

**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, April 19, 2022, – **7:00 PM**  
**Location:** Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin  
**Member Notices:** M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O’Neill, T. Kolb, D. Marshall, and M. Boeggner.  
**Others Noticed:** T. Pinion, C. Bradley, M Krautkramer, Mayor R. Nelson, Cliff Bobholz, John Schwanbeck, Janet Konen, Tom Greve, Robert Simon, Ann Downing, Scott Hewitt, Stacy Jax, Allan Davis, Kerry Zimmerman, Library, and Media.

**PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!**

1. **Call to Order**
  - a. Note compliance with the Open Meeting Law.
  - b. Roll Call
  - c. Approve agenda.
  - d. Approve March 15, 2022 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 Kardannic Properties, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 39 of Parkside Subdivision to two side-by-side single-family attached residential dwellings at 1130/1132 Spruce Drive, City of Baraboo, Sauk County, Wisconsin.
  
  - b. The request of Kardannic Properties, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 2 of Harding’s Addition to two side-by-side single-family attached residential dwellings at 307/309 Mulberry Street, City of Baraboo, Sauk County, Wisconsin.
  
  - c. The request of Robert Simon for a Conditional Use Permit for a Professional Home Office for insurance sales at Lot 2 Block 6 Victory Heights, 515 Badger Drive, City of Baraboo, Sauk County, Wisconsin.
  
4. **New Business**
  - a. Consider John Schwanbeck’s request for a Conditional Use Permit to allow the sale of limited firearms as a Home Occupation at 1514 Ash Street, City of Baraboo, Sauk County, Wisconsin.
  
  - b. Consider the request of Kardannic Properties, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 39 of Parkside Subdivision to two side-by-side single-family attached residential dwellings at 1130/1132 Spruce Drive, City of Baraboo, Sauk County, Wisconsin.
  
  - c. Review and approve a 2-Lot Certified Survey Map for Kardannic Properties, LLC to create two side-by-side single-family attached residential dwellings in an R-1A Single-Family Residential zoning district at 1130/1132 Spruce Drive, City of Baraboo, Sauk County, Wisconsin, being Lot 39 of Parkside subdivision located in the NW1/4 of the NE1/4 of Section 11, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin
  
  - d. Consider request of Kardannic Properties, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 2 of Harding’s Addition to two side-by-side single-family attached residential dwellings at 307/309 Mulberry Street, City of Baraboo, Sauk County, Wisconsin.

- e. Review and approve a 2-Lot Certified Survey Map for Kardannic Properties, LLC to create two side-by-side single-family attached residential dwellings in an R-3 Three- and Four-Family Residential zoning district at 307/309 Mulberry Street, City of Baraboo, Sauk County, Wisconsin, being Lot 2 of Harding's Addition, located in the NE1/4 of the SW1/4 of Section 2, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin.
- f. Consider the request of Robert Simon for a Conditional Use Permit for a Professional Home Office for insurance sales at Lot 2 Block 6 Victory Heights, 515 Badger Drive, City of Baraboo, Sauk County, Wisconsin.
- g. Review and approve a one-lot Certified Survey Map for Ann Downing for land on the south side of CTH W in the City's Extraterritorial Plat Approval Jurisdiction, being part of the NE1/4 of the SE1/4, Section 5, T11N, R7E, Town of Greenfield, Sauk County, Wisconsin.
- h. Review and approve a one-lot Certified Survey Map for Stacy Jax for land on the west side of Rocky Point Road in the City's Extraterritorial Plat Approval Jurisdiction, being part of the NW1/4 of the NW 1/4 of Section 29, T12N, R7E, in the Town of Greenfield, Sauk County, Wisconsin.
- i. Review a three-lot Certified Survey Map for H. Allan Davis for land on the south side of Gall Road in the City's Extraterritorial Plat Approval Jurisdiction, being part of the NW1/4 of the SW1/4, Section 12, T11N, R7E, Town of Baraboo, Sauk County, Wisconsin.
- j. Consider Amending Section 18.02(9) of the Subdivision and Platting Ordinance to require a minimum 50-foot setback from the right-of-way of STH 33 from CTH T (Taft Avenue) east approximately 3,650 feet to the eastern City Limits.
- k. Request to rezone the City-owned land on the west side of Lake Street between Well No. 7 and Lot 1 of Springbrook Hills subdivision from I-3, Industrial/Business to R-4, Four thru Twelve Unit Multi-Family Residential, for Devil's Lake Townhomes, LLC.

## 5. Adjournment

Mike Palm, Chairman by Mayoral Designee

Agenda prepared by Kris Denzer, 355-2730, Ext. 7309  
 Agenda Posted by Kris Denzer on April 14, 2022

---

**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.**

## Minutes of Plan Commission Meeting March 15, 2022

**Call to Order** – Mike Palm called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Tyler Edwards, Neil Pfaff, Mike Stafford, and Bill Bowden.

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by O’Neill to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Kolb to approve the minutes of the February 15, 2022 meeting. Motion carried unanimously.

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

### **Public Hearings**

- a. The request of Brooke Hill (Owner), d/b/a Three Boos 4 U, for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- b. The request of John Schwanbeck for a Conditional Use Permit to allow the sale of limited firearms as a Home Occupation at 1514 Ash Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- c. The request of Menard Inc for a Conditional Use Permit to allow the construction of a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin – There were no speakers, the hearing was declared closed.

### **New Business**

- a. Consider Brooke Hill’s (Owner), d/b/a Three Boos 4 U (Applicant) request for a Conditional Use Permit to allow a day care center and playground located in a B-1 zoning district, located at 106 Walnut Street, City of Baraboo, Sauk County Wisconsin – No one was in attendance to address this request, no action was taken by the Commission.
- b. Consider John Schwanbeck’s request for a Conditional Use Permit to allow the sale of limited firearms as a Home Occupation at 1514 Ash Street, City of Baraboo, Sauk County, Wisconsin – Pinion presented a letter received from John Schwanbeck. No one attended to address this request, no action was taken by the Commission.
- c. Consider Menard Inc’s request for a Conditional Use Permit to allow the construction of a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin – Pinion presented the background for this item. He said that if this item is to be approved, it should be with the condition that the PUD is approved. He said if the PUD is not approved, this conditional use, if the Commission supports it, would be considered null and void. Tyler Edwards stated that he did submit the landscaping and stormwater plan to Pinion. Pinion said that everything looked fine. Kolb moved to approve the conditional use permit, conditioned on the PUD being approved by Council. Wedekind seconded the motion. On roll call vote for the motion, Ayes – Wedekind, O’Neill, Kolb, Marshall, Boeggner, and Palm. Nay – Franzen. Motion carried 6-0.
- d. Request to Rezone Lots 93 and 94 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-4, Four thru Twelve Family Residential and Lots 95 & 134 through 137 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-5, Thirteen Family and Up Residential, located on Silver Drive south of Mine Road, in the SW1/4 of the NE1/4 of Section 11, T11N, R6E, in the City of Baraboo,

Sauk County, Wisconsin by Robert Bowden – Pinion presented the map with the requested zoning. He said that Mr. Bowden has an accepted offer to purchase and would like it rezoned to accommodate his development plans of multi-family housing. Palm inquired about Silver Drive being installed between Mine Road and Walnut Street. Pinion said that this would be subject to a Development Agreement, but since it is platted technically they could get a building permit, but they could not get an occupancy permit without a totally improved right-of-way. Kolb moved to approved the proposed to R-4 and R-5 and send it on to Council with a positive recommendation. Wedekind seconded the motion. On roll call vote for the motion, Ayes – Franzen, O’Neill, Kolb, Marshall, Boeggner, Wedekind, and Palm. Nay – 0, motion carried 7-0.

- e. Consider the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Corey Oil LTD to expand their existing bulk fuel storage facility and add an accessory structure on their 0.19-acres site at the southwest corner of the intersection of Potter Street and Depot Street in the City of Baraboo, Sauk County, Wisconsin – Pinion presented the background. He said that Corey Oil is being represented by Mike Stafford. Pinion said that in order to straighten things out, it would be most appropriate apply a PUD overlay-zoning district. Franzen moved to recommend approval as presented. O’Neill seconded the motion. Kolb asked if he would consider recommending approval dependent on an approved landscaping plan by the City Engineer. Franzen moved to amend the original motion to include an approved landscaping plan by the City City Engineer. O’Neill seconded the amended motion. On roll call vote for the motion, Ayes – O’Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.

**Adjournment** - It was moved by Wedekind, seconded by Kolb to adjourn at 5:29 p.m. The motion carried unanimously.

Phil Wedekind  
Plan Commission Vice-Chair

## PLAN COMMISSION ITEM SUMMARY

April 19, 2022

**7:00 PM**

**SUBJECT: CONSIDER JOHN SCHWANBECK'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF LIMITED FIREARMS AS A HOME OCCUPATION AT 1514 ASH STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM A:** Mr. Schwanbeck is requesting permission to establish a Home Occupation at his residence at 1514 Ash Street. He plans to start an engraving business for all sorts of items, tags for pets to a custom message on an heirloom firearm for example. In order to engrave firearms, the engraver must have a Federal Firearms License (FFL) and Mr. Schwanbeck has had one for a number of years. He intends to conduct the majority of business on the internet and intends to meet his customers online or off-site. He does not plan to store any firearms on site other than his personal possessions. I did consult Chief Schauf about this request and he did not express any concerns. (You may recall a similar request was approved in August 2016 for a single-family residence at 209 Lynn Ave.) As Mr. Schwanbeck described his intentions, it meets the definition of a Home Occupation as contained in the Zoning Code and following is an excerpt from that Code:

(56) HOME OCCUPATION. (2235 08/22/2006)

(a) A "Home Occupation" is defined as the production of goods and/or services, customarily conducted for gain or support, within a residence by a member of the family residing in the residence, and that has three or more of the following characteristics:

1. The direct sales of merchandise or service to customers at the residence, or meeting directly with customers at the residence.
2. Non-immediate family employees come to the residence.
3. The delivery of materials used in the home occupation to the residence.
4. Equipment used in the home occupation is stored outside the residence.
5. Evidence of use as a home occupation visible or audible from off the property.

Regardless of circumstances, a home occupation shall not include a daycare not required to be licensed by the State, home sales parties not exceeding twice per calendar month, an activity engaged in by persons under the age of 18 years, or private lessons offered in a home, such as music or reading.

