Landscaping Plan, Storm Water Management Plan, Site Lighting Plan, Signage Plan, and Colored Renderings of any proposed structure(s) for your review at a future meeting.

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 A REQUEST BY THREE AMIGOS PROPERTY MANAGEMENT, LLC TO REVIEW AN SIP IN ACCORDANCE WITH STEP 4 OF THE PLANNED DEVELOPMENT PROCESS TO CONSTRUCT A 66-UNIT MULTI-FAMILY RESIDENTIAL COMPLEX, LOCATED AT 325 LYNN STREET, IN A B-1 CENTRAL BUSINESS ZONING DISTRICT.

SUMMARY OF ITEM C: At last month's meeting, the Commission approved the GDP and conditionally approved the SIP for their proposed 66-unit Multi-Family Residential Complex. During the intervening weeks, they have prepared a colored rendering of the proposed building, which is included in the packet. For your convenience, I have included the site plan, building elevations, and floor plans for the proposed apartment complex that you reviewed last month.

Pursuant to Site Plan Review and Approval procedure in Section 17.47 of the Zoning Code, the applicant will need to provide a full submittal package consisting of a final Site Plan, Landscaping Plan, Storm Water Management Plan, Site Lighting Plan, and Signage Plan for your review at a future meeting.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the SIP.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve the Planned Development overlay district.

SUBJECT: CONSIDERATION OF A REQUEST BY COLLABORATIVE PROPERTIES, LLC TO REVIEW A COMBINED GDP/SIP IN ACCORDANCE WITH STEPS 3 & 4 OF THE PLANNED DEVELOPMENT PROCESS TO ALLOW A TWO-TENANT PROFESSIONAL OFFICE BUILDING IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT ON THE 0.25-ACRE VACANT PARCEL ON THE SOUTH SIDE OF 8TH STREET, LOCATED AT 908 8TH STREET BY MISTY MUTER AND CHRIS SOMMERFIELD.

SUMMARY OF ITEM D: At last month's meeting, the applicants explained that they recently purchased this property with the intent to building a new commercial office building, which is a permitted use in the B-3 zoning district. They considered several possible layouts for their project and would like to situate the building along back portion of the site and provide parking in front of the building. The underlying B-3 zoning regulations require a 25-foot rear yard setback since the adjoining property is zoned residential. They would like to reduce the rear yard to 10 feet (which is incidentally the setback for an accessory structure.), which is what creates their need for a PUD Overlay zoning. Everything else would be comply with the underlying B-3 regulations.

The applicants have provided the attached site plan, building plans, and renderings of their proposed project to review as a GDP/SIP for this single-phase project.

The final Site Plan, Site Lighting Plan, and Landscaping Plan will be submitted for review and approval at a future date.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the GDP.

ACTION: Approve/Conditionally Approve/Deny the SIP.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve the Planned Development overlay district.

SUBJECT: CONSIDERATION OF A REQUEST BY AL RINGLING BREWING COMPANY, INC TO REVIEW A COMBINED GDP/SIP IN ACCORDANCE WITH STEPS 3 & 4 OF THE PLANNED DEVELOPMENT PROCESS TO ALLOW AN OUTDOOR BEER GARDEN WITH A DECORATIVE FENCE LESS THAN 6 FEET IN HEIGHT IN A B-1 CENTRAL BUSINESS ZONING DISTRICT FOR THE PROPERTY LOCATED AT 623 BROADWAY, ON THE SOUTHWEST CORNER OF 5TH AVE AND BROADWAY, JOE COLOSSA, DONALD HOROWITZ, JON BARE, AND GRIFFIN JAMES.

SUMMARY OF ITEM E: A Conditional Use Permit for the operation of the micro-brewery as a tourism-oriented manufacturing business was approved on December 18, 2018. The applicants have been working hard to complete their project. As part of the liquor license application, they would like to include an on-site beer garden that would be located on the southeast side of the building. Although a beer garden is allowed in a B-1 zoning district, our licensing code requires a solid 6-foot high fence to enclose it. The owners would like a lower-height more decorative fence that complements the historic Al Ringling Mansion and rather than rezone the property to B-3 Highway Oriented Business, they would prefer to maintain the existing zoning and obtain a PUD Overlay.

The applicants have provided a location plan and several photos of the proposed fence for your consideration.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the GDP.

ACTION: Approve/Conditionally Approve/Deny the SIP.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve the Planned Development overlay district.

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP FOR THE OPAL KOHLMAYER ESTATE FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, LOCATED ON THE WEST SIDE OF HAGER AND MINE ROADS, SOUTH OF WALDO STREET, BEING PART OF THE NE ¼ OF THE NW ¼ OF SECTION 11, T11N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, BY SANDA COHOON.

SUMMARY OF ITEM F: Steven & Sandra Cohoon are proposing to subdivide a 40.36-acre parcel (gross size) into two lots. The City's minimum lot size for any new lot in the ETJ area is 20 acres for both the proposed lot and remnant. Both lots meet this requirement. The Town of Baraboo has not yet formally approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection. Accordingly, a conditional approval of the CSM, pending Town Approval, seems to be warranted. Accordingly, the Mayor, Clerk, and Engineer shall only sign the final CSM after the Town has signed it.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8)(a)(2) – *Minimum Lot Size or Parcels in the City's ET Plat Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance and determined that it does comply with our Ordinance requirements.

ACTION: Approve/Conditionally Approve the CSM

Minutes of Plan Commission Meeting May 19, 2020

Call to Order – Mayor Palm called the meeting of the Commission to order at 5:17 PM.

Roll Call – Present were Phil Wedekind, Roy Franzen, Jim O’Neill, Kolb, Marshall, Geick, and Palm.

Also in attendance were Engineer Tom Pinion, Gregg Borucki, Misty Muter, Chris Sommerfield, Joe Colossa, Jon Bare, Greg Held, Jerry Maj, and Jake & Brian Buswell.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O’Neill, seconded by Kolb to approve the minutes of the March 17, 2020 meeting. Motion carried unanimously.

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

New Business

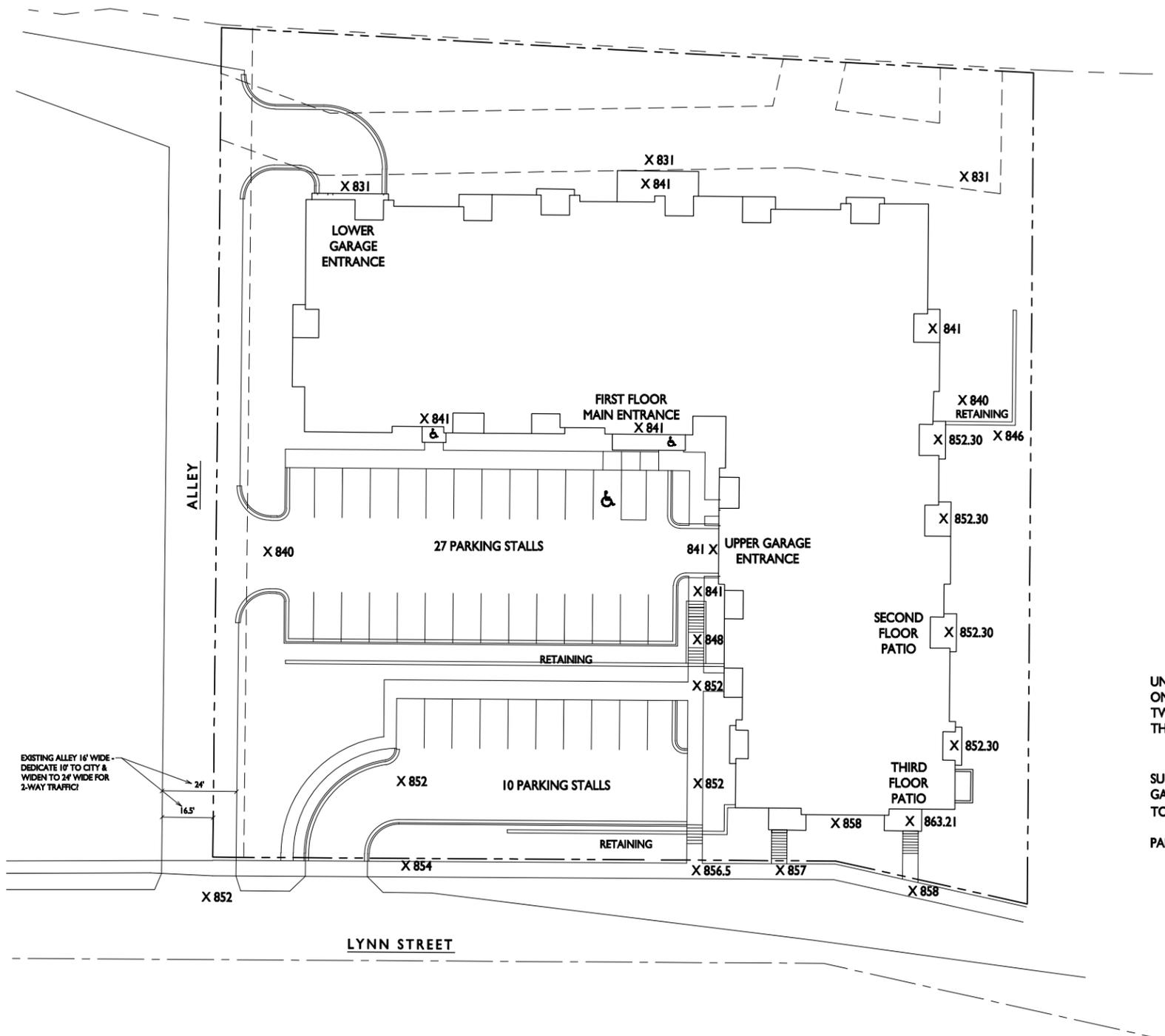
- a. Consideration of a Request by Three Amigos Property Management, LLC to review a combined GDP/SIP in accordance with Steps 3 & 4 of the Planned Development process to construct a 66-unit multi-family residential complex, located at 325 Lynn Street, in a B-1 Central Business zoning district – Pinion presented background for this request. He said the Three Amigos previously entered into Pre-Development Agreement that was approved by the Council on October 8, 2019 and are continuing with the process of purchasing this property from the City. He said Three Amigos are planning to build a multi-family residential complex, and are diligently working on their site plan and building plans. He said that this property was previously rezoned with a PUD Overlay in June 2018 for a previous developer; however, became null and void since it was not utilized within 12 months. Jake and Brian Buswell said that they are working on the color renditions now. They said that the building is L-shaped, 65-67 units, multiple parking levels, as well as underground, and another underground parking that will be stacked because of how steep the site is. Jake Buswell then gave an overview of what is being proposed as far as the mixture of units. Jake then presented the Commission with the materials being proposed. Greg Held, Knothe Bruce Architects addressed the Commission and stated that he could provide physical samples of materials at the next meeting. O’Neill asked if the same colors will be used, Boswell answered that color has not been decided at this time. Wedekind asked project cost. Boswell said their preliminary cost is between 7-8.5 million. Pinion said that it was up to the Commission whether they would like to action on the GDP and SIP together, or separately. Kolb moved to approve the GDP, and conditionally approve the SIP pending color renderings, exemplars of the exterior materials, final site plan, stormwater management plan, site lighting plan, and a landscaping plan. Wedekind seconded the motion. On roll call vote for the motion, Ayes – O’Neill, Kolb, Marshall, Geick, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.
- b. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for MAJ 3, LLC to allow a multi-family residential development in a B-3 Highway Oriented Business zoning district on the 5.3-acre parcel on the north side of South Blvd. in the SE1/4 of the NE1/4 of Section 3, T11N, R6E, located at 1420 South Blvd. and formerly occupied by the Honey Boy Mobile Home Park, by Jerry Maj – Pinion presented the background to the Commission. He said the underlying zoning is B-3 and does not allow, either as a permitted use, or as conditional use a Multi-family residential project. He said that the developer is looking for feedback for the Commission whether this is an appropriate land use in this location. Maj was asked if consideration was given to a mixed use of commercial and residential. Maj stated that at this point this has not been considered; however, he would be willing to leave the door open. Kolb said that he likes the idea of mixed used, but given the need for more residential units within the City he could live with either one. He said the only problem he would have is entrance and egress on South Blvd. Pinion said the property has frontage on Commerce. Pinion said that he has the same concern, he would like to see single access off Highway W, perhaps even restrict it to right out, right in only, and the secondary access off of Commerce Avenue in some fashion. Maj felt that this is doable. Palm express the same concern. Geick and O’Neill also agreed. Palm summarized that the Commission would like the developer to at least look into the idea of a mixed use, and also giving strong consideration to the traffic flow off and on of Highway W, and utilizing Commerce Avenue as an entrance to the development.

