

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, July 18, 2017, **5:15 PM**
Location: Council Chambers, Municipal Building, 135 4th Street, Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, K. Fitzwilliams
Others Noticed: T. Pinion, E. Geick, E. Truman, Mike Kohlman, Irwing Gama, Richard Blakeslee, Scott Hewitt, Michael Zolper, Library, and Media.

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

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Approve agenda.
- c. Approve June 20, 2017 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. New Business

- a. Request by Kohlman Investments, LLC for an amendment to their Conditional Use Permit, which was approved on August 21, 2001 and subsequently amended on May 17, 2011 to allow the addition of a variable message sign, to change the exterior color of the KFC/A&W building and signage, located at 920 USH 12.
- b. Review and approve a two-lot Certified Survey Map for David & Delores Leatherberry for land in the City's Extraterritorial Plat Approval Jurisdiction, located between Crawford Street and CTH A at the southeast corner of the intersection of Crawford Street and Goerks Road, in the north half of NE ¼ of Section 26, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin
- c. Review and approve a two-lot Certified Survey Map for Steven M Bare for land in the City's Extraterritorial Plat Approval Jurisdiction, located on the north side of STH 159, approximately 630' west of CTH DL (formerly STH 123), in the SW ¼ of the SE ¼ of Section 11, T11N, R6E in the Town of Baraboo, Sauk County, Wisconsin.
- d. Consider request by Michael Zolper to review a GDP/SIP in accordance with Steps 3 and 4 of the Planned Development Process to allow a professional office in an R-1A Single-Family Residential zoning district, at 626 14th Street in the City of Baraboo.

4. Adjournment

Phil Wedekind, Mayor Designee
Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on July 14, 2017

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 135 4th St., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting June 20, 2017

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, and O’Neill, Kate Fitzwilliams and Tom Kolb was absent.

Also in attendance were Tom Pinion, Ed Geick, David McMurray, David Christian, Nick Anstett, Jeff Smith, Jim Jermain, Patrick Cogswell, Dick Christian, and Andy Fitz.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: Wedekind stated that item d, conceptual plan to convert the residence at 102 9th Avenue to a duplex was withdrawn. It was moved by Franzen, seconded by Liston to approve the agenda as revised. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by Franzen to approve the minutes of the May 16, 2017 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. Public Hearing to consider the request by Jeff Smith (Owner), and AT&T (Applicant) for a Conditional Use Permit to allow the construction of a 199-ft tall Mobile Service Support Structure (monopole cell tower) and equipment structure in an A-1 Agricultural Transition zoning district, located in the SW¼ of Section 2, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 1100 Waldo Street – There were no speaker and the hearing was declared closed.
- b. Public Hearing to consider request by David McMurray, d/b/a M Of N Vapors for a Conditional Use Permit to allow a variable message sign in a B-3 Highway Oriented Business Zoning District, located at 830 US Hwy 12 & #5, City of Baraboo, Sauk County, Wisconsin – There were no speakers and the hearing was declared closed.

New Business

- a. Consideration of Jeff Smith’s (Owner), and AT&T’s (Applicant) request for a Conditional Use Permit to allow the construction of a 199-ft. tall Mobile Service Support Structure (monopole cell tower) and equipment structure in an A-1 Agricultural Transition Zoning district, located in the SW¼ of Section 2, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 1100 Waldo, City of Baraboo, Sauk County, Wisconsin – Jeff Smith introduced himself to the Commission. Andy Fitz, representative for the project introduced himself to the Commission. Engineer Pinion presented the background to the Commission. Fitz then gave a detailed description of site location. He said that the monopole would be built to accommodate three other carriers. Patrick Cogswell then explained the procedure for choosing site locations. Liston asked if the pole will be lit, and Fitz said that one of the recommendations from Pinion was that a light be placed on the pole and there are no objections to that request. Liston then asked if there would be landscaping around the fencing. Fitz said he would not be opposed to planting additional landscaping. It was moved by Liston, seconded by Thurow to approve request with the conditions that the pole have a light on it and landscaping is planted around the fence. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O’Neill, Fitzwilliams, and Wedekind. Nay – 0, motion carried 6-0.
- b. Review and approval of the site plan for AT&T’s proposed 199-ft tall Mobile Service Support

Structure (monopole cell tower) and equipment structure in an A-1 Agricultural Transition zoning district at 1100 Waldo Street – It was moved by Liston, seconded by O’Neill to approve the site plan for AT&T’s proposed 199-ft. tall Mobile Service Support Structure as presented. On roll call for the motion, Ayes – Franzen, Liston, O’Neill, Fitzwilliams, Wedekind, and Thurow. Nay – 0, motion carried 6-0.

- c. Consideration of David McMurray’s, d/b/a M of N Vapors, request for a Conditional Use Permit to allow a variable message sign in a B-3 Highway Oriented Business Zoning District, located at 830 US Hwy 12, #5, City of Baraboo, Sauk County, Wisconsin – David McMurray then addressed the Commission. Pinion gave the background for this request. He said that any, and all variable message signs require a conditional use permit. He said what McMurray is requested is about half of the maximum allowable size. Pinion said that McMurray is aware of all DOT regulations regarding variable message signs and is willing to comply with all regulations. O’Neill asked the hours of operations and McMurray said Monday through Friday, 11 am. to 7 p.m.; Saturday 10 a.m. to 4 p.m., and Sunday, noon until 4:00. O’Neill asked if the sign would be turned off after business hours, and McMurray said that he was hoping to leave it on to draw attention to the business; however, if the Commission wants it off he would comply. Franzen moved, Fitzwilliams seconded to approve the request for the variable message sign as requested with no restrictions for hours of operation. On roll call vote for the motion, Ayes – Liston, Fitzwilliams, Wedekind, Thurow, and Franzen. Nay – O’Neill. Motion carried 5 to 1.
- d. Review a Conceptual Development Plan to convert the existing single-family residence at 102 9th Avenue to a duplex, located on the northwest corner of Oak and 9th in an R-1A Single Family Residential zoning district by Rafael Viana - This request was withdrawn.
- e. Consider request by David Christian to review a Conceptual Development Plan in accordance with Step 2 of the Planned Development Process to allow used car sales at Broadway Auto Care, located at 620 Broadway, a B-1 Central Business Zoning District – David Christian introduced himself to the Commission. Christian stated that he purchased the property in 2008 and has been slowly trying to improve it; however, he is looking to improve the property, such as paint the building, redo the concrete, install a fence in the back, but he needs the revenue. He is requesting permission to sell six to eight cars. He said that he is aware that his property is not zoned B-3; however, he feels that he is the same as Fred Kruse, which he is aware that is grandfathered in. He would be moving the older vehicles off-site and selling better used cars. He would like to sell them on the south side of the property, adjacent to the alley. Pinion said that this is a conceptual development plan, since it is neither a permitted use nor a conditional use in the underlying zoning district, he has two options; one is to try to rezone it to a district that will allow auto sales, and the other is to apply a Planned Development Overlay. He said that this is a concept review; therefore, it is informal conversation, informal feedback, and non-binding. Christian then showed pictures of his concept idea to the Commission. Liston and O’Neill voiced disapproval of the plan and feels that there are too many used cars in the City and approving it would be opening the door for all of car repairs shops. A similar request was denied by the Commission last month. Franzen said that he personally does not have a problem with an overflow of dealerships; however, his concern is the size of the lot. Fitzwilliams said that she liked the idea that he is trying to improve the lot, but is concerned with the number of used cars lots. Pinion said that the difference between this site and the South Blvd. corridor is the underlying zoning. The South Blvd. corridor is B-3, where it would be a permitted use, but due to the conditional use overlay, so every use is subject to the Commission’s scrutiny. He said that the request from last month was an auto body repair shop, which is not an allowable use; however, secured a Planned Development for that use, and that use exclusively, and then wanted to add some underlying permitted use.
- f. Review and recommendation on the annexation and zoning upon annexation of two parcels of land on the west side of Moore Street, located in the SE¼ of the SE¼ Section 34, T12N, R6E in the Town of Baraboo, totaling approximately 4.17 acres owned by Nicholas Anstett and Paul Young. - Nicholas Anstett introduced himself to the Commission. Pinion presented the background for the request. He said that Anstett is in the Town of Baraboo and has septic system that is not performing as well as expected and is looking to secure sanitary sewer connection; however, in order to do so he would have to annex into the City. Pinion said that as a stand-alone parcel, if he annexed, Mr. Young’s parcel