(b) If a home occupation is permitted as a conditional use for a residence, it shall comply with the following general conditions:

1. Retail sales are not permitted within a home occupation building.
2. Shopping by customers is not permitted within a home occupation building.
3. Displayed items produced by the home occupation may be displayed but not sold.
4. A home occupation shall produce no offensive noise, vibration, dust, odors, smoke, heat, pollution, glare, or radio, electrical, or television interference or otherwise produce a nuisance.
5. No materials which decompose by detonation shall be allowed in conjunction with a home occupation.
6. No home occupation shall be permitted which changes the outside appearance of the dwelling or is visible from the street.
7. Materials used in or produced by a home occupation may not be stored or displayed outside of any building.
8. Nonresident employees of a home occupation may be permitted by the Plan Commission if the Plan Commission makes the following findings:
  - i. That no non-resident employee shall perform any work or services at the site of the home occupation,
  - ii. That a non-resident employee shall not work out of a branch office located in his/ her home within the City unless the said branch office is also granted a conditional use permit, and
  - iii. That a non-resident employee shall not report for work at the site of the home occupation and leave his/her vehicle parked in the vicinity of the home occupation during the work day.
9. The volume of vehicular or pedestrian traffic or parking shall not result in congestion or be in excess of what is compatible with a residential neighborhood. There shall be no deliveries to or from a home occupation with a vehicle larger than a 30-foot long single-unit truck nor more than one delivery per day. Trucks shall not operate out of resident districts as part of a home occupation.
10. No more than one (1) home occupation shall be permitted per each lot.

11. A home occupation shall be carried on wholly within buildings on the lot by resident occupants and the total area devoted to the home occupation shall not exceed 20 percent of the gross floor area of the dwelling unit.
12. No home occupation shall be permitted that generates sewerage or water use in excess of what is normal for a residential dwelling.
13. No home occupation shall be permitted which requires plumbing, electrical, or structural changes when such changes are not dictated by the primary residential use of the property.
14. Home occupation uses shall meet all applicable fire and building code safety requirements.
15. No home occupation involving visits to the site of the home occupation by customers or the loading and unloading of business-oriented material shall be operated between the hours of 8:00 p.m. and 8:00 a.m.
16. The following uses are prohibited as home occupations:
  - i. Veterinary clinics, pet grooming or boarding.
  - ii. Antique shop.
  - iii. Automobile or other motor vehicle repair or paint shops.
  - iv. Barber shops and beauty parlors.
  - v. Furniture stripping and/or refinishing.
  - vi. Gift shops.
  - vii. Manufacturing or assembling items for sale from components not made on the same premises.
  - viii. Mortuaries.
  - ix. Photographic studios.
  - x. Private clubs.

If the Commission supports this request, it may be worth including the highlighted provisions above as conditions of approval.

**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: THE REQUEST OF KARDANNIC PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 39 OF PARKSIDE SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 1130/1132 SPRUCE DRIVE, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEMS B & C:** The Konens own the existing duplex on this lot and he would like to convert the duplex to two side-by-side single-family attached residential dwellings so they can be sold separately. A Certified Survey Map that divides the property is also included for your consideration.

**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: CONSIDER REQUEST OF KARDANNIC PROPERTIES, LLC FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 2 OF HARDING'S ADDITION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 307/309 MULBERRY STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEMS D & E:** The Konens also own the existing duplex on this lot and he would like to convert the duplex to two side-by-side single-family attached residential dwellings so they can be sold separately. A Certified Survey Map that divides the property is also included for your consideration.

**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: THE REQUEST OF ROBERT SIMON FOR A CONDITIONAL USE PERMIT FOR A PROFESSIONAL HOME OFFICE FOR INSURANCE SALES AT HIS RESIDENCE ON LOT 2 BLOCK 6 VICTORY HEIGHTS, 515 BADGER DRIVE, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM F:** Mr. Simon resides and 515 Badger Drive and is a licensed Insurance Agent. He is requesting a CUP so he can establish a Professional Home Office and put a small sign on the front of his house. As Mr. Simon described his intentions, it meets the definition of a Professional Home Office as contained in the Zoning Code and following is an excerpt from that Code:

- (89) PROFESSIONAL HOME OFFICE. An office in the residence of a clergyman, architect, landscape architect, professional engineer, registered land surveyor, lawyer, artist, teacher, author, musician or other similar recognized professions. The office shall be incidental to the residence; used to conduct the residence's profession; where the office does not exceed twenty percent (20%) of the floor area of one (1) story of a dwelling unit where the office is located; no more than one (1) nonresident person is employed; and only one (1) name plate, not exceeding four (4) square feet in area containing the name and profession of the occupant of the premises shall be exhibited.

The following uses are **prohibited** as professional home offices:

- (a) Animal hospitals, pet grooming, or boarding.
- (b) Antique shops.
- (c) Automobile or other motor vehicle repair or paint shops.
- (d) Barber shops and beauty parlors.
- (e) Furniture stripping and/or refinishing.
- (f) Gift shops.
- (g) Manufacturing or assembling items for sale from components not made on the same premises.
- (h) Mortuaries.
- (i) Photographic studios.
- (j) Private clubs.
- (k) Restaurants.
- (l) Small-engine repair shops.
- (m) Stables or kennels.
- (n) Any other home occupations not meeting the criteria established by the Zoning Code.

If the Commission supports this request, it may be worth including the highlighted provisions above as conditions of approval.

**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: REVIEW AND APPROVE A ONE-LOT CERTIFIED SURVEY MAP FOR A ONE-LOT CERTIFIED SURVEY MAP FOR ANN DOWNING FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION BEING PART OF THE NE1/4 OF THE SE1/4, SECTION 5, T11N, R7E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM G:** Woolum Woods, LLC is subdividing a 2-acres lot from the balance of their adjacent ownership to create a new single-family residential lot. Although it does not meet the City's 20-acre minimum lot size for a new lot, it qualifies for an exemption since it is part of a Planned Rural Development that is regulated by the County. A requirement of those regulations is that the owner deed restrict the balance of the 35-acres from which the lot is created or the difference between 35-acres and the new lot size elsewhere on their property so the density of development does not exceed 1 residence per 35 acres. This land division complies with the City's maximum lot size regulation in the ETJ area for a lot that is part of a Planned Rural Development.

The Town of Greenfield has reportedly approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 18.02(8) – *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.

**ACTION:**      **Approve / Conditionally Approve / Deny CSM**

---

**SUBJECT:      REVIEW AND APPROVE A ONE-LOT CERTIFIED SURVEY MAP FOR STACY JAX FOR LAND ON THE WEST SIDE OF ROCKY POINT ROAD IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, BEING PART OF THE NW1/4 OF THE NW 1/4 OF SECTION 29, T12N, R7E, IN THE TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM H:** Joseph Canepa is subdividing a 2-acre lot from the balance of his adjacent ownership to create a new single-family residential lot. Although it does not meet the City's 20-acre minimum lot size for a new lot, it qualifies for an exemption since it is part of a Planned Rural Development that is regulated by the County. A requirement of those regulations is that the owner deed restrict the balance of the 35-acres from which the lot is created or the difference between 35-acres and the new lot size elsewhere on their property so the density of development does not exceed 1 residence per 35 acres. This land division complies with the City's maximum lot size regulation in the ETJ area for a lot that is part of a Planned Rural Development.

The Town of Greenfield has reportedly approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 18.02(8) – *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.

**ACTION:**      **Approve / Conditionally Approve / Deny CSM**

---

**SUBJECT:      REVIEW A THREE-LOT CERTIFIED SURVEY MAP FOR H. ALLAN DAVIS FOR LAND ON GALL ROAD IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12, T11N, R7E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM I:** Mr. Davis is creating three Lots from his original two Lots. Since his property is located within the Town of Baraboo Sanitary District No. 1, there is an exemption to the minimum 20-acres lot size for a new lot created within our ETJ. This land division complies with the City's minimum lot size regulation in the ETJ area for lots in the said Sanitary District since they all exceed the Town of Baraboo's minimum lot size requirement.

The Town of Baraboo has reportedly approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection.



**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 18.02(8) – *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.

**ACTION:**     **Approve / Conditionally Approve / Deny CSM**

---

**SUBJECT:     CONSIDER AMENDING SECTION 18.02(9) OF THE SUBDIVISION AND PLATTING ORDINANCE TO REQUIRE A MINIMUM 50-FOOT SETBACK FROM THE RIGHT-OF-WAY OF STH 33 FROM CTH T (TAFT AVENUE) EAST APPROXIMATELY 3,650 FEET TO THE EASTERN CITY LIMITS.**

**SUMMARY OF ITEM J:** The City and the Wisconsin Department of Transportation have entered into a Memorandum of Agreement regulating highway access to STH 33 in the City of Baraboo for that portion of STH 33 east of CTH T (Taft Ave). One of the conditions in that MOA is that the City require a 50-foot highway setback along this portion of STH 33 for all adjacent property. Accordingly, this items seeks the Commission's support to amend the Subdivision and Platting Ordinance to include the 50-foot setback requirement for properties along this portion of STH 33. Following is an excerpt from Section 18.02(9) of the Subdivision and Platting Ordinance.

(9)SPECIAL PROCEDURES WHERE WIS DOT TRANS 233 APPLIES TO A LAND DIVISION - Whenever Wisconsin Department of Transportation Administrative Code Trans 233 applies to a land division within the City, the following procedures and standards shall apply: (2018 06/27/2000)

- (a) The preliminary plat, final plat, or Certified Survey Map shall not be considered filed with the City for approval until the plat or map has been approved by the Wisconsin Department of Transportation pursuant to Trans 233.
- (b) The Council shall be authorized to establish the same setback area for city zoning purposes as the setback area approved by the Wisconsin Department of Transportation, where, in the judgment of the Common Council, after report and recommendation by the Plan Commission, the setback established by the state DOT will not be contrary to the public interest and where such allowed setback is in harmony with the general purposes and intent of the City's Zoning Code. Any setback allowed by the Council under this section may be subject to such conditions and restrictions as determined by the Council to be in the public interest. The plat or map shall clearly show the boundary of the setback line.