- c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for collaborative Properties, LLC to allow a two-tenant professional office building in a B-3 Highway Oriented Business zoning district on the 0.25-acre vacant parcel on the south side of 8th Street, located at 908 8th Street by Misty Muter and Chris Sommerfield – Pinion presented background to the Commission. He said this property is directly across from BP Fresh Market Express property. He said the reason for the PUD is that in a B-3 zoning district there is a 25-foot setback on the rear yard if the rear yard adjoins a residentially zoned property. He said there is a residentially zoned property immediately south of this with a 7th Street frontage, but rather than provide that large backyard for their proposal and force the parking much closer to the sidewalk they would like that reduced to what they are showing as 10-feet from the rear property line. Franzen questioned if neighbors have been contacted regarding the setback request. He said that the process at this point is strictly a concept meeting with the Plan Commission so there has been no formal notification by the City, and he does not know whether the developers have done so. He said they obviously spoke to their neighbor to the west. He said the Public Safety Committee previously authorized a temporary shared lateral agreement with them since this vacant lot does not have laterals stubbed in for sewer or water. Kolb said he would like to see a shared driveway with American Family to limit the number of driveways on 8th Street. He said that he likes the look HIP roof and would like to see a color rendering of a conventional roof. Misty Muter said that it would be difficult to share a driveway with American Family due to the customers parking on the west side of their building and employees in the back. She also likes the hipped roof, but it is expensive. It was the consensus of the Commission that the concept is good and recommend proceeding as long as the Commission sees a rendering of a gabled roof at a future meeting.
- d. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for the Al Ringling Brewing Company, Inc. to allow an outdoor beer garden with a decorative fence in a B-1 Central Business zoning district for the property located at 623 Broadway, on the southwest corner of 5th Avenue and Broadway, Joe Colossa, Donald Horowitz, Jon Bare, and Griffin James – Pinion said under the City’s liquor license provisions, anyone in the Central Business District they are allowed outdoor beer gardens, but there is a corresponding restriction that they have to be enclosed with a solid 6-foot fence. He said because of the property’s historic nature the owners would like to provide something that would complement the building, something along the lines of a wrought iron style fence with a 4 or 6-inch vertical uprights between. He said the fence would be in the area where the carriage turn-around is and would not extend past the building toward Broadway. O’Neill would like to see some type of visual aid of the fence. Pinion said that they did provide a picture; the fence is black, 3.5-feet in height. Kolb said he likes the style and the location, somewhat concerned regarding the height, and would like it taller. Marshall asked the owners if they are requesting a shorter fence to avoid obscuring the property. Owners answered that the property was on the National Historic Registry and does not want the fence to distract from the historic nature. Chief Schauf said that he does not have a problem with the wrought iron fence, or the height of the fence. He said that he feels the intent of the code was to prevent the passing of alcohol to underage persons. He said that he does not anticipate that to be a problem at this particular establishment. However, the challenge that he has as Chief of Police is consistent application across any business in B-1 that wants to go through this type of process. He said that he thinks the City has some special circumstances because of the historical reference to the National Registry that gives the City some latitude. He said in speaking with Pinion and Attorney Truman, they feel that this is best way to provide for the beauty of, not only the business, but also downtown while still preserving and not having to worry about other businesses applying for and getting variances that could cause safety issues.
- e. Review and approve a two-lot Certified Survey Map for Steven & Sandra Cohoon for land in the City’s extraterritorial Plat Approval Jurisdiction, located on the west side of Hager and Mine Roads, south of Waldo Street, being part of the NE1/4 of the NW1/4 of section 11, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin – Pinion said just a point of order, the agenda clearly states that the petitioners must be present or the subject will not be hear by the Commission. He said there is no one on the call, or in Council Chambers. He said for reference sake he did speak with the applicants yesterday, they did try to consult with the City Attorney, but she was not available. He said that he asked them about it, and explained for the third or fourth time why this was not consistent with the City’s Extra Territorial Zoning Ordinance; therefore, he feels that is an indication why they chose not to attend this evening. Kolb moved, O’Neill seconded to postpone this matter. On roll vote for the motion, Ayes – Kolb, Marshall, Geick, Palm, Wedekind, Franzen, and O’Neill. Nay – 0, motion carried 7-0.

Mayor Palm formally welcomed Ed Geick to the Plan Commission. He said that another move made this year was the retirement of Alderman Dennis Thurow that opened up an Aldermanic seat and he would then chair the Commission.

Adjournment - It was moved by Kolb, seconded by Wedekind to adjourn at 6:03 p.m. The motion carried unanimously.

Mike Palm, Mayor



EXISTING ALLEY 16' WIDE
DEDICATE 16' TO CITY &
WIDEN TO 24' WIDE FOR
2-WAY TRAFFIC

UNIT MIX:

ONE BEDROOM	27
TWO BEDROOM	35
THREE BEDROOM	4
	<hr/>
	66

SURFACE STALLS: 37
GARAGE: 73
TOTAL: 110

PARKING RATIO: 1.67:1

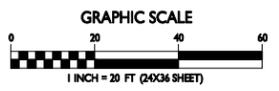
ISSUED
May 12, 2020

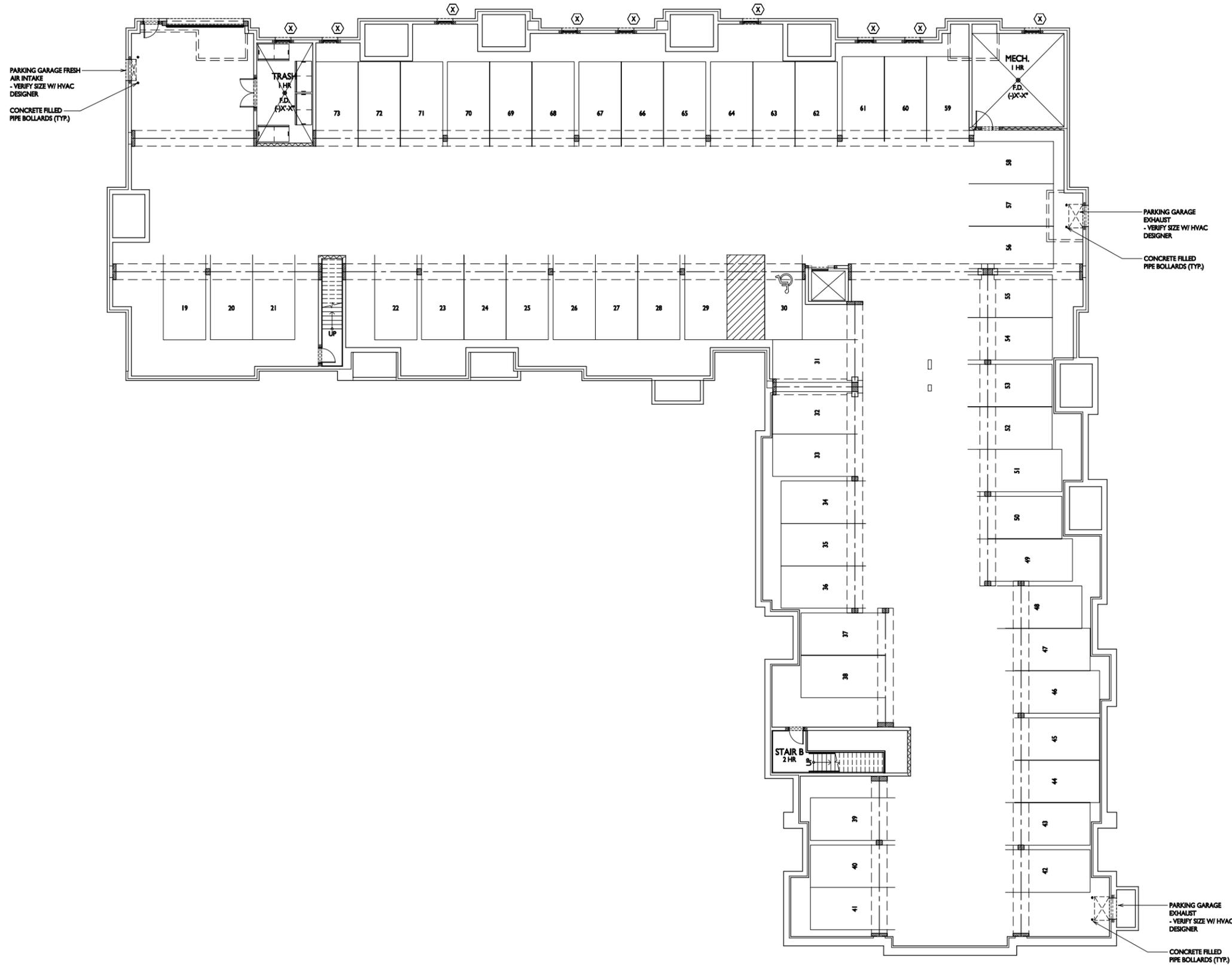
PROJECT TITLE
**Baraboo
Apartment
Development**

Site Address:
325 Lynn Street
Baraboo, WI
SHEET TITLE
Site Plan

SHEET NUMBER

SITE PLAN
1" = 20'-0"





ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE
**Baraboo
 Apartment
 Development**

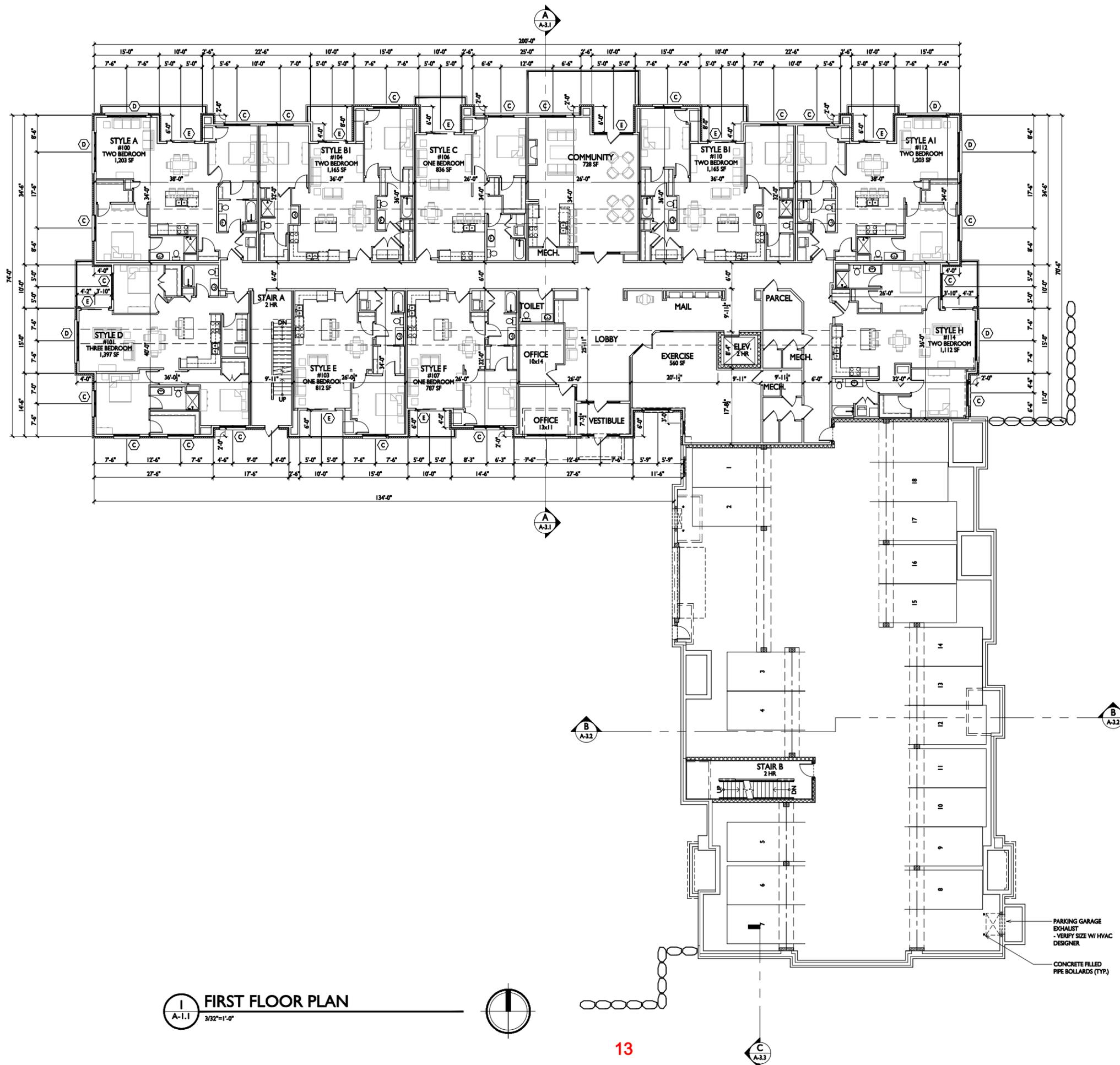
Site Address:
**325 Lynn Street
 Baraboo, WI**
 SHEET TITLE
Basement Plan

SHEET NUMBER

A-1.0

PROJECT NO. **1968**
 © 2013 Knothe & Bruce Architects, LLC





I FIRST FLOOR PLAN
A-1.1 3/32"=1'-0"



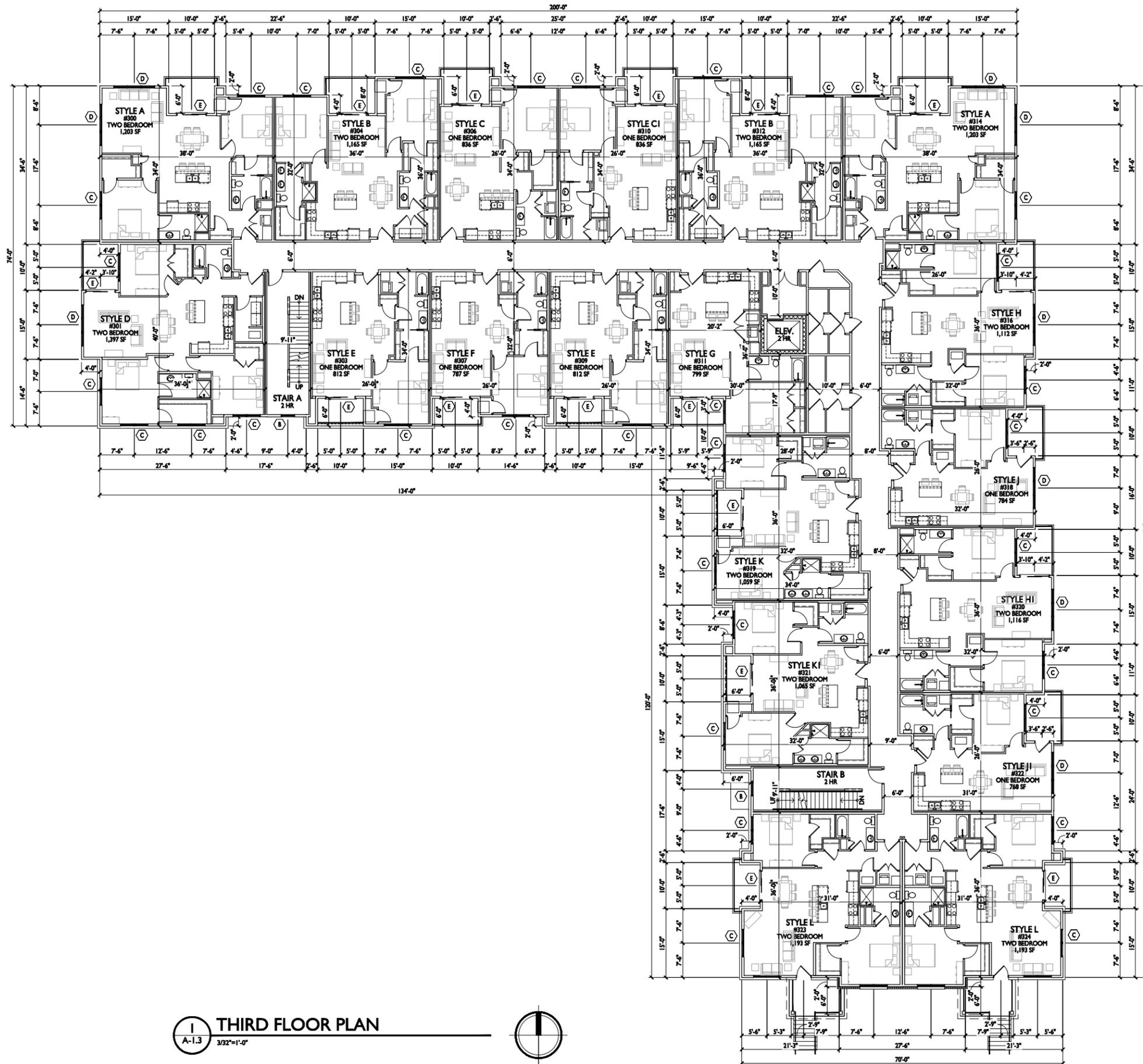
ISSUED
Issued for Landmarks - February 24, 2020