would become an island of Township property, so it would not survive the review by the Department of Administration at the State if it were just the Anstett property. Pinion said that Mr. Young has become a joint petitioner to annex his property. He said that there is still a long finger of the south half of the river that would still be Town property. Pinion said that it is his opinion that the State would not approve the proposed annexation, unless that portion of the river is included, so the legal description is included now. He said that the Village of West Baraboo's Corporate Boundary description goes specifically to the center of the River. The City of Baraboo's boundary description goes only to the south bank. Liston moved, Franzen seconded to recommend the annexation and proposed property and R-1A zoning upon annexation. On roll call vote for the motion, Ayes – Fitzwilliams, Wedekind, Thurow, Franzen, Liston, and O'Neill. Nay – 0, motion carried 6-0.

Adjournment - It was moved by Liston, seconded by Franzen to adjourn at 5:50 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

PLAN COMMISSION ITEM SUMMARY

July 18, 2017

SUBJECT: REQUEST BY KOHLMAN INVESTMENTS, LLC FOR AN AMENDMENT TO THEIR CONDITIONAL USE PERMIT, WHICH WAS APPROVED ON AUGUST 21, 2001 AND SUBSEQUENTLY AMENDED ON MAY 17, 2011 TO ALLOW THE ADDITIONAL OF A VARIABLE MESSAGE SIGN, TO CHANGE THE EXTERIOR COLOR OF THE KFC/A&W BUILDING AND SIGNAGE, LOCATED AT 920 USH 12.

SUMMARY OF ITEM A: KFC/A&W was originally granted a CUP in 2001. It was amended in 2011 to add an electronic variable message sign. The proposed amendment for your consideration will change the exterior building color and modify the signage on the building. Colored renderings of the property changes are included in the packet.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

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

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP FOR DAVID & DELORES LEATHERBERRY FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, LOCATED BETWEEN CRAWFORD STREET AND CTH A AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CRAWFORD STREET AND GOERKS ROAD, IN THE NORTH HALF OF NE ¼ OF SECTION 26, T12N, R6E IN THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM B: Mr. & Mrs. Leatherberry are subdividing two lots from their existing property between Crawford Street and CTH A. The City's minimum lot size regulation in the ETJ area is 20 acres and both of the proposed lots exceed this size.

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)(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.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP FOR STEVEN M BARE FOR LAND IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, LOCATED ON THE NORTH SIDE OF STH 159, APPROXIMATELY 630' WEST OF CTH DL (FORMERLY STH 123), IN THE SW ¼ OF THE SE ¼ OF SECTION 11, T11N, R6E IN THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM C: Mr. Bare is subdividing a 2-acre lot from his existing 19.79-acre parcel on STH 159. Although the City's minimum lot size regulation in the ETJ area is 20 acres, this land division qualifies under the Special Exception provision in Section 18.02 (8)(b)(6) of the City's Subdivision and Platting Code since it meets the following criteria:

- The density of the buildable lots does not exceed 1 per 20 acres
- The new buildable lot does not exceed 2 acres in size
- The land division is by CSM
- Non-buildable lands are enrolled in a Preservation Easement in accordance with the Sauk County Planned Development (Cluster) Program.

Although Lot 2 of this CSM is not subject to the Preservation Area Easement requirement of the Sauk County Land Division and Subdivision regulations, Mr. Bare has agreed to deed restrict Lot 2 to prohibit it from being built on so the overall density of buildable lots will not exceed 1 per 20 acres in accordance with the City's Subdivision and Platting Ordinance. 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)(b)(6) – *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 REQUEST BY MICHAEL ZOLPER TO REVIEW A GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 AND 4 OF THE PLANNED DEVELOPMENT PROCESS TO ALLOW A PROFESSIONAL OFFICE IN AN R-1A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, AT 626 14TH STREET IN THE CITY OF BARABOO.

SUMMARY OF ITEM D: This is the review of a combined GDP/SIP that will be carefully reviewed by the Commission at a future date.

Mr. Zolper has an accepted Offer to Purchase on the property at 626 14th Street and he is planning to restore the former use of the current vacant building at that location. It was formerly used as a professional office building and Mr. Zolper is planning to relocate his existing business from his current 701 Ash Street location and he is seeking approval from the Plan Commission, accordingly.

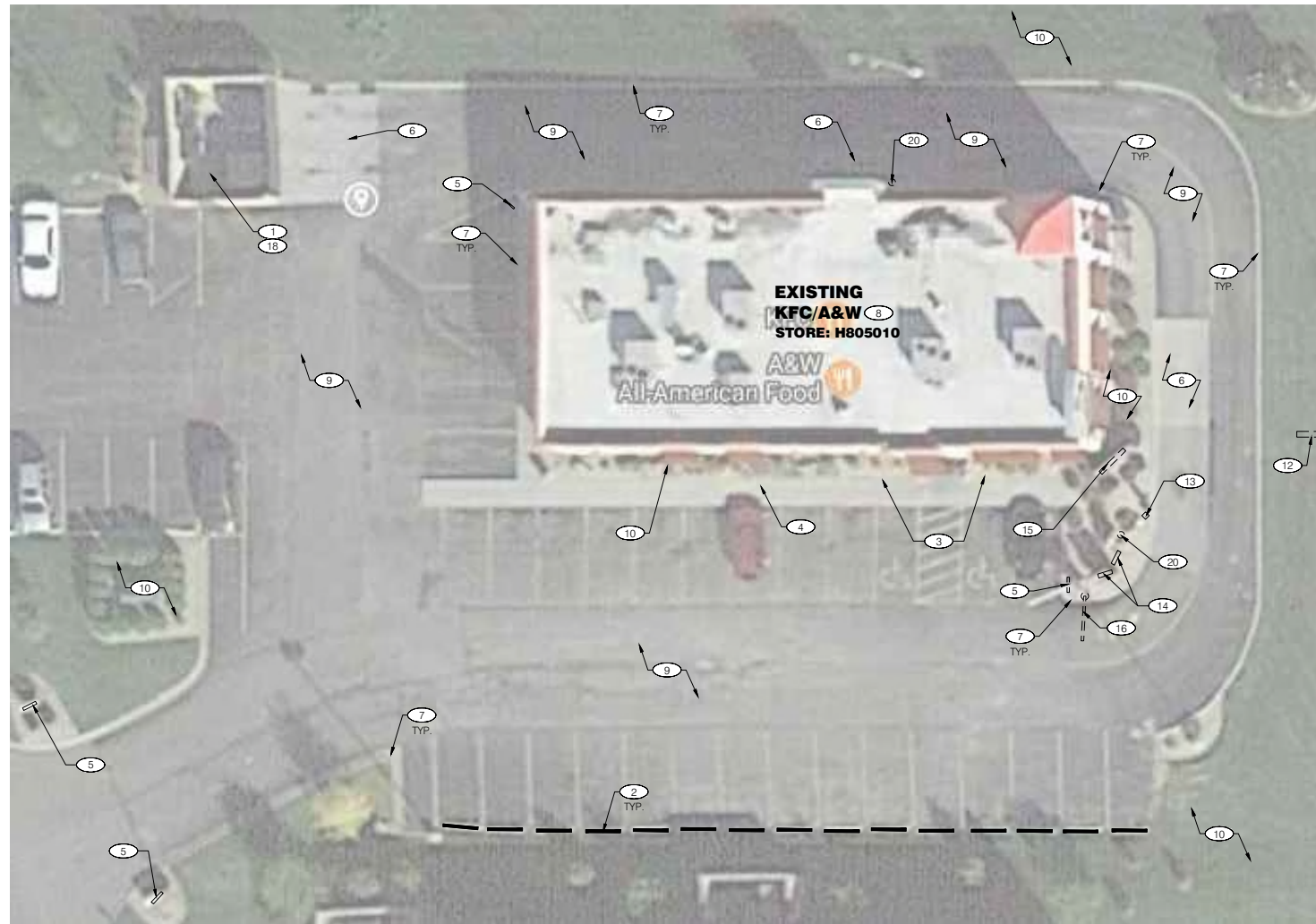
The building was originally built in 1990 and I cannot find any record of a Conditional Use Permit or other special zoning designation for the property. (You may recall that the prior owner, Johansen Medical Properties, submitted a conceptual plan for a Planned Development on this site in March 2012 to construct an addition to the building and expansion of the parking lot but that proposal did not progress any further.) Technically, the prior use was considered a legal non-conforming use and such use may continue indefinitely; however, if said non-conforming use is discontinued for a period of 12 months or more, the use of property needs to be modified to conform to the zoning regulations, which is why Mr. Zolper is requesting the PUD Overlay Zoning.