- 1. The minimum highway setback for all property in the City of Baraboo that is adjacent to STH 33 and east of CTH T (Taft Avenue) shall be a minimum of 50 feet.**

**ACTION:**     **Forward to Common Council with a recommendation to Approve the Proposed Amendment to Section 18.2(9) of the Subdivision and Platting Ordinance to require a minimum setback of 50 feet for all property in the City of Baraboo that is adjacent to STH 33 and east of CTH T (Taft Ave).**

---

**SUBJECT:     REQUEST REZONE THE CITY-OWNED LAND ON THE WEST SIDE OF LAKE STREET BETWEEN WELL NO. 7 AND LOT 1 OF SPRINGBROOK HILLS SUBDIVISION FROM I-3, INDUSTRIAL/BUSINESS TO R-4, FOUR THRU TWELVE UNIT MULTI-FAMILY RESIDENTIAL, FOR DEVIL'S LAKE TOWNHOMES, LLC.**

**SUMMARY OF ITEM K:** The City of Baraboo is in the process of selling this vacant property to a developer that plans to build a total of 29 town homes in two 10-unit and one 9-unit building on this property. (This is the same developer that is building the Rapid River Apartment complex on the former COOP site at 325 Lynn Street.) A condition of the pending Development Agreement requires the City to rezone property in the requested manner.

**ACTION:**     **Forward to Common Council for a Public Hearing on the Rezoning with a recommendation to Approve/Conditionally Approve/or Deny the Proposed Rezoning to an R-4, Four to Twelve Unit Multi-Family Residential zoning classification.**

---

For Office Use:	Date		Date <b>PAID</b>
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	FEB 07 2022
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	CITY OF BARABOO
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

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

**APPLICATION FOR CONDITIONAL USE PERMIT**

(A non-refundable fee must accompany this application upon filing. -\$250 if public hearing required, or \$100 if no public hearing required.)

<b>FOR TREASURER USE ONLY</b>
Receipt # _____
Account # 100-22-4440

Date of Petition: 1-25-22

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

- Name and address of each owner: (Please attach additional pages as necessary.)  
John Schwanbeck 1514 Ash st Baraboo WI 53913  
 \_\_\_\_\_  
 \_\_\_\_\_
- Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):  
NA  
 \_\_\_\_\_  
 \_\_\_\_\_
- Address of site: 1514 Ash st. Baraboo WI 53913
- Tax parcel number of site: 206-0056-00000
- Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): Lot One (1) of Certified Survey map No. 5672 as recorded in the Office of the Register of Deeds for Sauk County, Wisconsin in Volume 32 of Certified Surveys on Page 5672, as Document No. 950875 (Located) in Lot 2 of Sauk County, CSM # 2736 and NE 1/4 NE 1/4 of Section 35, T22N, R6E, City of Baraboo, Sauk County, Wisconsin
- Present zoning classification: Residential
- Requested conditional use: EFL / engraving home based internet sales  
 \_\_\_\_\_  
 \_\_\_\_\_
- Brief description of each structure presently existing on site:  
house  
garden shed  
 \_\_\_\_\_  
 \_\_\_\_\_
- Brief description of present use of site and each structure on site:

house - residence  
garden shed - lawn equip. storage

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

None

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

existing no change

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

See attached

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

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

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

See attached

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

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

Dated this 25th day of January, 2022.

[Signature]  
Property owner  
R Schwonbeck  
Property owner

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

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

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

**APPLICATION FOR CONDITIONAL USE PERMIT**

(A non-refundable fee must accompany this application upon filing. -\$250 if public hearing required, or \$100 if no public hearing required.)

<b>FOR TREASURER USE ONLY</b> Receipt # _____ Account # 100-22-4440 <b>PAID</b>
--

Date of Petition: 3-11-22

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

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

Kardannic Properties, LLC  
Bob + Janet Koen  
900 Bascom Hill Dr.  
Baraboo, WI 53913      608-381-9744

*Handwritten notes:*  
 \$250.00 Pd  
 ok # 0271 + 0272  
 MAR 17 2022  
 CITY OF BARABOO

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

\_\_\_\_\_

3. Address of site: 1130 & 1132 Spruce Dr. Baraboo

4. Tax parcel number of site: 206-2745-03900

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Present zoning classification: Residential

7. Requested conditional use: Zero Lot Line  
Want to sell each side of  
the duplex separately.

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

Side by side duplex

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

Residential, side by side duplex  
3 Bedroom, 2 bathrooms, 2 car garage  
each side

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

NONE

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

N/A EXISTING SEWER & WATER

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

see attached

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

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

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

see attached survey  
meets guidelines for cond. use

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

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

Dated this 11th day of March, 20 22

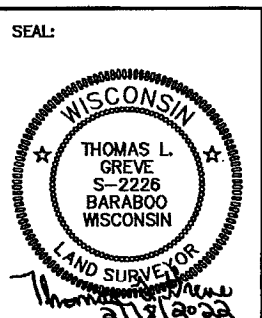
James M. Koenen  
Property owner  
Robert D. Koenen  
Property owner

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

As prepared by:  
**G GROTHMAN & ASSOCIATES S.C.**  
 PROFESSIONAL SERVICES  
 625 EAST SILVER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE PORTAGE (920) 742-7788 SAUK (920) 844-0877  
 FAX (920) 742-0434 E-MAIL: ggrothman@grothman.com  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 188-19**

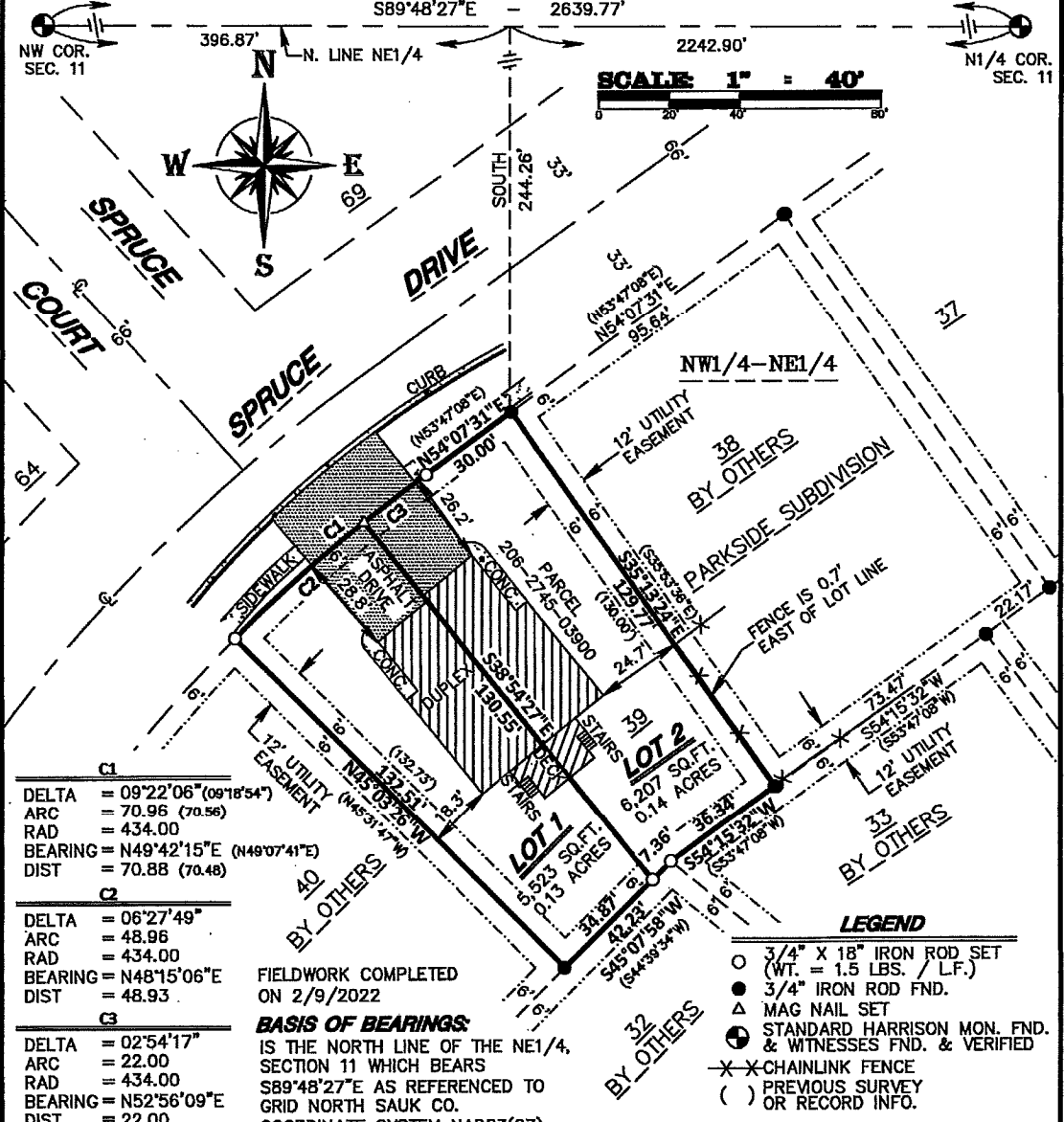
DRAFTED BY: T. KASPER  
 CHECKED BY: TG  
 PROJ. 122-19  
 DWG. 122-19 SHEET 1 OF 2



**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

BEING LOT 39, PARKSIDE SUBDIVISION, LOCATED IN THE NW1/4 OF THE NE1/4,  
 SECTION 11, T. 11 N., R. 6 E., CITY BARABOO, SAUK COUNTY, WISCONSIN

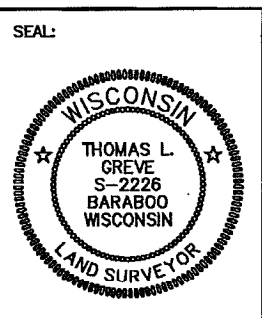
CONTAINING: 11,730 SQ.FT. - 0.27 ACRES  
 S89°48'27"E - 2639.77'



**CLIENT:** JANET KONEN  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

**OWNER:** KARDANNIC PROPERTIES LLC  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

As prepared by:  
**GAGROTHMAN & ASSOCIATES S.C.**  
 PROFESSIONAL SERVICES  
 625 EAST SILVER STREET, P.O. BOX 373 PORTAGE, WI. 53001  
 PHONE: PORTAGE (800) 742-7788 SAUK (800) 844-8877  
 FAX: (800) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)



**G & A FILE NO.** 122-19

DRAFTED BY: I. KASPER

CHECKED BY: IG

PROJ. 122-19

DWG. 122-19 SHEET 2 OF 2

**SAUK COUNTY CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

**GENERAL LOCATION**

**BEING LOT 39, PARKSIDE SUBDIVISION, LOCATED IN THE NW1/4 OF THE NE1/4, SECTION 11, T. 11 N, R. 6 E, CITY BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 11,730 SQ.FT. - 0.27 ACRES

**SURVEYOR'S CERTIFICATE**

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **Janet Konen**, I have surveyed, monumented, mapped and divided Lot 39, Parkside Subdivision located in the Northwest Quarter of the Northeast Quarter, Section 11, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Beginning at the Northeast corner of Lot 39, Parkside Subdivision, said point being in the South right-of-way line of Spruce Drive;  
 thence South 35°13'24" East along the East line of Lot 39, 129.77 feet to the Southeast corner thereof;  
 thence South 54°15'32" West along the South line of Lot 39, 36.34 feet;  
 thence South 45°07'58" West along the South line of Lot 39, 42.23 feet to the Southwest corner thereof;  
 thence North 45°03'26" West along the West line of Lot 39, 132.51 feet to the Northwest corner thereof, said point being in the South right-of-way line of Spruce Drive;  
 thence Northeasterly along a 434.00 foot radius curve to the right in the North line of Lot 39 and the South right-of-way line of Spruce Street having a central angle of 09°22'06" and whose long chord bears North 49°42'15" East, 70.88 feet;  
 thence North 54°07'31" East along the North line of Lot 39 and the South right-of-way line of Spruce Drive, 30.00 feet to the point of beginning.  
 Containing 11,730 square feet (0.27 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 18, 2022  
 File No.: 122-19

**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:** JANET KONEN  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

**OWNER:** KARDANNIC PROPERTIES LLC  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

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

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

**APPLICATION FOR CONDITIONAL USE PERMIT**

(A non-refundable fee must accompany this application upon filing. -\$250 if public hearing required, or \$100 if no public hearing required.)