PROJECT TITLE
**Barboo
Apartment
Development**

Site Address:
325 Lynn Street
Barboo, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1



THIRD FLOOR PLAN
 A-1.3 3/32"=1'-0"



knothe • bruce
 ARCHITECTS

Phone: 7601 University Ave, Ste 201
 608.836.3690 Middleton, WI 53562

ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE
**Baraboo
 Apartment
 Development**

Site Address:
**325 Lynn Street
 Baraboo, WI**

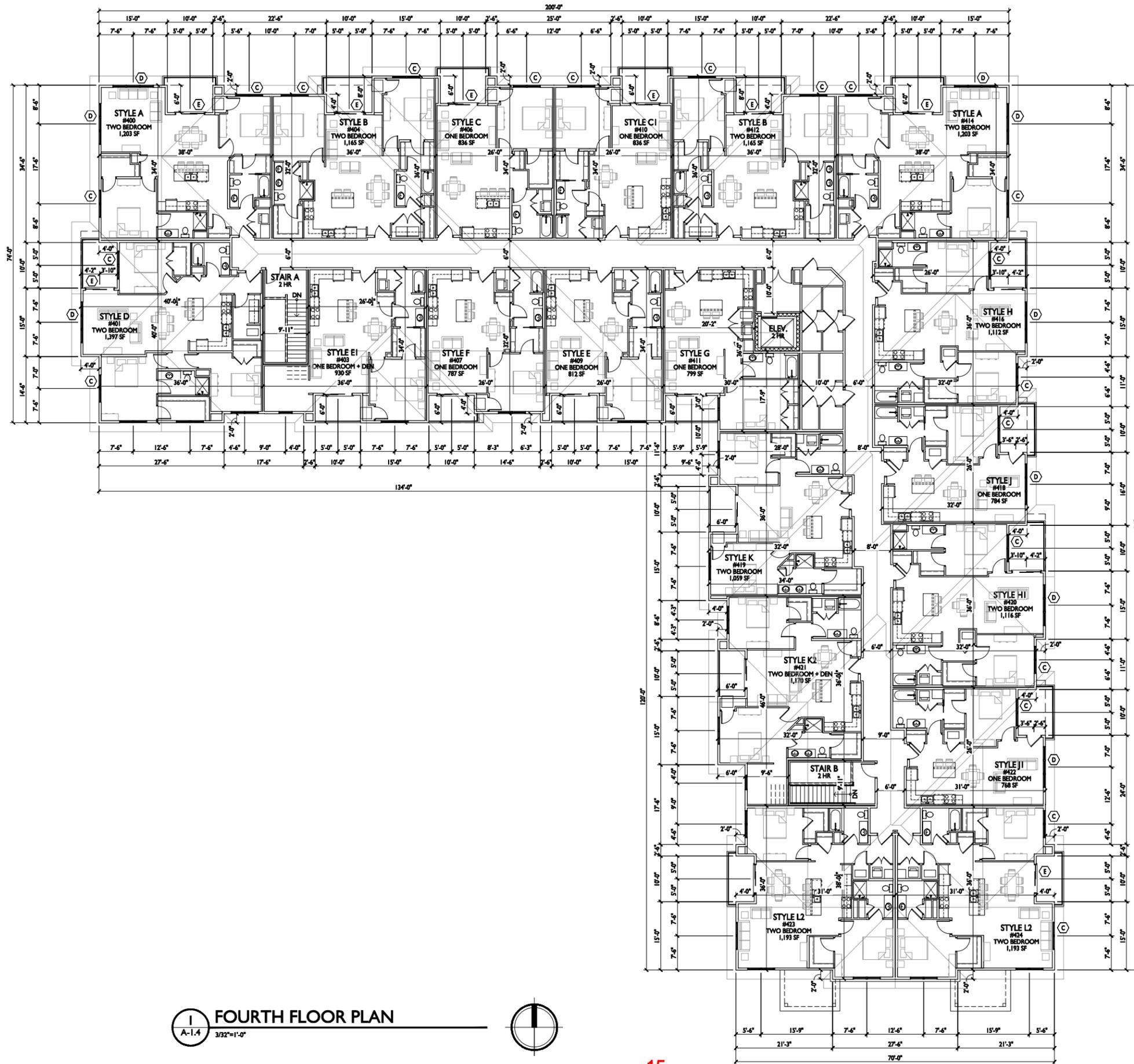
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. **1968**

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1 FOURTH FLOOR PLAN
 A-1.4 3/32"=1'-0"

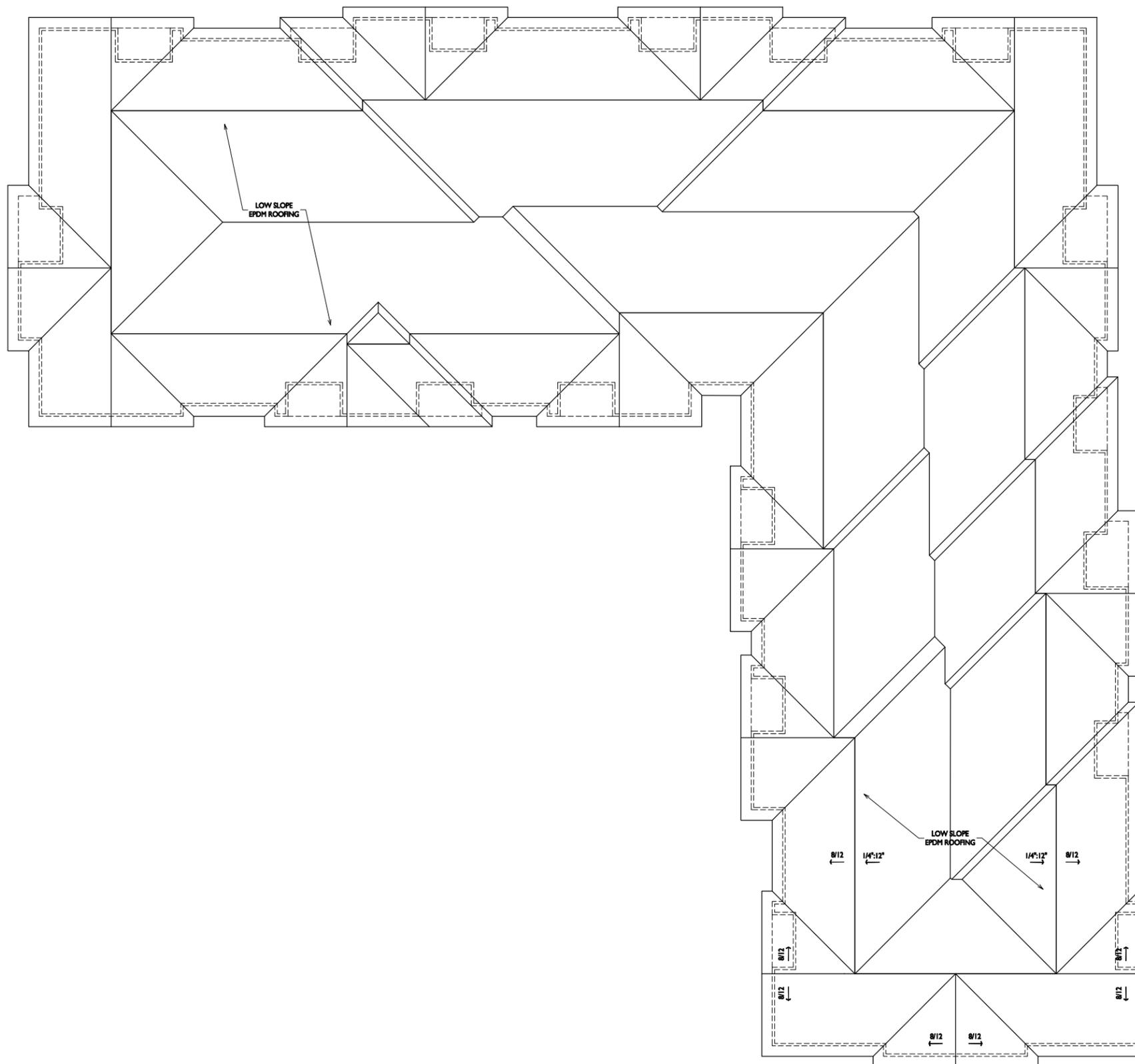
ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE
**Baraboo
 Apartment
 Development**

Site Address:
**325 Lynn Street
 Baraboo, WI**
 SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4



ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE
**Baraboo
 Apartment
 Development**

Site Address:
 325 Lynn Street
 Baraboo, WI
 SHEET TITLE
Roof Plan

SHEET NUMBER

A-1.5
 PROJECT NO. **1968**
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 ARCHITECTS
 Phone: 7601 University Ave., Ste 201
 608.836.3690 Middleton, WI 53562



1 NORTH ELEVATION
 A-2.1 1/8"=1'-0"

ISSUED
 Issued for xyz - Month Day, Year

PROJECT TITLE
**Baraboo
 Apartment
 Development**

Site Address:
 325 Lynn Street
 Baraboo, WI
 SHEET TITLE
**Exterior
 Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. 1968
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2 SOUTH ELEVATION
 A-2.1 1/8"=1'-0"



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for xyz - Month Day, Year



1 EAST ELEVATION
A-2.2 1/8"=1'-0"



2 WEST ELEVATION
A-2.2 1/8"=1'-0"

PROJECT TITLE
**Baraboo
Apartment
Development**

Site Address:
325 Lynn Street
Baraboo, WI
SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.2

PROJECT NO. **1968**
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knothe • bruce
ARCHITECTS

Phone: 7601 University Ave. Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for xyz - Month Day, Year



1 NORTH ELEVATION
A-2.1 1/8"=1'-0"



2 SOUTH ELEVATION
A-2.1 1/8"=1'-0"

PROJECT TITLE
**Baraboo
Apartment
Development**

Site Address:
325 Lynn Street
Baraboo, WI

SHEET TITLE
**Exterior
Elevations**

SHEET NUMBER

A-2.1

PROJECT NO. 1968
© Knothe & Bruce Architects, LLC

Submission for GDP/SIP for proposed Planned Development for 908 8th St.