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 combined GDP/SIP.

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



SITE PLAN
Scale: NTS

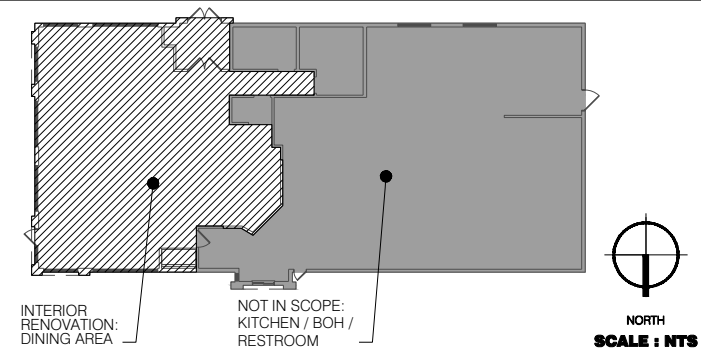
SITE WORK KEY NOTES

1. EXISTING REMOTE DUMPSTER ENCLOSURE TO REMAIN
2. EXISTING WHEELSTOP
3. EXISTING A.D.A. SIGNAGE
4. EXISTING CONCRETE SIDEWALK TO BE PROTECTED THROUGHOUT CONSTRUCTION
5. EXISTING PARKING LOT DIRECTIONAL SIGNAGE TO BE PAINTED
6. EXISTING CONCRETE PAVEMENT TO BE PROTECTED DURING CONSTRUCTION
7. EXISTING CURB TO BE PROTECTED THROUGHOUT CONSTRUCTION
8. EXISTING BUILDING TO BE PROTECTED THROUGHOUT CONSTRUCTION
9. EXISTING ASPHALT PAVEMENT TO BE PROTECTED THROUGHOUT CONSTRUCTION
10. EXISTING LANDSCAPING TO REMAIN
11. EXISTING BUCKET SIGN
12. EXISTING MONUMENT SIGN TO BE PAINTED
13. EXISTING SPEAKER POST
14. EXISTING PREVIEW BOARD
15. EXISTING MENU BOARD
16. EXISTING CLEARANCE BAR
17. EXISTING REMOTE DUMPSTER ENCLOSURE TO BE REPAIRED AND PAINTED
18. EXISTING REMOTE DUMPSTER ENCLOSURE TO BE PAINTED (GATE ONLY OR INCL. CMU/BRICK)
19. EXISTING LANDSCAPING TO BE UPGRADED (IF REQ'D BY CITY OR UNDER GOV)
20. EXISTING BOLLARDS TO BE PAINTED OR INSTALL SLEEVES

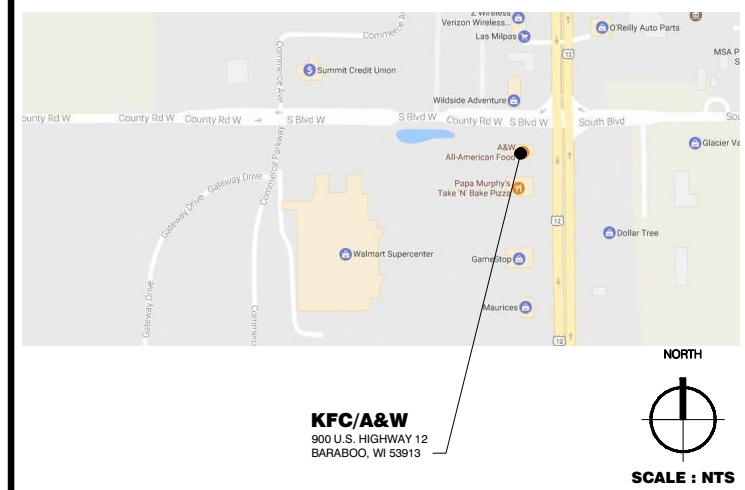
SCOPE OF WORK MATRIX

Scope Type	Incentive
New Ceiling and Lighting	YES
New Restroom Refresh	NO
Dining Room Floor Tile	YES
Drive Thru Package	NO
Multi-brand	KFC/A&W

KEY PLAN



VICINITY MAP



PROJECT SUMMARY

PROJECT NAME:	KFC / A&W
PROJECT ADDRESS:	900 U.S. HIGHWAY 12, BARABOO, WI 53913
LEGAL JURISDICTION:	CITY OF BARABOO
BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE
BUILDING FOOTPRINT AREA:	4,575 SF
RENOVATION AREA:	1,803 SF
SEATING:	EXISTING: 92, PROPOSED: 92
TYPE OF CONSTRUCTION:	5B
OCCUPANCY TYPE:	A2-ASSEMBLY
OCCUPANCY LOAD:	106

PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF AN INTERIOR RENOVATION OF THE DINING AREA FOR AN EXISTING KFC RESTAURANT. THE KITCHEN AND DRIVE THROUGH AREAS WILL REMAIN IN OPERATION DURING THE REMODELING PROCESS. EXTERIOR IMAGE UPGRADE WILL CONSIST OF NEW EXTERIOR BRANDING & SIGNAGE ELEMENTS AND NEW PAINT FINISHES PER NEW PROTOTYPE. BUILDING USE TO REMAIN THE SAME. BUILDING IS NOT SPRINKLERED.

PROJECT GENERAL NOTES

- A. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED
- B. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND KFC CM PRIOR TO STARTING WORK
- C. DRAWINGS ARE BASED ON CONDITIONS PROVIDED BY LEND LEASE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF INFORMATION. DISCREPANCIES FOUND IN THE FIELD ARE TO BE RESOLVED ON SITE BY THE CONSTRUCTION MANAGER IN CONJUNCTION WITH THE LEND LEASE PROJECT MANAGER.
- D. ALL ELECTRICAL WORK TO BE DONE ON A DESIGN BUILD SCENARIO. NO PERMITTING UNDER THIS APPLICATION.