<b>FOR TREASURER USE ONLY</b>
Receipt # _____
Account # 100-22-4440

Date of Petition: 3-28-22

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

- Name and address of each owner: (Please attach additional pages as necessary.)  
Kardannic Properties, LLC  
Bob & Janet Kopan  
900 Bascom Hill Drive  
Baraboo, WI 53913
- Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):  
 \_\_\_\_\_  
 \_\_\_\_\_
- Address of site: 307 & 309 Mulberry St. Baraboo
- Tax parcel number of site: 206-2127-10200
- Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (~~Attach copy of owner's deed~~):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Present zoning classification: Residential
- Requested conditional use: Zero Lot Line  
Split duplex to sell individually
- Brief description of each structure presently existing on site:  
Side by side duplex.
- Brief description of present use of site and each structure on site:



Residential side by side duplex  
3 bedrooms, 2 bathrooms, 2 car garage  
each side

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

NONE

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

N/A Existing sewer + water

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

See attached

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

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

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

See attached survey  
Meets guidelines for cond-use

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

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

Dated this 28th day of March, 2022

Janet Komen  
Property owner  
Robert D. Komen  
Property owner

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

As prepared by:  
**G GROTHMAN & ASSOCIATES S.C.**  
 PROFESSIONAL SERVICES  
 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](mailto:surveying@grothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

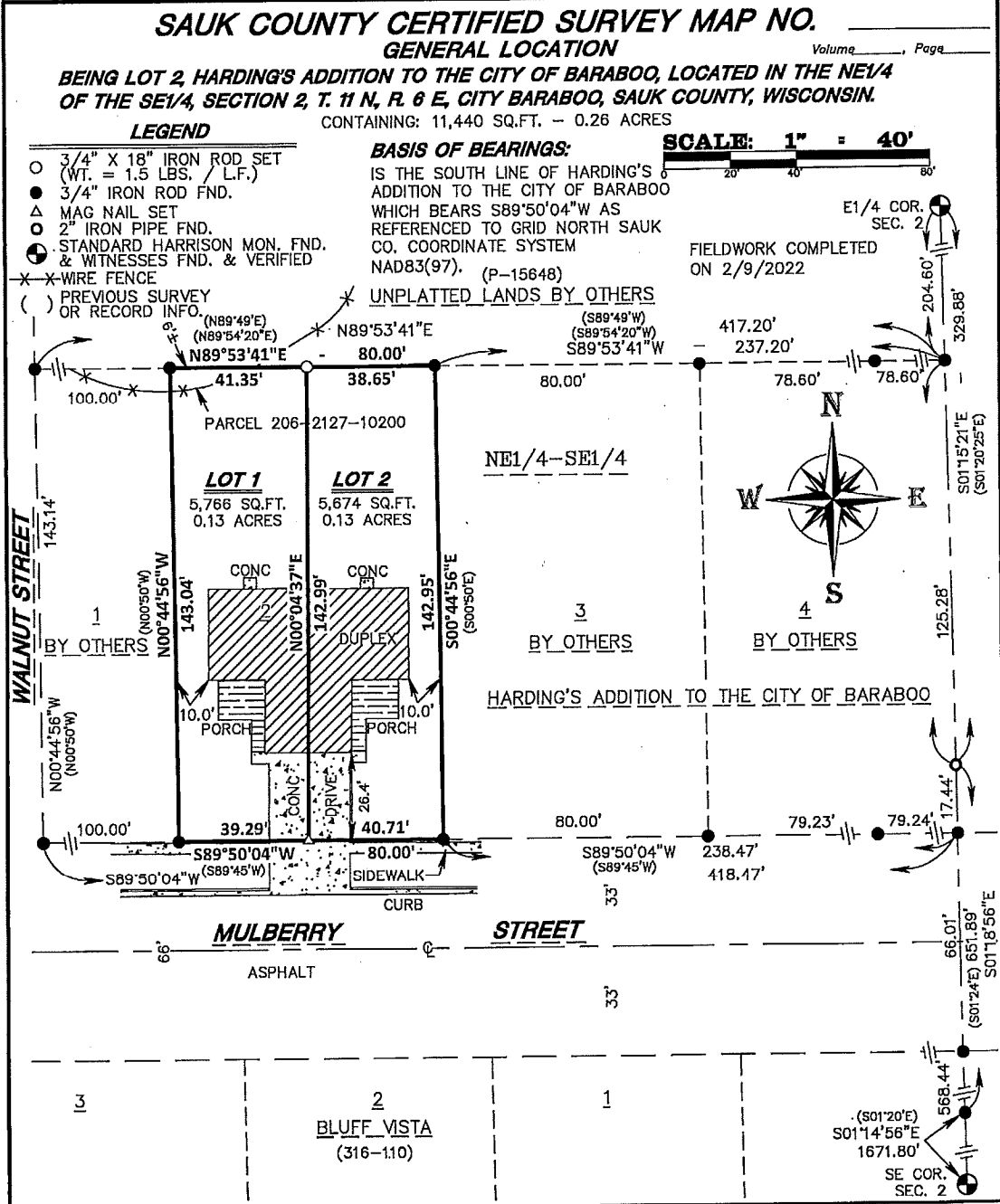
**G & A FILE NO. 188-80**

DRAFTED BY: T. KASPER  
 CHECKED BY: TG  
 PROJ. 122-20  
 DWG. 122-20 SHEET 1 OF 2

SEAL:

THOMAS L. GREVE  
 S-2226  
 BARABOO WISCONSIN  
 LAND SURVEYOR

*Thomas L. Greve*  
 2/18/2022



**CLIENT:** JANET KONEN  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

**OWNER:** KARDANNIC PROPERTIES LLC  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

As prepared by:

**GAGROTHMAN & ASSOCIATES S.C.**  
 PROFESSIONAL SERVICES

625 EAST SUFFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8377  
 FAX: (808) 742-0434 E-MAIL: [survey@gagrothman.com](mailto:survey@gagrothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

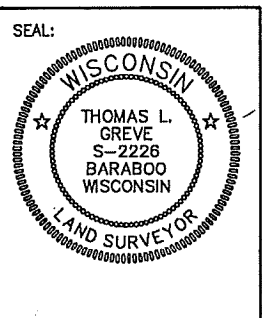
**G & A FILE NO. 122-20**

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 122-20

DWG. 122-20 SHEET 2 OF 2



**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING LOT 2, HARDING'S ADDITION TO THE CITY OF BARABOO, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 2, T. 11 N., R. 6 E., CITY BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 11,440 SQ.FT. - 0.26 ACRES

**SURVEYOR'S CERTIFICATE**

I, THOMAS L. GREVE, Professional Land Surveyor, do hereby certify that by the order of **Janet Konen**, I have surveyed, monumented, mapped and divided Lot 2, Harding's Addition to the City of Baraboo located in the Northeast Quarter of the Southeast Quarter of Section 2, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Beginning at the Northwest corner of Lot 2, Harding's Addition to the City of Baraboo;  
 thence North 89°53'41" East along the North line of Lot 2, 80.00 feet to the Northeast corner thereof;  
 thence South 00°44'56" East along the East line of Lot 2, 142.95 feet to the Southeast corner thereof, said point being in the North right-of-way line of Mulberry Street;  
 thence South 89°50'04" West along the South line of Lot 2 and the North right-of-way line of Mulberry Street, 80.00 feet to the Southwest corner thereof;  
 thence North 00°44'56" West along the West line of Lot 2, 143.04 feet to the point of beginning.  
 Containing 11,440 square feet (0.26 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 18, 2022  
 File No.: 122-20

**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:** JANET KONEN  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

**OWNER:** KARDANNIC PROPERTIES LLC  
 900 BASCOM HILL DRIVE  
 BARABOO, WI 53913

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

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

**APPLICATION FOR CONDITIONAL USE PERMIT**

(A non-refundable fee must accompany this application upon filing: -\$250 if public hearing required, or \$100 if no public hearing required.)

PAID

MAR 30 2022

<b>FOR TREASURER USE ONLY</b>
Receipt # _____
Account # 100-22-4440

Date of Petition: 3-30-21

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

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

ROBERT SIMON  
SIS BARGER DR.

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

SAME

3. Address of site: SIS BARGER DR.

4. Tax parcel number of site: 206-3349-00000

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

LOT 2 BLOCK 6 VICTORY HEIGHTS

6. Present zoning classification: R-1A

7. Requested conditional use: PROFESSIONAL HOME OFFICE  
(INSURANCE)

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

SINGLE-FAMILY HOME W/ GARAGE  
TWO SHEDS

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

MY HOUSE - I LIVE THERE  
STEPS - TOOL/STORAGE/MAINT EQUIP

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

N/A

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

EXISTING.

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

X

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

K

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

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

MEETS DEF'N OF PROFESSIONAL HOME OFFICE.