The allowable building perimeter of the lot limits possible building footprints. It is a narrow lot – about 82' wide. We are seeking a Planned Development for a 10' setback rather than a 25' setback on the southern border. This will result in the greenspace to be moved from the back of the building to the front for a more appealing view from 8th Street.

The southern board is shared with a residential lot that contains a single-family home.

If you recall, at the last Planned Commission Meeting there was discussion surrounding three matters:

1. Hip Roof vs. Gable Roof: We have now decided to move forward with a hip roof as shown in the renderings.
2. Fence on southern border: Since our last meeting we learned due to the elevations on the lot a fence would not be feasible. From north to south, the elevation rises about 2 feet to about $\frac{3}{4}$ of the way into the lot, then dips down about 5 feet. The renderings show how we intend to build given the lot's elevations. We will utilize landscaping to create a screen between properties – as shown in the renderings. Therefore, we do not intend to build a fence.
3. Entrance/Driveway: At the last planned commission meeting, Tom Pinion suggested a shared driveway with the neighboring business of American Family. I communicated my concerns as American Family's drive is located on the westside of the American Family building which means traffic for our building would have to travel around the American Family building to enter our parking lot. We did explore options with our architect and did not find a solution to share a drive with American Family.

However, we may change the location of the entrance due to a utility pole. The location of the driveway/entrance as shown in the attached site layout requires a utility pole to be moved. We are currently exploring our options – move the location of the driveway/entrance or pay to have the utility pole moved.



FRONT VIEW



FRONT VIEW



SIDE VIEW



SIDE VIEW



REAR VIEW



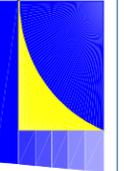
REAR VIEW

J:\2020 Projects\2015 Muller, Kelly & Sommerfeld, Chris\5 Technical\03_#1b-Entry option layout_#4\2020_3_24_20 PM

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City of Baraboo
GDP/ SIP SUBMITTAL
 Not for Construction

Bouril Design Studio, LLC
 6425 Odessa Rd Suite 2
 Madison, WI 53714
 608-939-3400 www.bourilstudio.com



New Office Building for
Collaborative Properties LLC
 408 8th St, Baraboo, WI, 53913

revision index		
#	date	reference

project: 20015
 date: 6/4/2020
 drawn by:

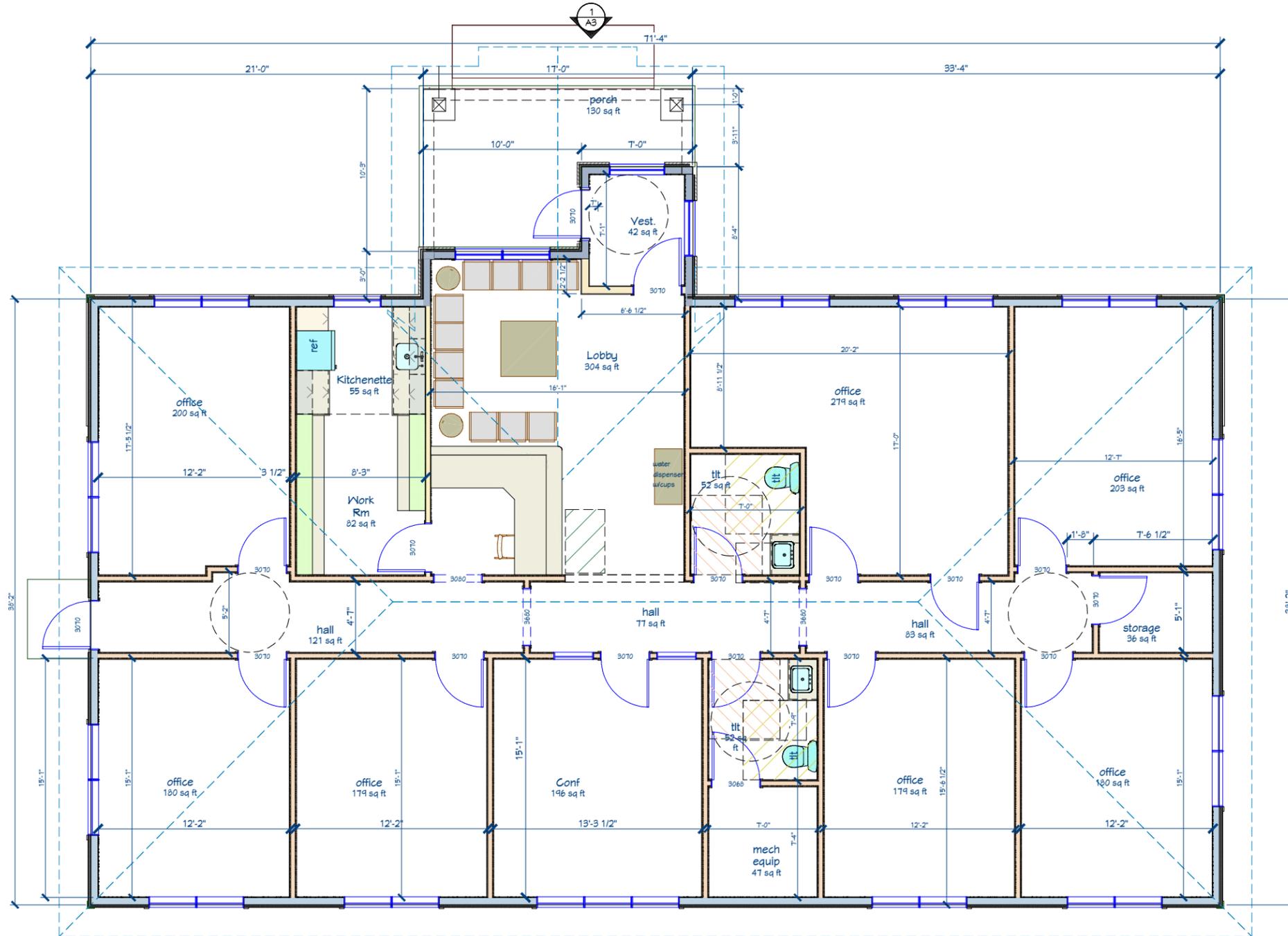
A0



② South Exterior Elevation
SCALE: 1/4" = 1'-0"

J:\2020 Projects\2015 Muller, Kelly & Sommerfeld, Chris\5 Technical\03_#1-Entry_option_layout_#4\2020-3-24-25 PM

Elevation 3



high stc rated walls
 sound batt+ soundboard+ rc channels one side
 LP smartside & trim
 fiberglass window, marvin elements
 snaplock mtl roof w/ ice & water
 acoustically lined ductwork