PROJECT DIRECTORY

CORPORATE

KFC Corporation
1900 Colonel Sanders Lane
Louisville, KY 40213

Contact:
Will Nash
502-874-6229

ARCHITECT

CESO
8534 Yankee St.
Dayton, OH , 45458

Contact:
Brady Harding
937-435-8584

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KFC

CESO
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 435-8584 Fax: (937) 435-3307

DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET	DATE	BY
DESIGN DEVELOPMENT RESUBMITTAL	DATE	BY
PERMIT SET SUBMITTAL	DATE	BY
PERMIT SET REVISION	DATE	BY

REVISION:

Mark	Date	By
△ 1	4/13/2017	CESO
△ 2	4/21/2017	CESO
△ 3	5/17/2017	CESO

PROJECT TITLE

"K-30 S8000 TO AMERICAN SHOWMAN"
ACCELERATED PROGRAM
RELEASE 1.0 JULY, 2015
INCENTIVE SCOPE
900 U.S. HIGHWAY 12
BARABOO, WI 53913

KFC SITE NO. **H805010**

GENERAL INFORMATION

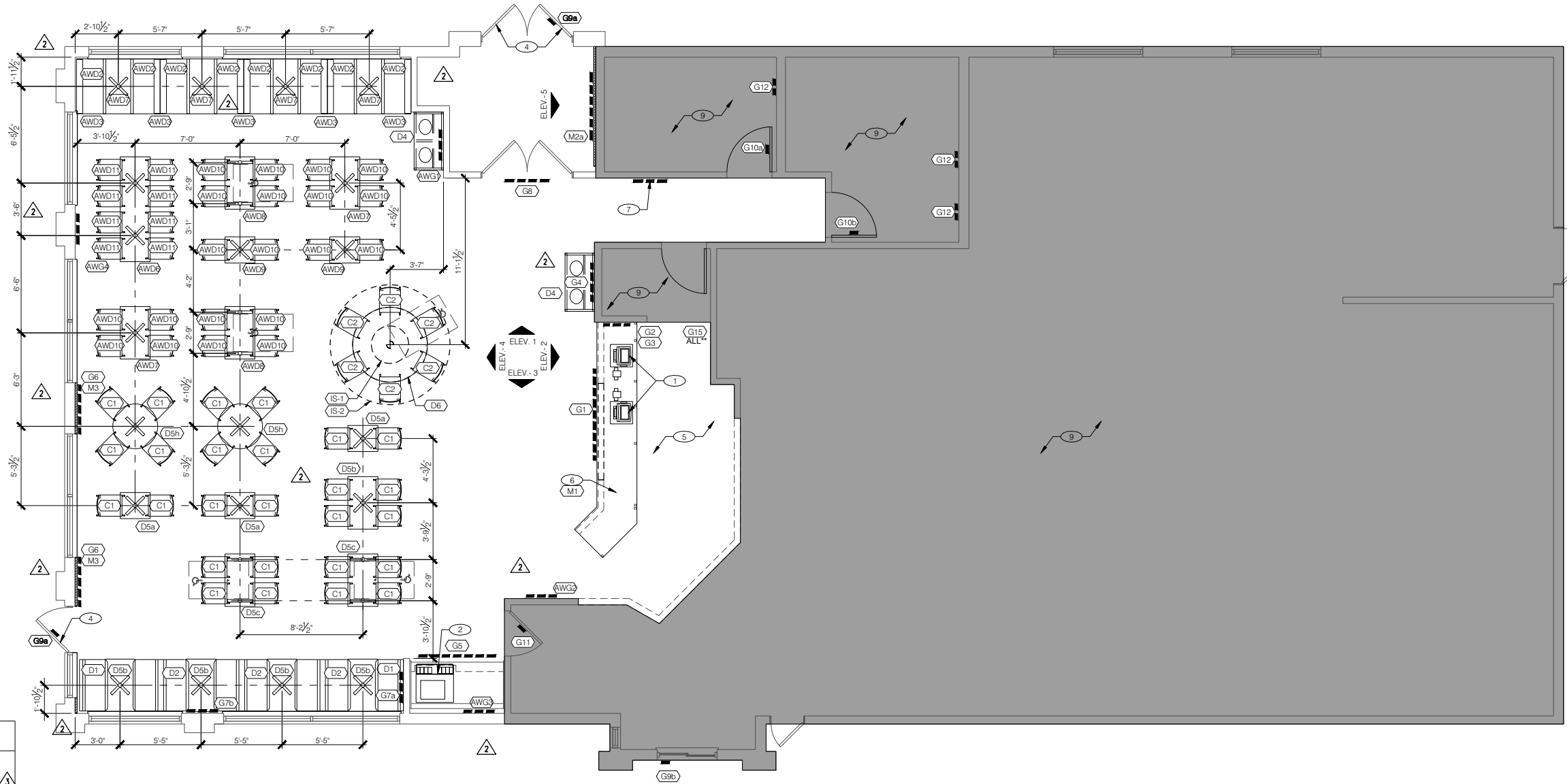
SHEET NO.
G-1.0

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KFC

CESO
CREATION TO COMPLETION
 8534 Yankee Street, Suite 2B, Dayton, OH 45458
 Phone: (607) 455-6664 Fax: (607) 455-3307



GENERAL NOTES

- A. COORDINATE EXACT GRAPHIC LOCATIONS AND HANGING INSTRUCTIONS WITH VENDOR SPECS
- B. ALL KFC (ONLY) TABLES HAVE A PEDESTAL BASE

LEGEND



FIXTURE AND FURNITURE PLAN
 Scale: 1/4" = 1'-0"



FIXTURES AND GRAPHICS KEY NOTES:

1. EXISTING P.O.S. EQUIPMENT - INCL. EXIST OR NEW UNDER COUNTER CASH DRAWER BRACKET
2. RE-INSTALL EXISTING ICE MACHINE & BEVERAGE DISPENSER - SEE SHEET D1.0
3. EXISTING SAFE
4. REPLACE EXTERIOR/INTERIOR BRANDED, PLASTIC DOOR PANEL WITH PREFINISH PANEL TO MATCH DOOR FRAME
5. EXISTING SECURITY MONITOR, RELOCATE AS NECESSARY FOR NEW SERVICE COUNTER LAYOUT
6. CUSTOM MILLWORK PROVIDED BY VENDOR
7. REINSTALL EXISTING "KFC FOUNDATION" ARTWORK
8. PAINT EXISTING TABLETOP POSTS - MATTE BLACK
9. NO WORK IN THIS AREA

KFC DECOR SCHEDULE

INTERIOR SPECIALTIES			
TAG	QTY.	ITEM DESCRIPTION	
IS-1	1	BUCKET	
IS-2	1	RING CEILING ELEMENT	
DECOR			
TAG	QTY.	ITEM DESCRIPTION	
D1	2	SANDERS BOOTH - SINGLE	
D2	3	SANDERS BOOTH - DOUBLE	
D4	2	TRASH UNIT - DOUBLE	
D5a	3	TABLE TOP - 21" X 24"	
D5b	5	TABLE TOP - 24" X 42"	
D5c	2	TABLE TOP - 24" X 42" HC W/ SYMBOL	
D5h	2	TABLE TOP - 36" ROUND	
D6	1	FOCAL TABLE 60" ROUND WITH CUSTOM BASE	
CHAIRS			
TAG	QTY.	ITEM DESCRIPTION	
C1	26	CAFE DINING CHAIRS	
C2	6	CAFE DINING CHAIRS - KFC RED SEAT	
MILLWORK			
TAG	QTY.	LN. FT.	ITEM DESCRIPTION
M1	N/A	15'-8"	ORDER COUNTER/DRINK COUNTER COMPONENTS
	3	21'-0"	FRONT COUNTER PEPSI DIVIDER WALL AND BACK PANEL
SS-2	5	N/A	CORIAN WINDOW SILL TOPS FOR WINDOWS
M1AW	1	N/A	ORDER COUNTER - A&W SMALL OVAL SIGN/LOGO
M2a	1	N/A	ENTRY FOCAL WALL WITH REAL MEALS QUOTE - STANDARD
M3	N/A	22'-1"	FOCAL WALL PANELS - BACK RED WALL INCLUDING WINDOW AND TOP TRIM