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

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

Dated this 30 day of MARCH, 2020

*[Signature]*  
Property owner

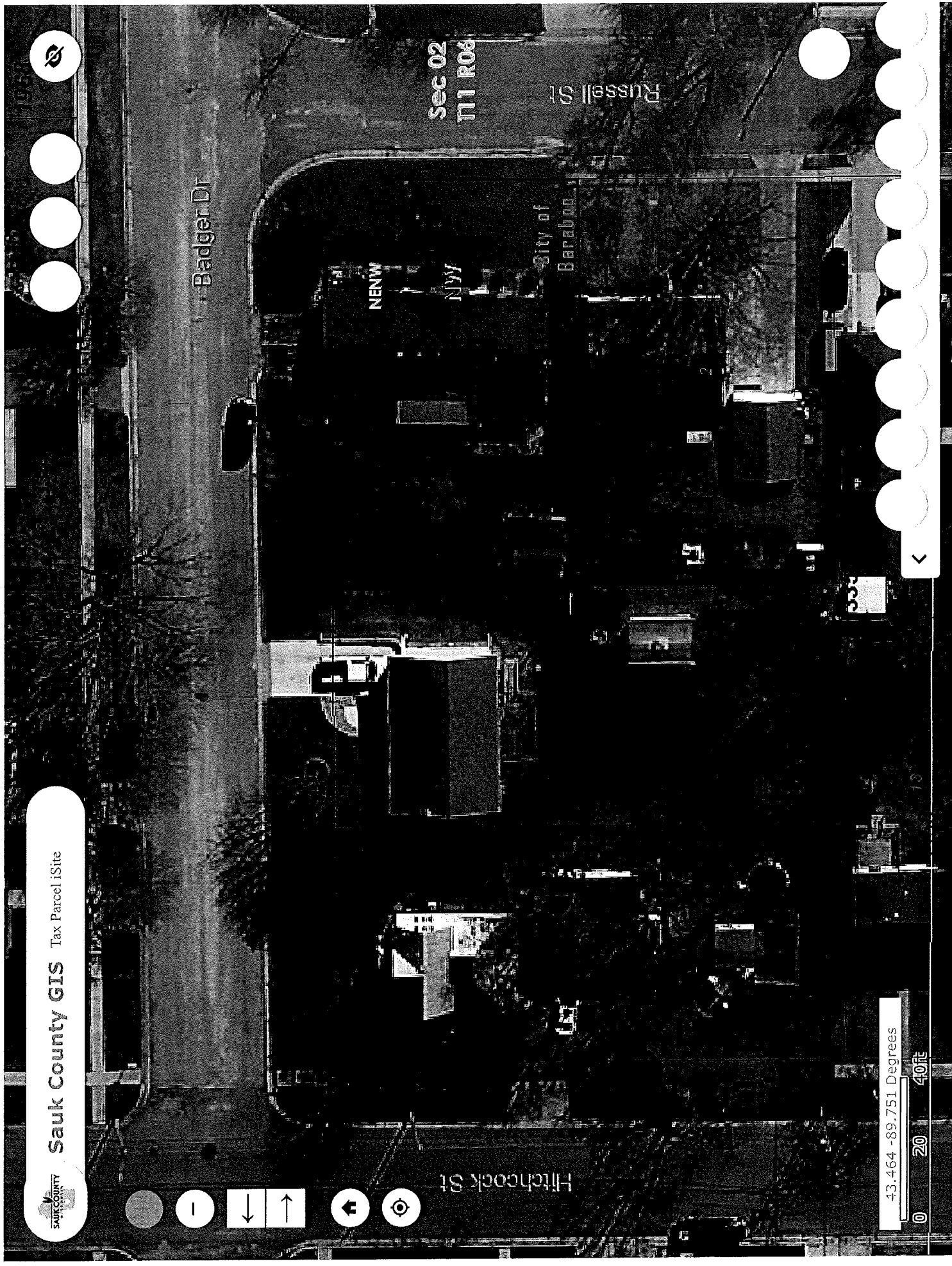
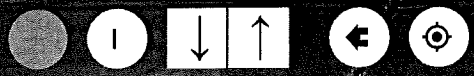
Property owner

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



Sauk County GIS

Tax Parcel iSite



43.464 - 89.751 Degrees


0 20 40ft



As prepared by:  
**GROTHMAN & ASSOCIATES S.C.**  
 PROFESSIONAL SERVICES  
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877  
 FAX: (608) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

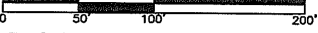
**G & A FILE NO. 1221-786**

DRAFTED BY: T. KASPER  
 CHECKED BY: IG  
 PROJ. 1221-786  
 DWG. 1221-786 SHEET 1 OF 3

SEAL:  
  
 SCOTT P. HEWITT  
 S-2282  
 PORTAGE WISCONSIN  
 LAND SURVEYOR  
 2-11-22

**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**  
 BEING PART OF THE NE1/4 OF THE SE1/4, SECTION 5, T. 11 N, R. 7 E,  
 TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.



**SCALE: 1" = 100'**  


**BASIS OF BEARINGS:**  
 IS THE EAST LINE OF THE SE1/4, SECTION 5 WHICH BEARS S00°43'28"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

- LEGEND**
- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
  - 3/4" IRON ROD FND.
  - △ MAG NAIL SET
  - ⊙ STANDARD HARRISON MON. FND. & WITNESSES FND. & VERIFIED
  - ✕ FENCE
  - ( ) PREVIOUS SURVEY OR RECORD INFO.
- FIELDWORK COMPLETED ON 1/25/2022

**UNPLATTED LANDS BY OWNER**  
 PARCEL 018-0135-01000

PRD PRESERVATION AREA EASEMENT DOCUMENT NO. \_\_\_\_\_

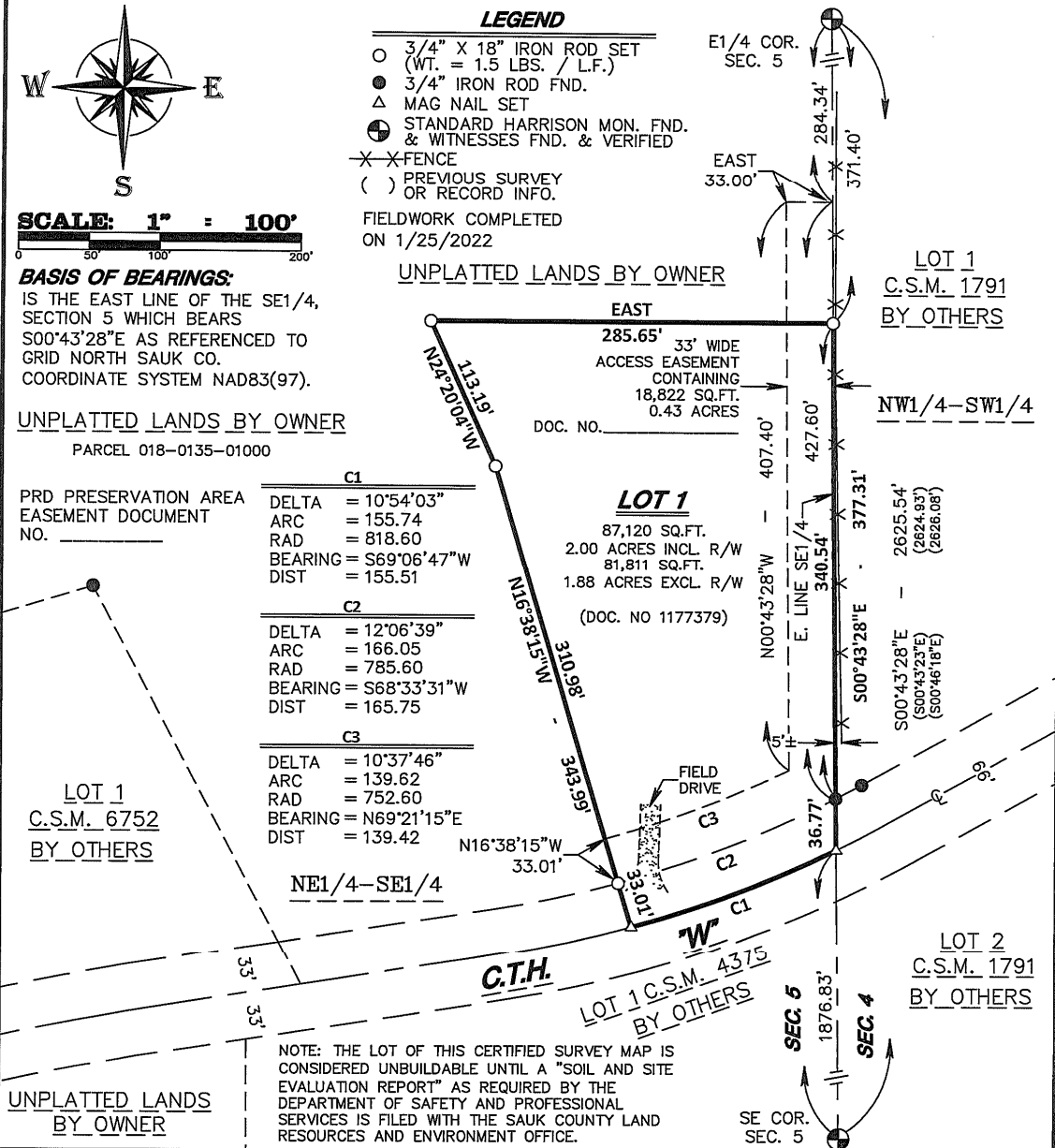
C1	C2	C3
DELTA = 10°54'03"	DELTA = 12°06'39"	DELTA = 10°37'46"
ARC = 155.74	ARC = 166.05	ARC = 139.62
RAD = 818.60	RAD = 785.60	RAD = 752.60
BEARING = S69°06'47"W	BEARING = S68°33'31"W	BEARING = N69°21'15"E
DIST = 155.51	DIST = 165.75	DIST = 139.42

**LOT 1**  
 C.S.M. 6752  
 BY OTHERS

**UNPLATTED LANDS BY OWNER**  
 EAST  
 285.65' 33' WIDE ACCESS EASEMENT CONTAINING 18,822 SQ.FT. 0.43 ACRES  
 DOC. NO. \_\_\_\_\_

**LOT 1**  
 87,120 SQ.FT.  
 2.00 ACRES INCL R/W  
 81,811 SQ.FT.  
 1.88 ACRES EXCL R/W  
 (DOC. NO 1177379)


**LOT 1**  
 C.S.M. 1791  
 BY OTHERS



NOTE: THE LOT OF THIS CERTIFIED SURVEY MAP IS CONSIDERED UNBUILDABLE UNTIL A "SOIL AND SITE EVALUATION REPORT" AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE SAUK COUNTY LAND RESOURCES AND ENVIRONMENT OFFICE.