tankless
 water heaters
 @ bathrooms

1 First Floor Plan
 SCALE: 1/4" = 1'-0"

2
 A3

Elevation 4

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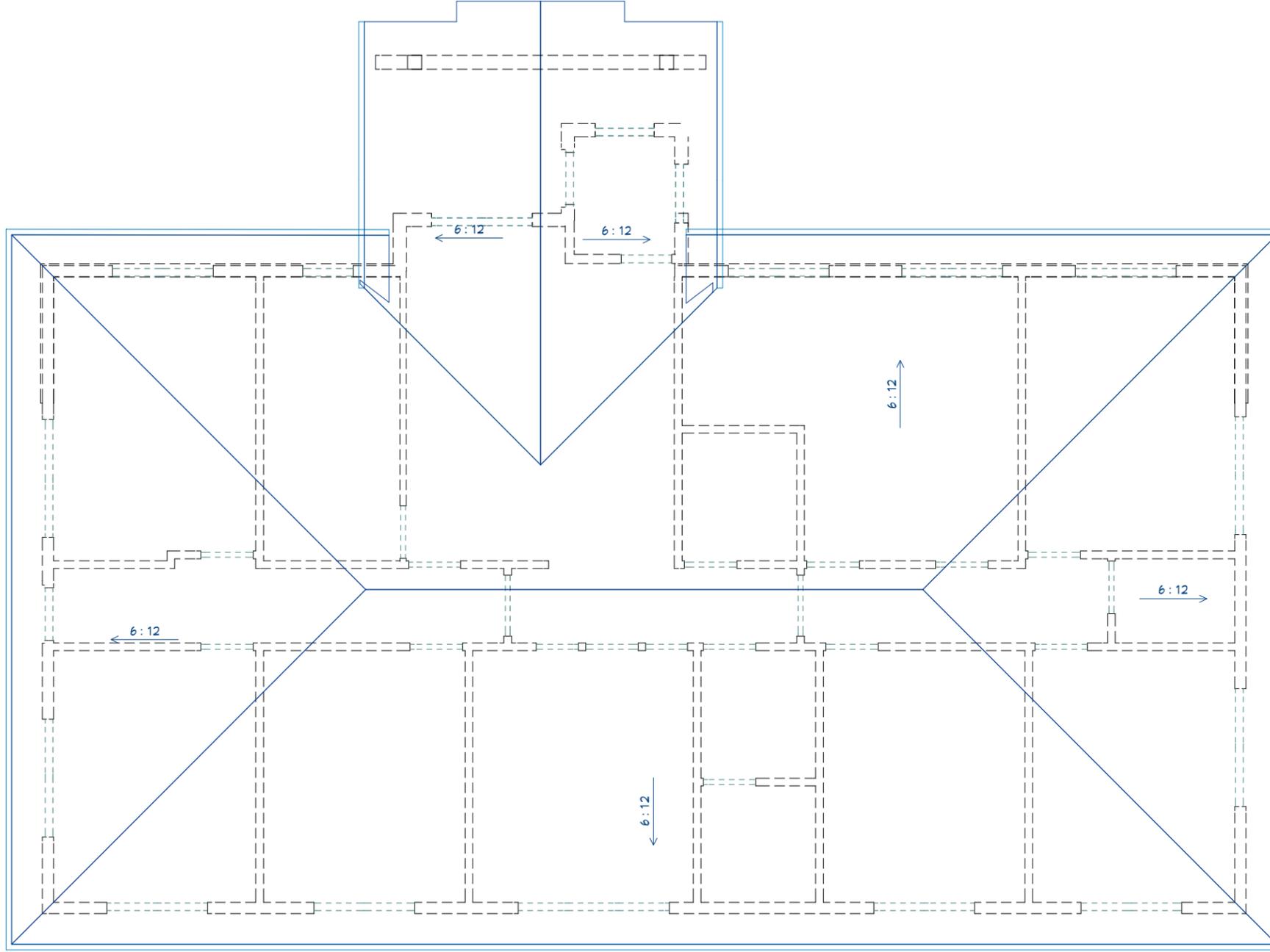
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New Office Building for
Collaborative Properties LLC
 408 8th St, Baraboo, WI, 53913

revision index		
#	date	reference

project: 2015
 date: 6/4/2020
 drawn by:

A1



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

revision index		
#	date	reference

project: 20015
date: 6/4/2020
drawn by:

A2

New Office Building for
Collaborative Properties LLC
408 8th St, Baraboo, WI, 53913



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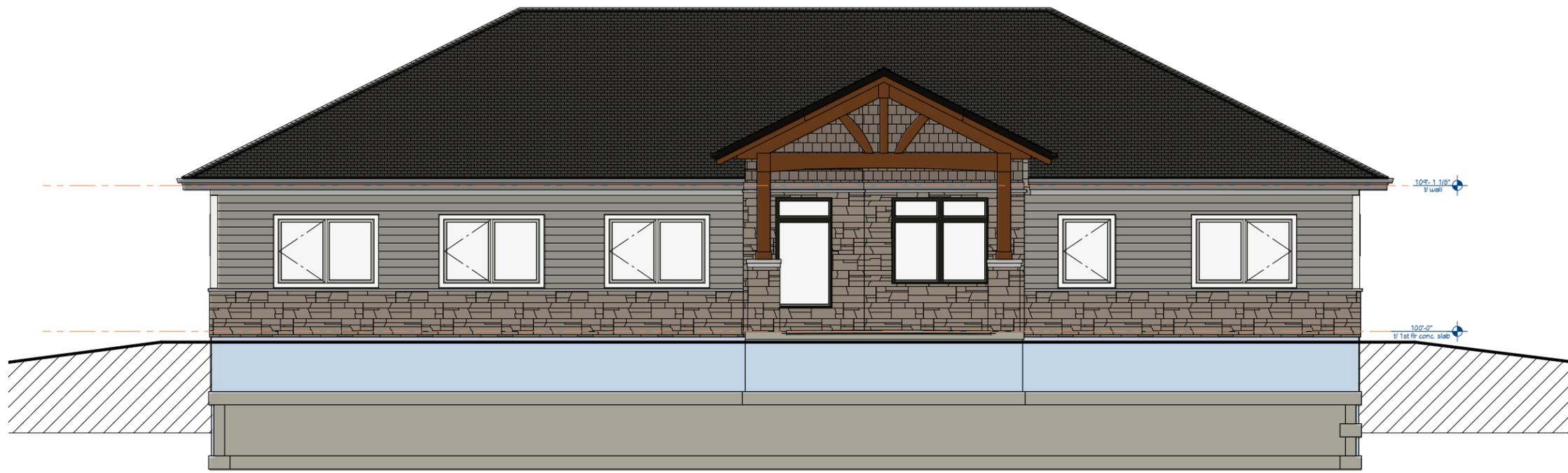


New Office Building for
Collaborative Properties LLC
 908 8th St, Baraboo, WI, 53913

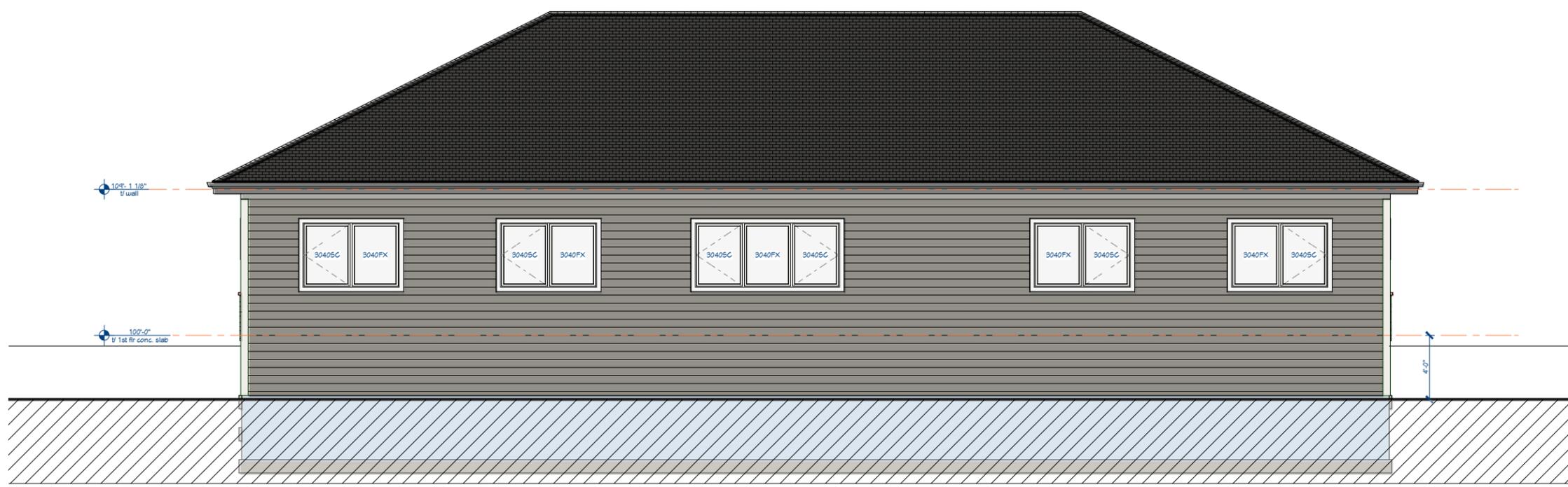
revision index		
#	date	reference

project: 20015
 date: 6/4/2020
 drawn by:

A3



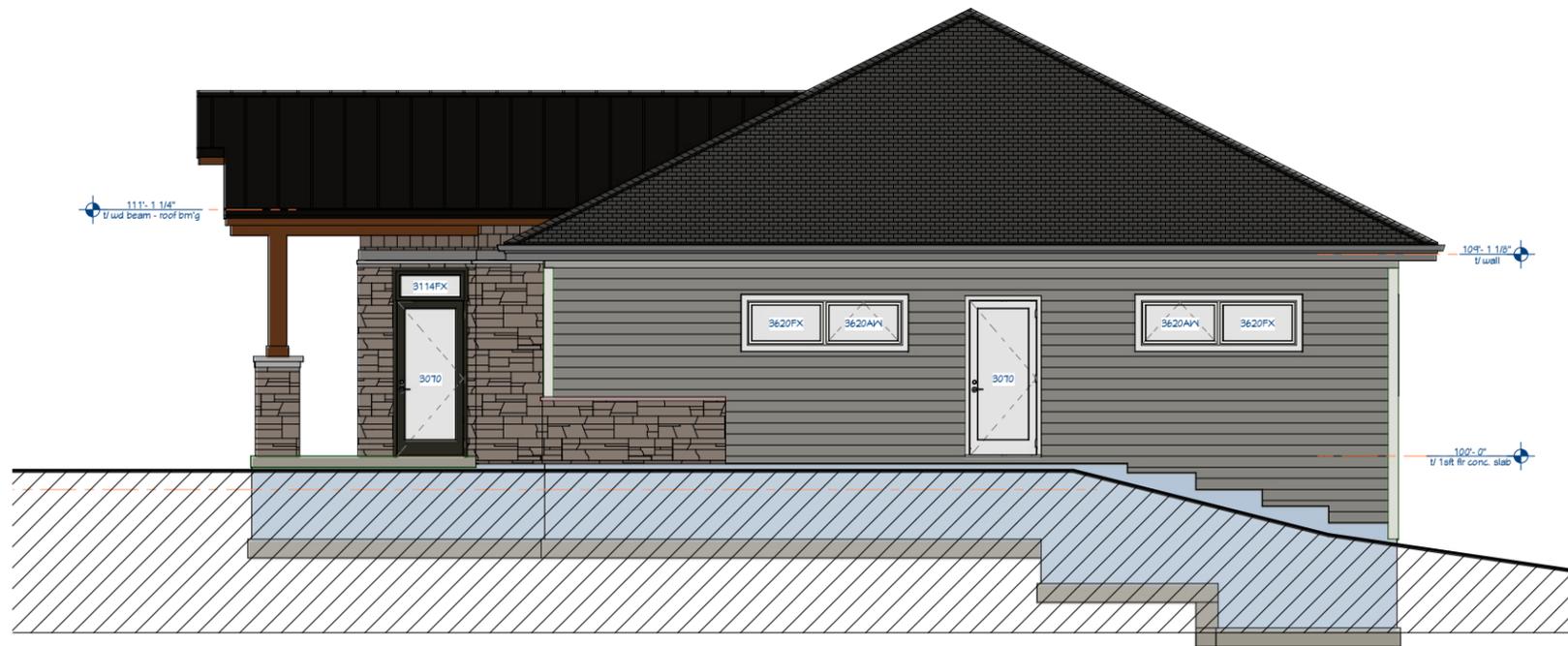
1 North Exterior Elevation
 SCALE: 1/4" = 1'-0"