KFC GRAPHIC SCHEDULE

GRAPHICS		
TAG	QTY.	ITEM DESCRIPTION
G1	1	"KITCHEN" SIGN
G2	1	CHALK BOARD - PRINTED
G3	1	REAL MEALS GUARANTEE
G4	1	SECRET PROCESS ART
G5	1	PEPSI FILLING STATION SIGN
G6	1	FOCAL WALL ART
G7a	1	DINING ROOM ARTWORK - "SOUTHERN INSPIRED"
G7b	1	DINING ROOM ARTWORK - "SANDERS FOR SENATOR"
G8	1	"THANKS" MESSAGE
G9a	2	STORE HOURS - ENTRY DOOR
G9b	1	STORE HOURS - DT WINDOW
G10a	1	RESTROOM SIGNS - LADIES
G10b	1	RESTROOM SIGNS - GENTS
G11	1	COLONEL'S OFFICE SIGN
G12	3	RESTROOM MIRROR MESSAGE
G15a	1	BOH ART - COMMUNICATION BOARD (VERT & HORIZ)
G15b	1	BOH ART - FAMILY PRIDE BOARD
G15c	1	BOH ART - COLONEL PROUD BANNER
G15d	1	BOH ART - COLONEL TIE MIRROR
G15e	1	BOH ART - GREATEST CHICKEN COLLAGE
G15f	1	BOH ART - SERVICE PROMISE SIGN (STANDARD 60"X47" AND SMALL 30"X24")

** COORDINATE EXACT GRAPHIC LOCATIONS AND HANGING INSTRUCTIONS WITH VENDOR SPECS.

A&W COMPONENT SCHEDULE

A&W DECOR		
TAG	QTY.	ITEM DESCRIPTION
AWD2	8	A&W UPHOLSTERED BOOTH SEATS
AWD3	8	A&W UPHOLSTERED BOOTH SEAT BACKS
AWD6	1	A&W COMMUNITY TABLE
AWD7	6	A&W 24X42 TABLE
AWD8	2	A&W 24X42 HC TABLE
AWD9	2	A&W 21X24 TABLE
AWD10	20	A&W CHAIR W/O ARMS - FARMHOUSE COLLECTION
AWD11	8	A&W BAR STOOL W/HIGH BACK - FARMHOUSE COLLECTION
A&W GRAPHICS		
TAG	QTY.	ITEM DESCRIPTION
AWG1	1	A&W CONEY ISLAND ROAD TRIP ART BANNER
AWG2	1	A&W ART BANNER
AWG3	1	A&W MUG GRAPHIC
AWG4	1	A&W ARTWORK

DRAWING SUBMITTALS

DATE	BY	DESCRIPTION
3/17/2017	CESO	DESIGN DEVELOPMENT REVIEW SET
4/21/2017	CESO	DESIGN DEVELOPMENT RESUBMITTAL
6/19/2017	CESO	DESIGN DEVELOPMENT RESUBMITTAL
		PERMIT SET SUBMITTAL
		PERMIT SET REVISION

REVISION:

Mark	Date	By
△	4/13/2017	CESO
△	4/21/2017	CESO
△	5/17/2017	CESO

PROJECT TITLE
 "K-30 SB800 TO AMERICAN SHOWMAN"
ACCELERATED PROGRAM
 RELEASE 1.0 JULY 2015
INCENTIVE SCOPE
 900 U.S. HIGHWAY 12
 BARABOO, WI 53913
KFC SITE NO. H805010
SHEET TITLE