**OWNER:** WOLLUM WOODS LLC  
 E12820A C.T.H. "W"  
 BARABOO, WI 53913

**CLIENT:** ANN DOWNING  
 E12820A C.T.H. "W"  
 BARABOO, WI 53913

<p>As prepared by:</p> <p><b>GA GROTHMAN &amp; ASSOCIATES S.C.</b>  <b>PROFESSIONAL SERVICES</b></p> <p>625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901          PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8677          FAX: (808) 742-0434 E-MAIL: surveying@grothman.com          (RED LOGO REPRESENTS THE ORIGINAL MAP)</p>	<p>SEAL:</p> 
<p><b>G &amp; A FILE NO. 1221-786</b></p> <p>DRAFTED BY: T. KASPER</p> <p>CHECKED BY: TG</p> <p>PROJ. 1221-786</p> <p>DWG. 1221-786 SHEET 2 OF 3</p>	

**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION** Volume \_\_\_\_\_, Page \_\_\_\_\_  
**BEING PART OF THE NE1/4 OF THE SE1/4, SECTION 5, T. 11 N, R. 7 E,**  
**TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Ann Downing**, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Southeast Quarter of Section 5, Town 11 North, Range 7 East, Town of Greenfield, Sauk County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 5;  
 thence South 00°43'28" East along the East line of the Southeast Quarter of Section 5, 371.40 feet to the point of beginning;  
 thence continuing South 00°43'28" East along the East line of the Southeast Quarter of Section 5, 377.31 feet to a point in the centerline of County Trunk Highway W;  
 thence Southwesterly along a 818.60 foot radius curve to the right in the centerline of County Trunk Highway W having a central angle of 10°54'03" and whose long chord bears South 69°06'47" West, 155.51 feet;  
 thence North 16°38'15" West, 343.99 feet;  
 thence North 24°20'04" West, 113.19 feet;  
 thence East, 285.65 feet to the point of beginning.  
 Containing 87,120 square feet, (2.00 acres), more or less. Being subject to County Trunk Highway W right-of-way along the Southerly 33 feet thereof and servitudes and easements of use or 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 Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code AE-7, the Sauk County Land Division and Subdivision Regulations and the Town of Greenfield Land Division Ordinance to the best of my knowledge and belief.

*Scott P. Hewitt*

**SCOTT P. HEWITT**  
 Professional Land Surveyor, No. 2229  
 Dated: February 11, 2022  
 File No.: 1221-786

<p><b>OWNER:</b> WOLLUM WOODS LLC          E12820A C.T.H. "W"          BARABOO, WI 53913</p>	<p><b>CLIENT:</b> ANN DOWNING          E12820A C.T.H. "W"          BARABOO, WI 53913</p>
--	--



As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
**PROFESSIONAL SERVICES**  
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
 FAX: (608) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 1221-786**

DRAFTED BY: T. KASPER  
 CHECKED BY: TG  
 PROJ. 1221-786  
 DWG. 1221-786 SHEET 3 OF 3

SEAL:  
 WISCONSIN  
 SCOTT P. HEWITT  
 S-2228  
 PORTAGE WISCONSIN  
 LAND SURVEYOR  
 500  
 2-11-22

**SAUK COUNTY CERTIFIED SURVEY MAP NO.**  
**GENERAL LOCATION**  
 BEING PART OF THE NE1/4 OF THE SE1/4, SECTION 5, T. 11 N, R. 7 E,  
 TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

Volume \_\_\_\_\_, Page \_\_\_\_\_

CITY OF BARABOO

RESOLVED THAT this Certified Survey Map within the City of Baraboo, extraterritorial jurisdiction is hereby approved and accepted by the City of Baraboo.

\_\_\_\_\_  
 City Engineer

\_\_\_\_\_  
 Date

TOWN BOARD RESOLUTION

RESOLVED THAT this certified survey map shown thereon is hereby approved by the Town Board.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
 Town Chairperson

I HEREBY CERTIFY that the foregoing is a copy of a motion adopted by the Town Board.

\_\_\_\_\_  
 Town Clerk

SAUK COUNTY PLANNING AGENCY

RESOLVED THAT this Certified Survey Map in the Town of \_\_\_\_\_ is hereby approved by the Sauk County Planning Agency.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
 Land Resources & Environmental Department

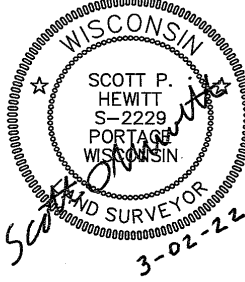
**OWNER:** WOLLUM WOODS LLC  
 E12820A C.T.H. "W"  
 BARABOO, WI 53913

**CLIENT:** ANN DOWNING  
 E12820A C.T.H. "W"  
 BARABOO, WI 53913

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
**PROFESSIONAL SERVICES**  
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-3877  
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



**G & A FILE NO. 222-49**

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1016-533

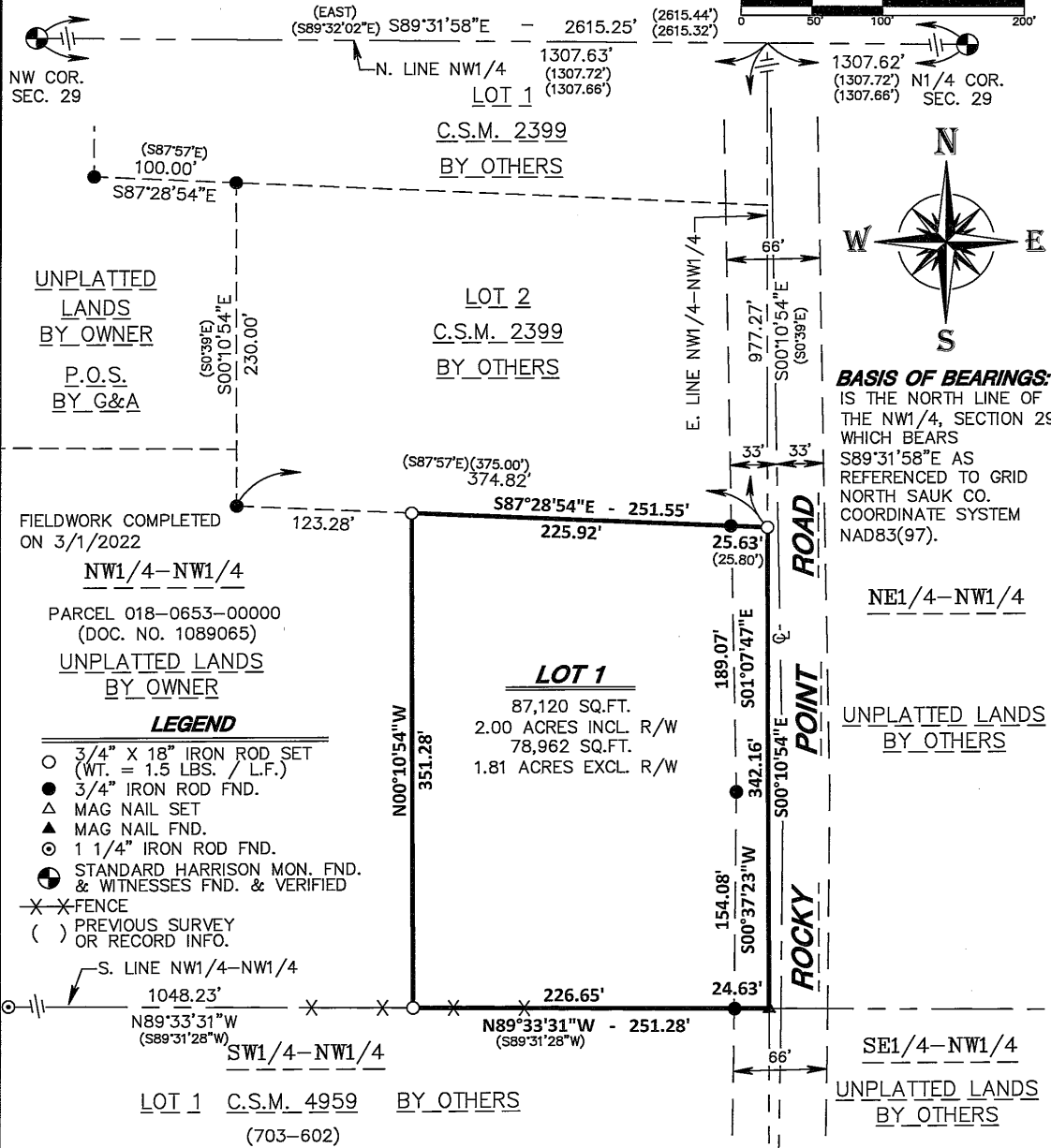
DWG. 222-49 SHEET 1 OF 3

**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 29, T. 12 N., R. 7 E,  
 TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

**SCALE: 1" = 100'**



**OWNER:** JOSEPH H. CANEPA  
 S4125A ROCKY POINT RD  
 BARABOO, WI 53913

**CLIENT:** STACY JAX  
 S4135 WHISPERING PINES DRIVE  
 BARABOO, WI 53913

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
**PROFESSIONAL SERVICES**  
 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)

**G & A FILE NO. 222-49**

DRAFTED BY: T. KASPER  
 CHECKED BY: IG  
 PROJ. 1016-533  
 DWG. 222-49 SHEET 2 OF 3



**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

**BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E,  
 TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Stacy Jax**, I have surveyed, monumented, mapped and divided part of the Northwest Quarter of the Northwest Quarter of Section 29, Town 12 North, Range 7 East, Town of Greenfield, Sauk County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 29;  
 thence South 89°31'58" East along the North line of the Northwest Quarter of Section 29, 1,307.63 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 29;  
 thence South 00°10'54" East along the East line of the Northwest Quarter of the Northwest Quarter of Section 29, 977.27 feet to the Southeast corner of Lot 2, Certified Survey Map, No. 2399 and the point of beginning;  
 thence continuing South 00°10'54" East along the East line of the Northwest Quarter of the Northwest Quarter of Section 29, 342.16 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 29;  
 thence North 89°33'31" West along the South line of the Northwest Quarter of the Northwest Quarter of Section 29, 251.28 feet;  
 thence North 00°10'54" West, 351.28 feet to a point in the South line of Lot 2, Certified Survey Map, No. 2399;  
 thence South 87°28'54" East along the South line of Lot 2, Certified Survey Map, No. 2399, 251.55 feet to the point of beginning.  
 Containing 87,120 square feet, (2.00 acres), more or less. Being subject to Rocky Point Road right-of-way along the Easterly side thereof and servitudes and easements of use or 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 Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code AE-7, the Sauk County Land Division and Subdivision Regulations, the Town of Greenfield Land Division Ordinance and the City of Baraboo Land Division Ordinance to the best of my knowledge and belief.