2 South Exterior Elevation
 SCALE: 1/4" = 1'-0"



1 East Exterior Elevation
SCALE: 1/4" = 1'-0"



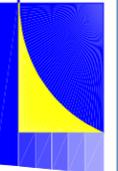
2 West Exterior Elevation
SCALE: 1/4" = 1'-0"

J:\2020 Projects\2015 Muller, Kelly & Sommerfeld, Chris\5 Technical\00_01b-Entry option layout_04/02/20_3:26:26 PM

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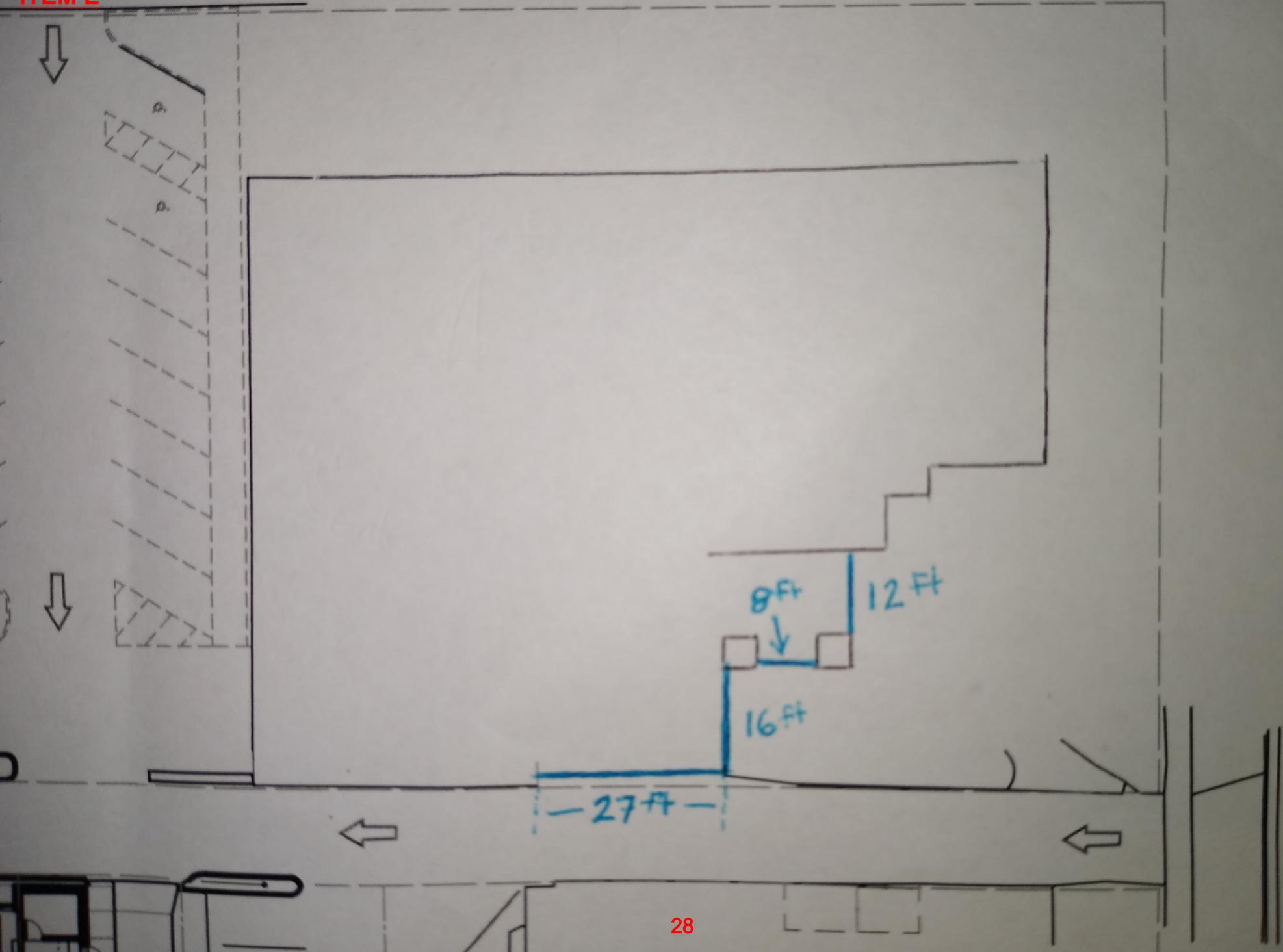
New Office Building for
Collaborative Properties LLC
408 8th St, Baraboo, WI, 53913

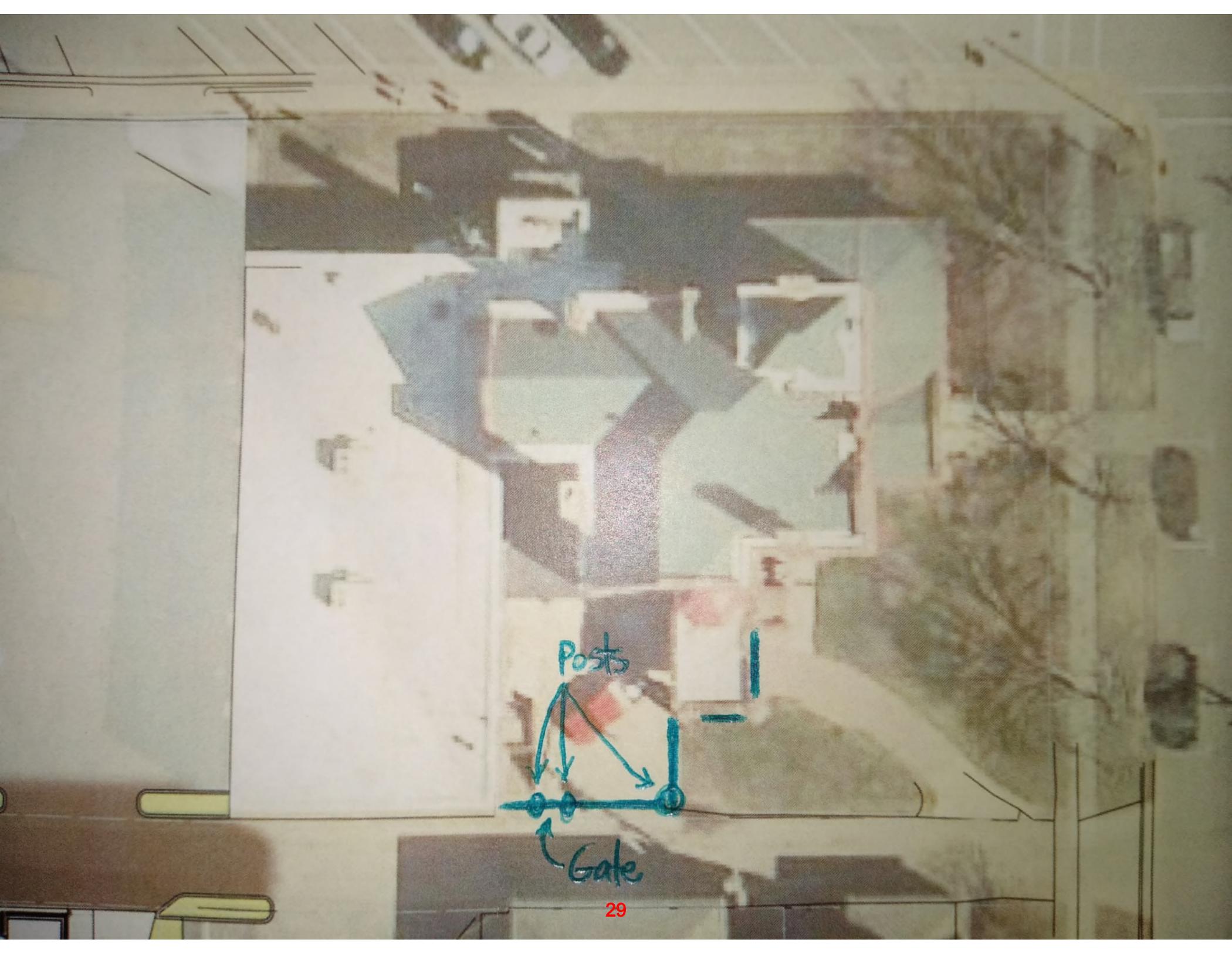
revision index		
#	date	reference

project: 20015
date: 6/4/2020
drawn by:

A6

ITEM E





Posts

Gate







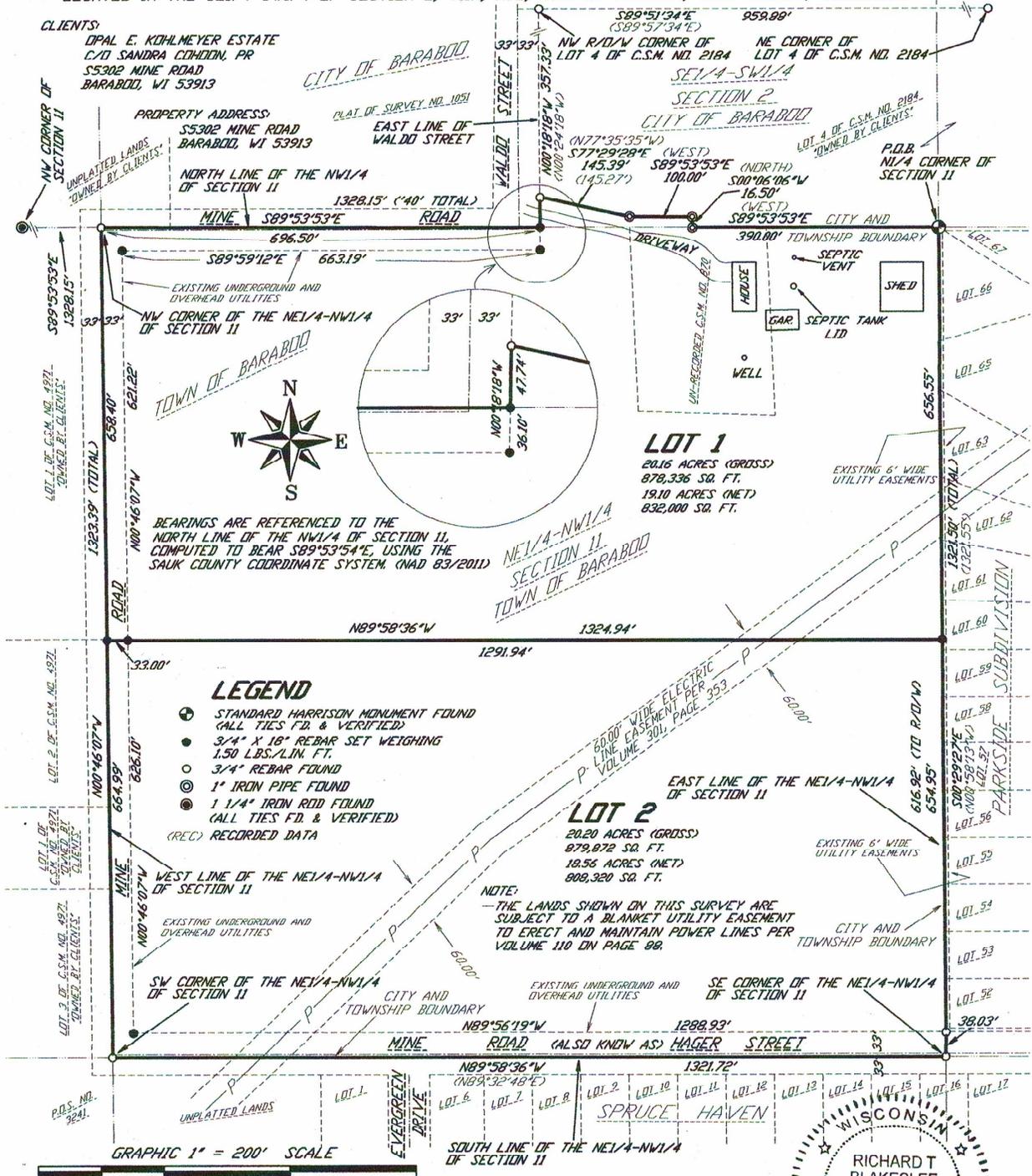
BLAKESLEE LAND SURVEYING
1228 E. MAIN STREET
REEDSBURG, WI 53959
(608) 524-0402

SAUK COUNTY CERTIFIED SURVEY MAP NO.

A PARCEL OF LAND BEING DESCRIBED AS UNRECORDED SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 870 AND ADJOINING LANDS LOCATED IN THE NE1/4-NW1/4 OF SECTION 11, T11N, R6E, TOWN OF BARABOO, ALSO BEING LOCATED IN THE SE1/4-SW1/4 OF SECTION 2, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

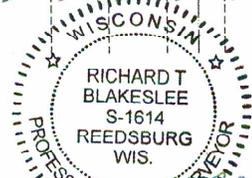
CLIENTS:

OPAL E. KOHLMAYER ESTATE
C/O SANDRA COHON, PR
55302 NINE ROAD
BARABOO, WI 53913



THROUGH WIS. STAT. 823.08, THE WISCONSIN LEGISLATURE HAS ADOPTED A RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO NEARBY PRE-EXISTING AGRICULTURAL PRACTICES. ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND ARE PLANNED TO CONTINUE ON LANDS IN THE VICINITY OF THIS C.S.M. THESE ACTIVE AGRICULTURAL OPERATIONS MAY PRODUCE NOISES, ODORS, DUST, MACHINERY TRAFFIC OR OTHER CONDITIONS DURING DAYTIME AND EVENING HOURS.

JUNE 01, 2020
DATE



RICHARD T. BLAKESLEE
PROFESSIONAL LAND SURVEYOR S-1614

SURVEYOR'S CERTIFICATE

I, Richard T. Blakeslee, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land being described as unrecorded Sauk County Certified Survey Map Number 870 and adjoining lands; located in the NE1/4-NW1/4 of Section 11, T11N, R6E, Town of Baraboo, also being located in the SE1/4-SW1/4 of Section 2, T11N, R6E, City of Baraboo, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the North ¼ corner of Section 11, said point being the point of beginning; thence S00°29'27"E, 1321.50 feet along the Easterly line of the NE1/4-NW1/4 of Section 11, a portion of said line also being a Westerly line of the Parkside Subdivision to the Southeast corner of the aforesaid forty; thence N89°58'36"W, 1321.72 feet along the Southerly line of the aforesaid forty to the Southwest corner thereof, said point also being the Southeast corner of Lot 3 of Sauk County Certified Survey Map Number 4971; thence N00°46'07"W, 1323.39 feet along the Westerly line of the NE1/4-NW1/4 of Section 11, said line also being the Easterly lines of Lots 1, 2 and 3 of Sauk County Certified Survey Map Number 4971 to the Northwest corner of the aforesaid forty, said point also being the Northeast corner of Lot 1 of Sauk County Certified Survey Map Number 4971; thence S89°53'53"E, 696.50 feet along the Northerly line of the aforesaid forty to a point on the East line of Waldo Street; thence N00°18'18"W, 47.74 feet along the aforesaid East line to the Southwest corner of Lot 4 of Sauk County Certified Survey Map Number 2184; thence S77°29'28"E, 145.39 feet along a Southerly line of the aforesaid Lot 4; thence S89°53'53"E, 100.00 feet along a Southerly line of the aforesaid Lot 4; thence S00°06'06"W, 16.50 feet along a Westerly line of the aforesaid Lot 4 to a point on the North line of the NE1/4-NW1/4 of Section 11; thence S89°53'53"E, 390.00 feet along the aforesaid North line, said line also being a Southerly line of Lot 4 of Sauk County Certified Survey Map Number 2184 to the point of beginning.

Said parcel contains 40.36 acres, more or less, and is subject to the right's-of-way of Mine Road, an electric line easement as recorded in Volume 301 on Page 353, a blanket utility easement to erect and maintain power lines as recorded in Volume 110 on Page 88 and all other existing utility easements.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, the Town and City of Baraboo Subdivision Regulations and the Sauk County Land Resources and Environment Department Subdivision Regulations. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of Sandra L. Cohoon, personal representative of the Opal E. Kohlmeier Estate, S5302 Mine Road, Baraboo, WI 53913, owners of said lands.

06-01-2020
Date


Richard T. Blakeslee
Professional Land Surveyor S-1614

Soil Certificate

Lot 2 of this Certified Survey Map has not had a Soil's Evaluation done. No construction for human habitation will be allowed on Lot 2 until an approved sanitary septic site has been approved by the office of Sauk County Land Resources and Environment Department. Lot 1 has an existing septic system.

Baraboo Town Board Approval

Resolved, that this Certified Survey in the Town of Baraboo, be and is hereby approved. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Baraboo Town Board and made effective this _____ day of _____, 2020.

Town Board Chairman

Sauk County Land Resources and Environment Department Approval

Resolved, that this Certified Survey in the Town of Baraboo, be and is hereby approved in compliance with Chapter 236 of the Wisconsin Statutes, and the zoning requirements of the Sauk County Land Resources and Environment Department Subdivision Regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Land Resources and Environment Department and made effective this _____ day of _____, 2020.

Date

Administrator

City Resolution

Resolved that the Certified Survey Map attached hereto, and filed with the City of Baraboo, Wisconsin, by the City of Baraboo, owners are hereby approved by the Plan Commission and the Common Council of the City of Baraboo, Wisconsin.

Plan Commission and Common Council
City of Baraboo, Wisconsin

Baraboo City Engineer

Baraboo City Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Planning Commission and Common Council of the City of Baraboo, Wisconsin.

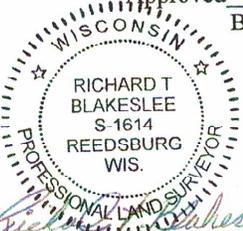
Date

Approved _____

Baraboo City Clerk

06-01-2020

Date



Richard T. Blakeslee
Richard T. Blakeslee
Professional Land Surveyor S-1614