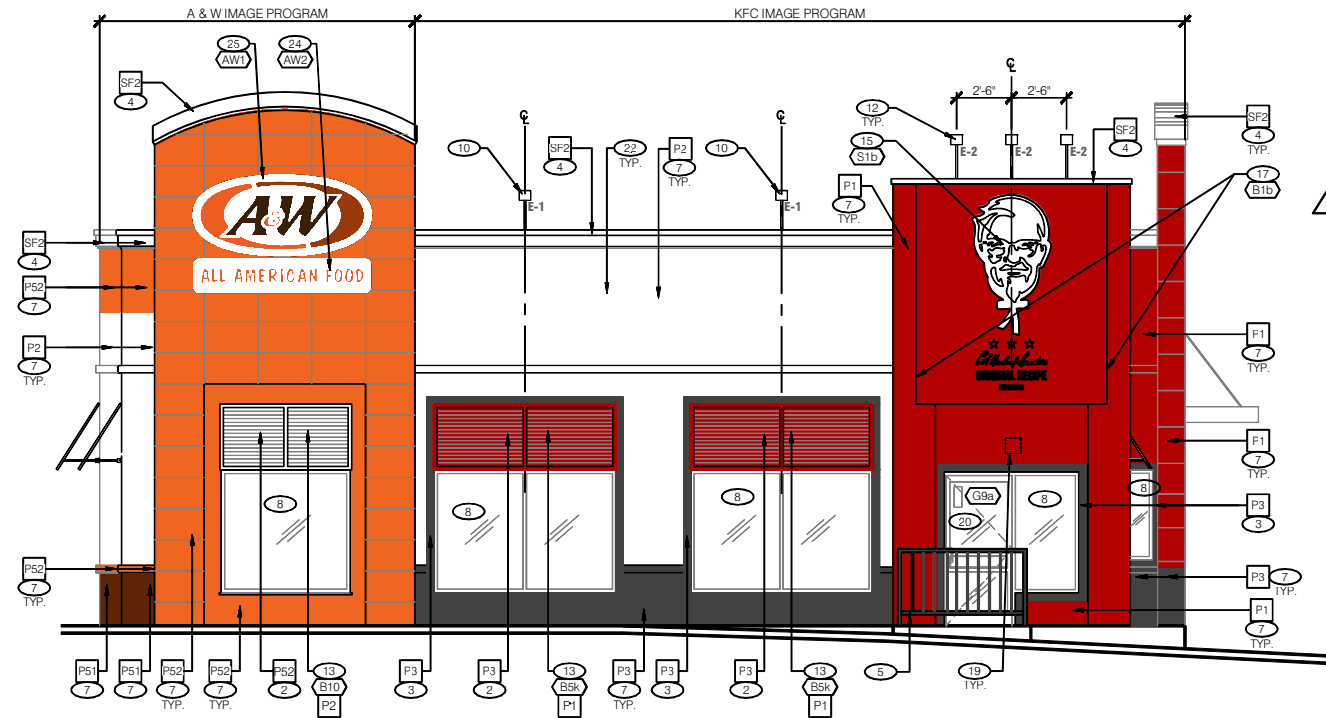
FIXTURE AND FURNITURE PLAN

SHEET NO.
A-1.2

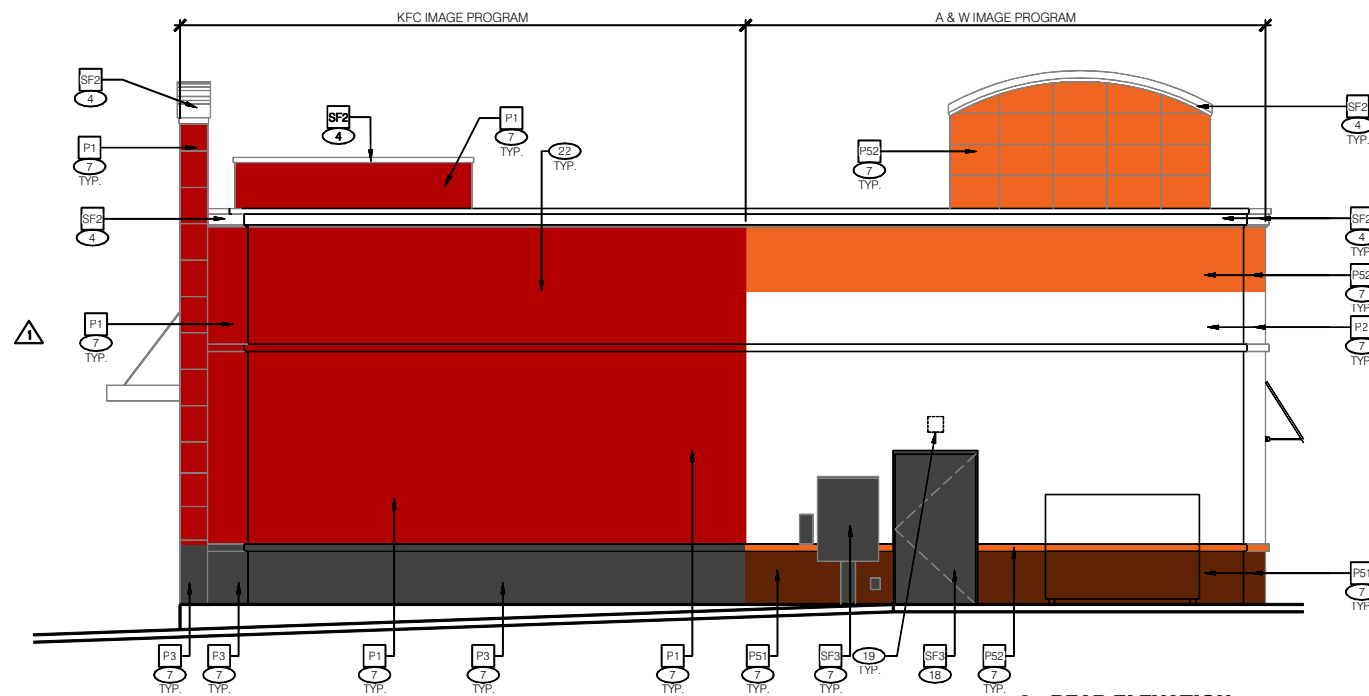
THIS DOCUMENT IS THE PROPERTY OF CESO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DRAWING. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CESO. PLOTTED Monday, June 19, 2017 1:54:17 PM

GENERAL NOTES

- G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDORS RECOMMENDATION
- KFC SIGNAGE & STENCILS BY OTHERS - UNDER SEPARATE PERMIT
- AWNING BY OTHERS



1 - FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 - REAR ELEVATION
Scale: 1/4" = 1'-0"

PAINT SCHEDULE **SHERWIN WILLIAMS PAINT NEEDS TO BE COLOR MATCHED AND PROVIDED AS BENJAMIN MOORE**

MARK	LOCATION	MFG / CONTACT	MODEL #/COLOR	REMARKS
P1	EXTERIOR PAINT	BENJAMIN MOORE KURT MCCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	ALURA EXTERIOR PAINT EXOTIC RED 2096-10 LOW LUSTER (834)	MASONRY SUBSTRATE PRIMER: NO68, GLAZED TILE: ACRYLIC FIBERGLASS SUBSTRATE PRIMER: NSL-X STIX - SXA-110
P2	EXTERIOR PAINT	BENJAMIN MOORE KURT MCCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	REGAL SELECT EXTERIOR PAINT WEDDING VEIL 2125-70 LOW LUSTER (847)	MASONRY SUBSTRATE PRIMER: NO68, GLAZED TILE: ACRYLIC FIBERGLASS SUBSTRATE PRIMER: NSL-X STIX - SXA-110
P3	EXTERIOR PAINT	BENJAMIN MOORE KURT MCCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	ALURA EXTERIOR PAINT BLACK HORIZON 2132-30 LOW LUSTER (834)	MASONRY SUBSTRATE PRIMER: NO68, GLAZED TILE: ACRYLIC FIBERGLASS SUBSTRATE PRIMER: NSL-X STIX - SXA-110

A&W PAINT **SHERWIN WILLIAMS PAINT NEEDS TO BE COLOR MATCHED AND PROVIDED AS BENJAMIN MOORE**

PS1	EXTERIOR PAINT	SHERWIN WILLIAMS ** CHUCK JENNISON P: (402)45-5335 charles.jennison@sherwin.com	SW #0083 SABLE	A&W
PS2	EXTERIOR PAINT	BENJAMIN MOORE KURT MCCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	ALURA EXTERIOR PAINT STARTLING CHANGE 2016-10 LOW LUSTER (834)	A&W MASONRY SUBSTRATE PRIMER: NO68, GLAZED TILE SUBSTRATE PRIMER: SXA-110

SPECIALITY PAINT (METAL) **SHERWIN WILLIAMS PAINT NEEDS TO BE COLOR MATCHED AND PROVIDED AS BENJAMIN MOORE**

SF2	EXTERIOR METAL	BENJAMIN MOORE KURT MCCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-70 WEDDING VEIL (V520)	COROTECH PRIMER (V132)
SF3	EXTERIOR METAL	BENJAMIN MOORE KURT MCCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2132-30 BLACK HORIZON (V520)	COROTECH PRIMER (V132)

EXTERIOR FIXTURES

NO.	QTY.	LOCATION	MFG/CATALOG NUMBER	DESCRIPTION	WATTS / VOLTS
E-1	6	TOP OF WALL	AMERLUX: WAF120/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-30N (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 36" ARM BRACKET BLACK FINISH	24 WATTS / 120 VOLTS
E-2	3	ABOVE BANNER PANEL	AMERLUX: FL1AWS/30/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-48N (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 48" ARM BRACKET BLACK FINISH HORIZONTAL WIDE SPOT BEAM	31 WATTS / 120 VOLTS
M-1	3	A&W - WALL SCENCE	KICHLER: 9246AZ (LIGHT) KICHLER: 9536BK (TOP COVER) TOP-43717 TCP LED13P300030KNFL (LAMP)	(2) LAMP EXTERIOR RATED UP/DOWN WALL SCENCE BRONZE FINISH WITH TOP LENS COVER. 14 WATT LONG NECK PAR30 LED LAMP 3000K, 83 CRI NARROW FLOOD 25 DEGREE	28 WATTS / 120 VOLTS
M-2	4	WALL SCENCE	KICHLER: 9246BK (LIGHT) KICHLER: 9536BK (TOP COVER) TOP-43717 TCP LED13P300030KNFL (LAMP)	(2) LAMP EXTERIOR RATED UP/DOWN WALL SCENCE BLACK FINISH WITH TOP LENS COVER. 14 WATT LONG NECK PAR30 LED LAMP 3000K, 83 CRI NARROW FLOOD 25 DEGREE	28 WATTS / 120 VOLTS
M-3	4	WALL SCENCE	RAB: WPLED20Y	EXTERIOR RATED LED WALL PACK 3000K BRONZE FINISH	20 WATTS / 120 VOLTS