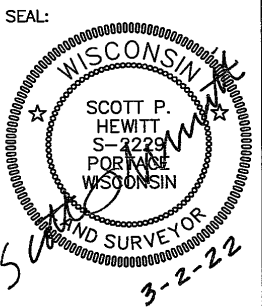
*Scott P. Hewitt*  
 \_\_\_\_\_  
**SCOTT P. HEWITT**  
 Professional Land Surveyor, No. 2229  
 Dated: March 2, 2022  
 File No.: 222-49

**OWNER:** JOSEPH H. CANEPA  
 S4125A ROCKY POINT RD  
 BARABOO, WI 53913

**CLIENT:** STACY JAX  
 S4135 WHISPERING PINES DRIVE  
 BARABOO, WI 53913

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
**PROFESSIONAL SERVICES**  
 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)



**G & A FILE NO.** 222-49

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1016-533

DWG. 222-49 SHEET 3 OF 3

**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION** Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING A PART OF THE NW1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E,  
 TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

**CITY OF BARABOO**

RESOLVED THAT this Certified Survey Map within the **City of Baraboo**, extraterritorial jurisdiction is hereby approved and accepted by the **City of Baraboo**.

\_\_\_\_\_  
 City Engineer

\_\_\_\_\_  
 Date

**TOWN BOARD RESOLUTION**

RESOLVED THAT this certified survey map shown thereon is hereby approved by the Town Board.

\_\_\_\_\_  
 Town Chairperson

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

I HEREBY CERTIFY that the foregoing is a copy of a motion adopted by the Town Board.

\_\_\_\_\_  
 Town Clerk

**SAUK COUNTY PLANNING AGENCY RESOLUTION**

RESOLVED THAT this Certified Survey Map in the **Town of \_\_\_\_\_** is hereby approved by the Sauk County Planning Agency.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Land Resources & Environmental Department

**OWNER:** JOSEPH H. CANEPA  
 S4125A ROCKY POINT RD  
 BARABOO, WI 53913

**CLIENT:** STACY JAX  
 S4135 WHISPERING PINES DRIVE  
 BARABOO, WI 53913



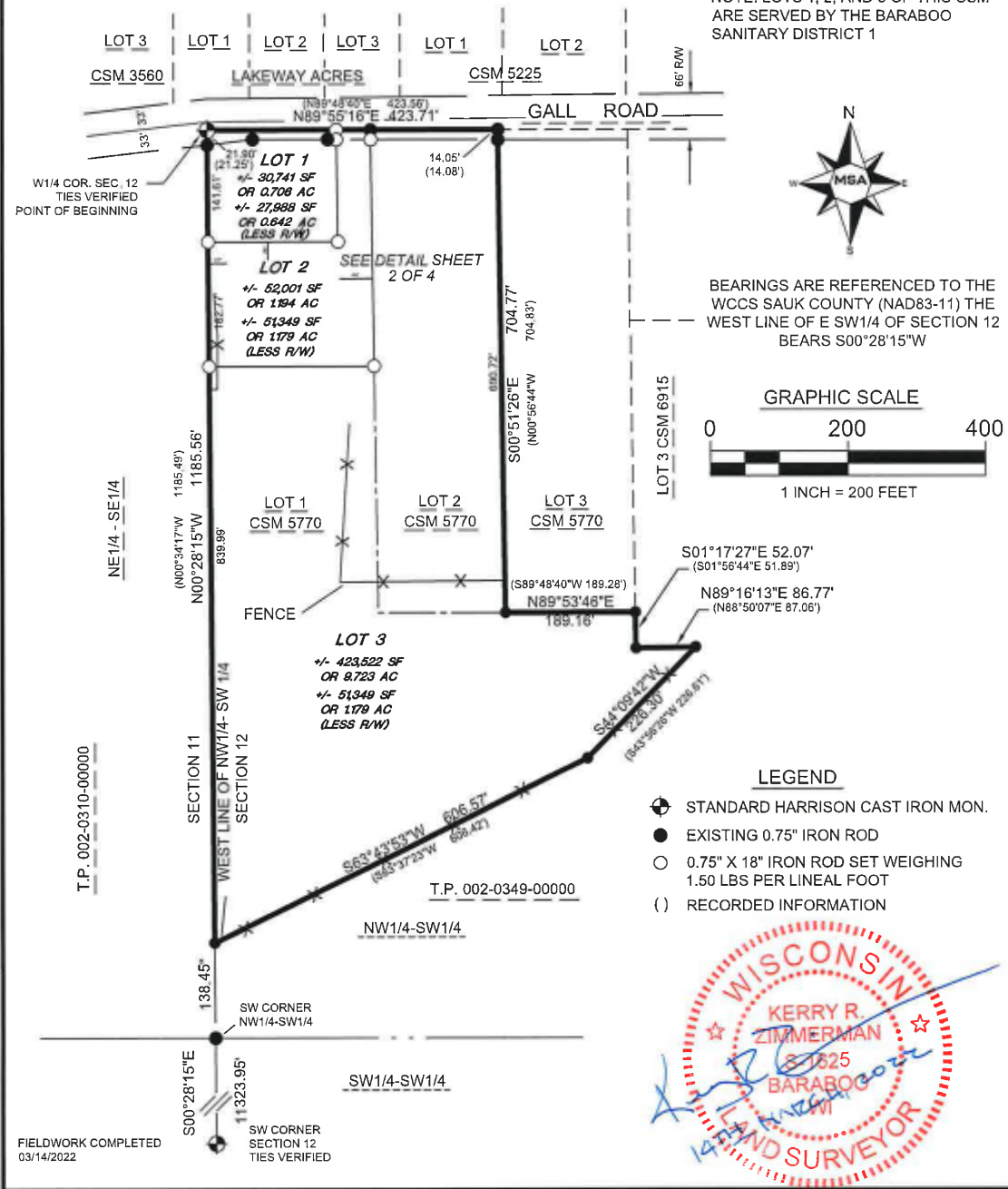
ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 1230 South Boulevard, Baraboo WI 53913  
 (608) 356-2771 www.msa-ps.com  
 © MSA Professional Services, Inc.

PROJECT NO.	21608000	OWNER:	
DRAWN BY:	KRZ	H. ALLAN DAVIS	
SURVEYOR:	KRZ	E11713 GALL ROAD	
FILE NO.	21608000	BARABOO, WI	
SHEET NO.	1 OF	53913	

COUNTY CERTIFIED SURVEY MAP #

LOTS 1 AND 2 OF SAUK COUNTY C.S.M. 5770, RECORDED AS DOCUMENT No. 970503 AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

NOTE: LOTS 1, 2, AND 3 OF THIS CSM ARE SERVED BY THE BARABOO SANITARY DISTRICT 1



FIELDWORK COMPLETED  
03/14/2022

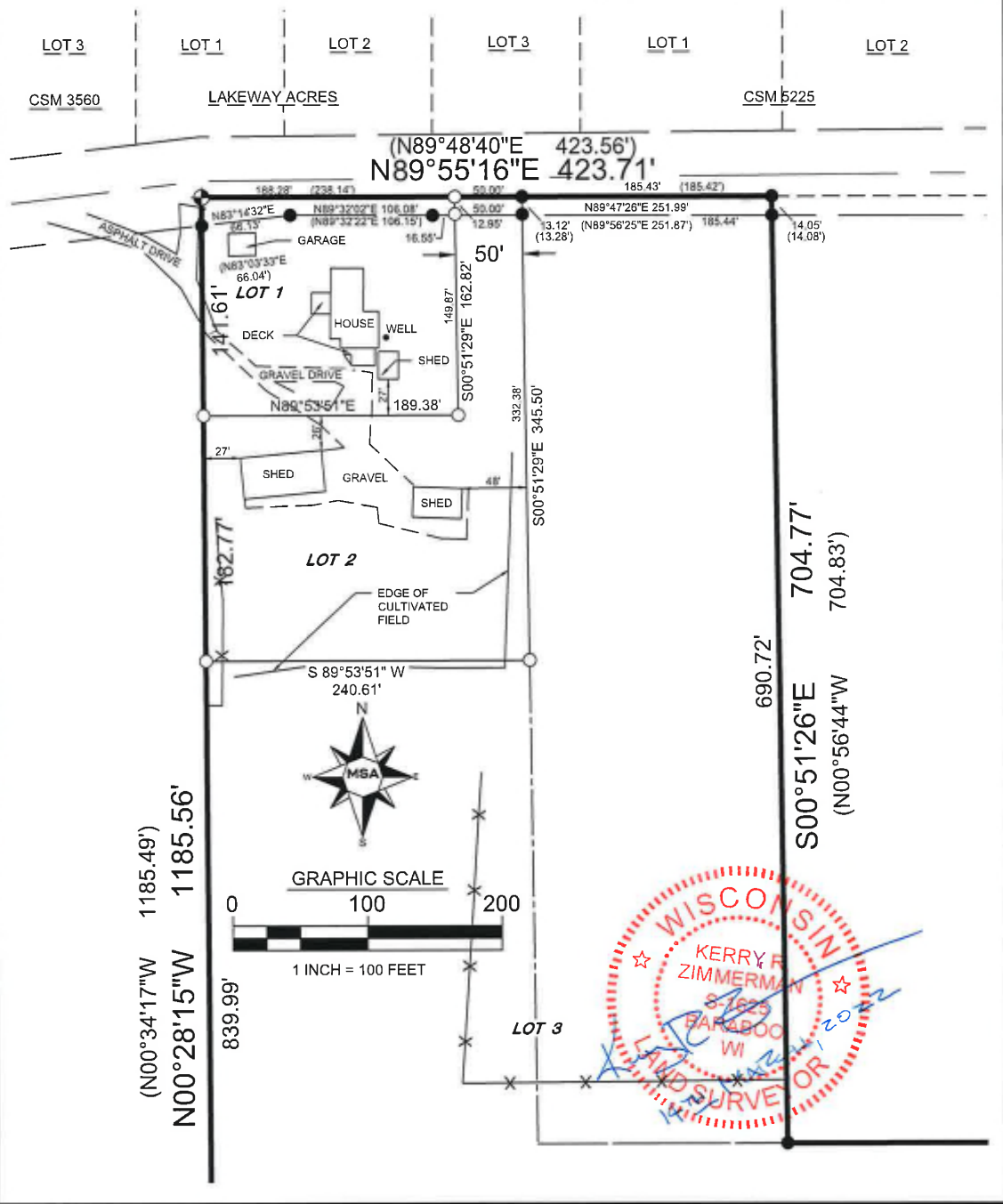


ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 1230 South Boulevard, Baraboo WI 53913  
 (608) 356-2771 www.msa-ps.com  
 © MSA Professional Services, Inc.