A&W COMPONENT SCHEDULE

TAG	QTY.	ITEM DESCRIPTION
A&W DECOR		
A&W SIGNAGE/EXTERIOR ELEMENTS		
AW1	2	A&W OVAL SIGN
AW2	2	A&W ALL AMERICAN FOOD BOW TIE SIGN
B10	1	SHUTTERED AWNING - A&W WHITE (SIZE VARIES)
B11	6	SHUTTERED AWNING - A&W ORANGE (SIZE VARIES)

KFC IMAGE COMPONENTS SCHEDULE

SIGNAGE		
S1b	1	VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT.
S3c	1	KFC CHANNEL LETTERS - 30" WHITE
S4b	1	'REAL MEALS TO GO' VINYL LETTERS FOR 8' DT CANOPY
S8a	1	'HARD WAY' PAINT TEMPLATE - 57" ROUND

BUILDING EXTERIOR ELEMENTS

TAG	QTY.	ITEM DESCRIPTION
B1b	1	TOWER PANEL WITH LOGO AND GRAPHICS - HALF HT.
B3b	1	DT WINDOW CANOPY - 8' WIDE
B5a	2	SHUTTERED AWNING - 6'-0" WIDE
B5b	1	SHUTTERED AWNING - 6'-4" WIDE
B5k	2	SHUTTERED AWNING - 8'-4" WIDE

FINISH NOTES

- NEW M-1 AND M-2 EXTERIOR LIGHT SCENCES (INSTALLED ABOVE EXISTING CEILING @ EXISTING LOCATIONS)
- PAINT WALL SURFACE BEHIND NEW AWNING
- PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
- EXISTING PARAPET COPING TO BE REPAIRED, SEALED AND PAINTED
- EXISTING RAILING TO BE PAINTED SF-3
- STENCIL PAINTED GRAPHIC ELEMENT
- NEW EXTERIOR PAINT TREATMENT
- EXISTING WINDOWS
- EXISTING BOLLARD TO BE PAINTED
- NEW EXTERIOR LIGHT FIXTURE CENTERED ON WINDOW AND/OR GRAPHIC, OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT
- REINSTALL ADDRESS NUMBERS AFTER PAINTING
- NEW ACCENT LIGHT FIXTURE. REFER TO LIGHT FIXTURE SCHEDULE
- NEW PRE-FINISHED METAL LOUVERED AWNING (AWNING ABOVE DOORS TO HAVE RAIN DIVERTERS)
- NEW DRIVE-THRU CANOPY
- NEW STAND OFF METAL PANEL SYSTEM W/ VINYL GRAPHIC
- NEW KFC INDIVIDUAL LETTER FACES AND CABINET CANS
- NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF EXISTING TOWER COPING
- PAINT EXISTING EXTERIOR DOOR AND FRAME
- NEW EXTERIOR WALL LIGHT, M-3
- EXISTING STOREFRONT DOOR
- PAINTED STRIPES TO BE EVENLY SPACED BETWEEN 2'-10" - 3'-4" WIDE
- PRESSURE WASH EXTERIOR, PATCH AND REPAIR AS REQUIRED, PREP. FOR NEW FINISHES
- NEW EXTERIOR LIGHT SCENCE M-20
- NEW A&W BRAND BOWTIE
- EXISTING A&W OVAL



KFC

CESQ
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 458-6884 Fax: (937) 458-3007

DRAWING SUBMITTALS

DATE	BY	REVISION
3/17/2017	CESO	DESIGN DEVELOPMENT REVIEW SET
4/21/2017	CESO	DESIGN DEVELOPMENT RESUBMITTAL
6/19/2017	CESO	PERMIT SET SUBMITTAL
6/19/2017	CESO	PERMIT SET REVISION

REVISION:

Mark	Date	By
△	4/13/2017	CESO
△	4/21/2017	CESO
△	5/1/2017	CSJK

PROJECT TITLE

"K-30 S8000 TO AMERICAN SHOWMAN" ACCELERATED PROGRAM RELEASE 1.0 JULY 2015 INCENTIVE SCOPE
900 U.S. HIGHWAY 12
BARABOO, WI 53913

KFC SITE NO. **H805010**

SHEET TITLE

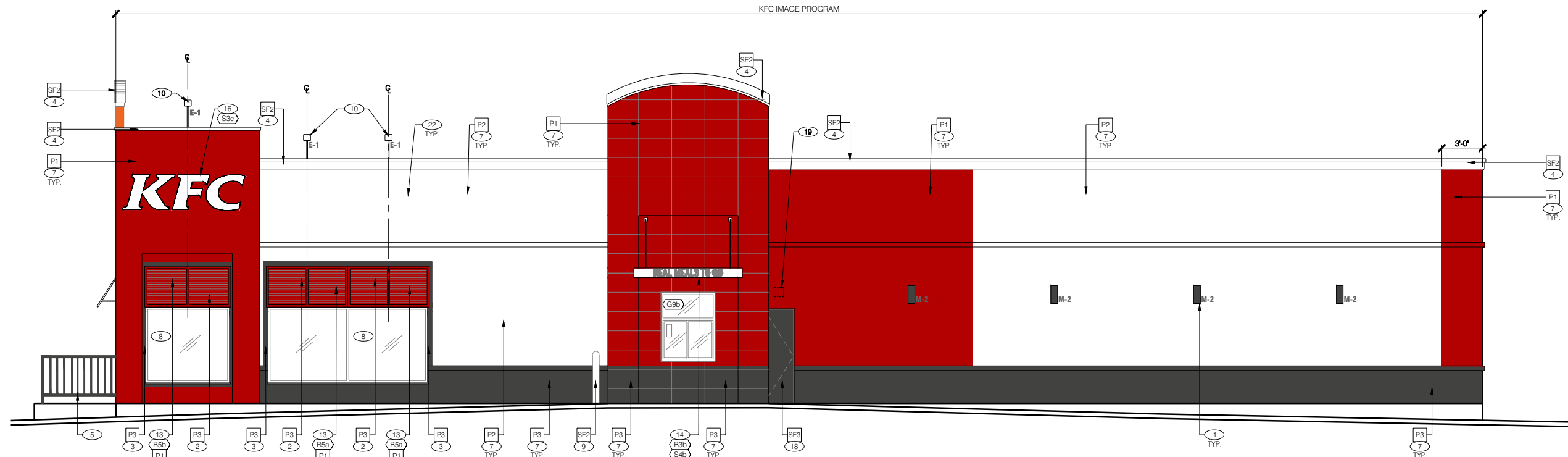
EXTERIOR ELEVATIONS

SHEET NO.