PROJECT NO.	21608000	OWNER:	
DRAWN BY:	KRZ	H. ALLAN DAVIS	
SURVEYOR:	KRZ	E11713 GALL ROAD	
FILE NO.	21608000	BARABOO, WI	
SHEET NO.	2 OF 4	53913	

SAUK COUNTY CERTIFIED SURVEY MAP #

LOTS 1 AND 2 OF SAUK COUNTY C.S.M. 5770, RECORDED AS DOCUMENT No. 970503 AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN





ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 1230 South Boulevard, Baraboo WI 53913  
 (608) 356-2771 www.msa-ps.com  
 © MSA Professional Services, Inc.

PROJECT NO.	21608000
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	21608000
SHEET NO.	3 OF 4

SAUK COUNTY CERTIFIED SURVEY MAP #

LOTS 1 AND 2 OF SAUK COUNTY C.S.M. 5770, RECORDED AS DOCUMENT No. 970503 AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, KERRY R. ZIMMERMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S -1625, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER AE 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SAUK COUNTY LAND DIVISION AND SUBDIVISION ORDINANCE AND THE TOWN OF BARABOO SUBDIVISION ORDINANCE, THAT UNDER THE DIRECTION OF H. ALLEN DAVIS, OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED THIS CERTIFIED SURVEY MAP; THAT SUCH CERTIFIED SURVEY MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS LAND IS LOTS 1 AND 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5770, RECORDED AS DOCUMENT NO. 970503, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, CONTAINING 506,272 SQUARE FEET OR 11.622 ACRES MORE OR LESS TOTAL AND 501,619 SQUARE FEET OR 11.516 ACRES MORE OR LESS EXCLUDING THE RIGHT OF WAY OF GALL ROAD, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 12, TOWN 11 NORTH, RANGE 6 EAST WHICH IS THE POINT OF BEGINNING; THENCE N89 ° 55'16"E ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, 423.71 FEET TO THE NORTHEAST CORNER OF LOT 2 OF C.S.M. NO. 5770; THENCE S00 ° 51'26"E, 704.77 FEET TO THE SOUTHEAST CORNER OF LOT 2; THENCE N89 ° 53'46"E ALONG THE SOUTH LINE OF LOT 3 OF C.S.M. NO. 5770, 189.16 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE S01 ° 17'17"E ALONG THE BOUNDARY LINE OF LOT 1 OF C.S.M. NO. 5770, 52.07 FEET; THENCE N89 °16'13 "E ALONG THE BOUNDARY LINE OF LOT 1, 86.77 FEET; THENCE S44°09'42"W ALONG THE BOUNDARY LINE OF LOT 1, 226.30 FEET; THENCE S63°43'53"W ALONG THE BOUNDARY LINE OF LOT 1, 606.57 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID POINT BEING ON THE WEST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 12; THENCE N00°28'15"W ALONG SAID LINE, 1185.56 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD.

\*SURVEYOR'S SEAL\*



CLIENT:

H. ALLAN DAVIS  
 E11713 GALL ROAD  
 BARABOO, WI  
 53913



ENGINEERING | ARCHITECTURE | SURVEYING  
FUNDING | PLANNING | ENVIRONMENTAL  
1230 South Boulevard, Baraboo WI 53913  
(608) 356-2771 www.msa-ps.com  
© MSA Professional Services, Inc.

PROJECT NO.	21608000
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	21608000
SHEET NO.	4 OF 4

SAUK COUNTY CERTIFIED SURVEY MAP #

LOTS 1 AND 2 OF SAUK COUNTY C.S.M. 5770, RECORDED AS DOCUMENT No. 970503 AND BEING LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

TOWN BOARD RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TOWN CHAIRPERSON WILLIAM KLEMM

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A MOTION ADOPTED BY THE TOWN BOARD.

TOWN CLERK MORGAN OLSON

SAUK COUNTY LAND, RESOURCES AND ENVIRONMENT RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF BARABOO IS HEREBY APPROVED BY THE SAUK COUNTY LAND, RESOURCES AND ENVIRONMENT DEPT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MANAGER OF PLANNING & ZONING BRIAN SIMMERT

PLAN COMMISSION RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN IS HEREBY APPROVED AND ACCEPTED BY THE PLAN COMMISSION.

MAYOR ROB NELSON DATE

CITY ENGINEER TOM PINION 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 BRENDA ZEMAN DATE

\*SURVEYOR'S SEAL\*



CLIENT:

H. ALLAN DAVIS  
E11713 GALL ROAD  
BARABOO, WI  
53913



# Sauk County Land Information/GIS Web Map



FOR INFORMATIONAL PURPOSES ONLY. Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to the correctness or validity. Data contained in this map is limited by the method and accuracy of the collection.



**knothe & bruce**  
ARCHITECTS

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

ISSUED  
Issued for Review - March 14, 2022

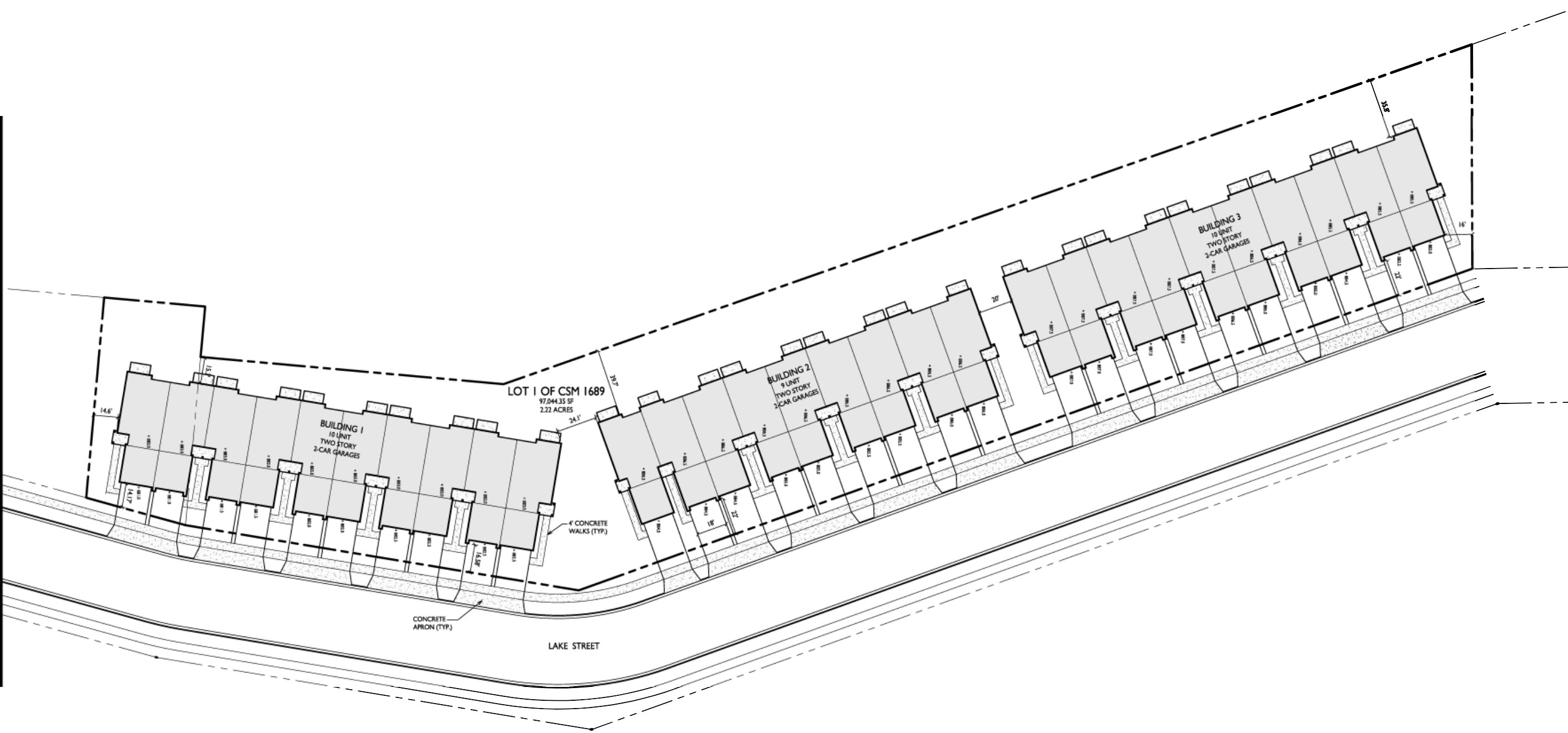
PROJECT TITLE  
**LAKE STREET  
TOWNHOME  
DEVELOPMENT**

Lake Street  
Baraboo, Wisconsin  
SHEET TITLE  
**Site Plan**

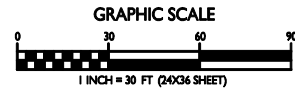
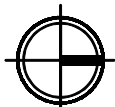
SHEET NUMBER

**C-1.1**

PROJECT NO. **2169**  
© Knothe & Bruce Architects, LLC



**SITE PLAN**  
C-1.1 1" = 30'-0"





knothe • bruce  
ARCHITECTS

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



1 SIDE ELEVATION  
A-2.2 3/32" = 1'-0"

ISSUED  
X



2 WEST ELEVATION  
A-2.2 3/32" = 1'-0"

PROJECT TITLE  
LAKE STREET  
TOWNHOME  
DEVELOPMENT



3 EAST ELEVATION ALONG LAKE ST.  
A-2.2 3/32" = 1'-0"

Lake Street  
Baraboo, Wisconsin  
SHEET TITLE  
Elevations  
Building #2

SHEET NUMBER

A-2.2

PROJECT NO. 2169

© Knothe & Bruce Architects, LLC