A-2.0

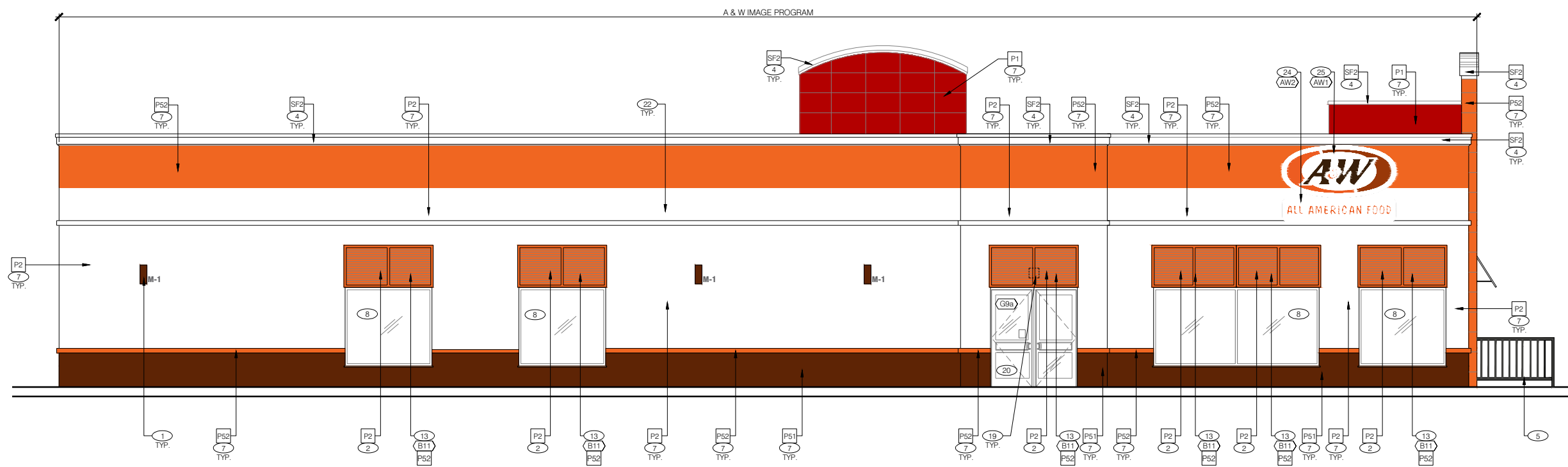
GENERAL NOTES

- G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDORS RECOMMENDATION
- KFC SIGNAGE & STENCILS BY OTHERS - UNDER SEPARATE PERMIT
- AWNINGS BY OTHERS
- SEE SHEET A-2.0 FOR SHEET NOTES, IMAGE COMPONENTS SCHEDULE AND FINISH SCHEDULE



3 - DRIVE-THRU ELEVATION

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



4 - MAIN ENTRY ELEVATION

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



KFC

CESO
 CREATION TO COMPLETION
 8534 Yankee Street, Suite 2B, Dayton, OH 45458
 Phone: (937) 455-8684 Fax: (937) 455-3307

DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET	DATE	BY
DESIGN DEVELOPMENT RESUBMITTAL	DATE	BY
DESIGN DEVELOPMENT REVIEW SET	DATE	BY
DESIGN DEVELOPMENT RESUBMITTAL	DATE	BY
PERMIT SET SUBMITTAL	DATE	BY
PERMIT SET REVISION	DATE	BY
DESIGN DEVELOPMENT REVIEW SET	DATE	BY
DESIGN DEVELOPMENT RESUBMITTAL	DATE	BY

REVISION:

Mark	Date	By
△	4/13/2017	CESO
△	4/21/2017	CESO
△	5/17/2017	CESO

PROJECT TITLE

"K-30 S8000 TO AMERICAN SHOWMAN"
 ACCELERATED PROGRAM
 RELEASE 1.0 JULY, 2015
 INCENTIVE SCOPE
 900 U.S. HIGHWAY 12
 BARABOO, WI 53913
 KFC SITE NO. H805010

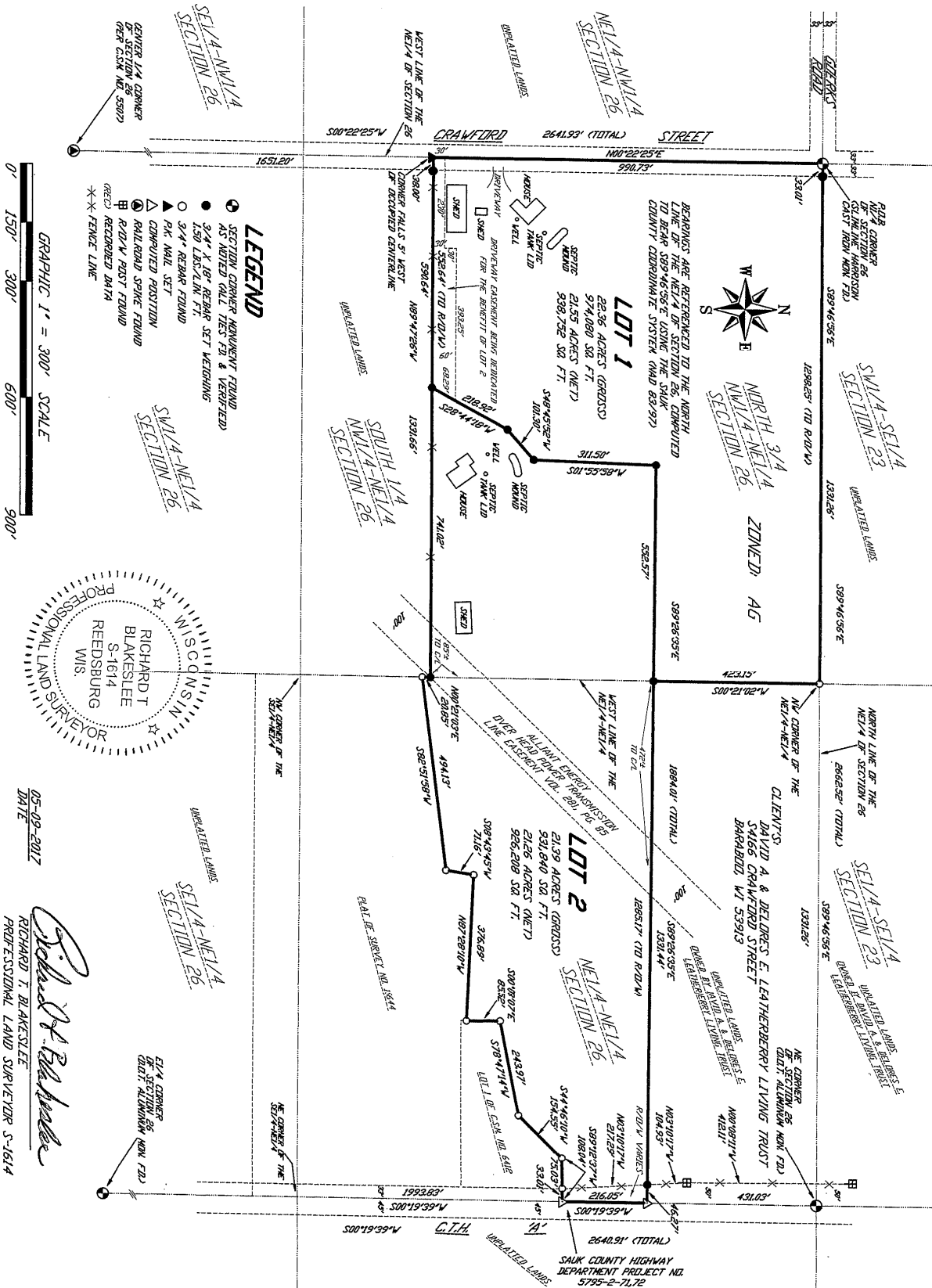
EXTERIOR ELEVATIONS

SHEET NO.
A-2.1

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SAUK COUNTY CERTIFIED SURVEY MAP NO.

A PARCEL OF LAND LOCATED IN THE NW1/4-NE1/4 AND THE NE1/4-NE1/4
 OF SECTION 26, T12N, R6E, TOWN OF BARABOD, SAUK COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Richard T. Blakeslee, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the NW1/4-NE1/4 and the NE1/4-NE1/4 of Section 26, T12N, R6E, Town of Baraboo, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the North 1/4 corner of Section 26, said point being the point of beginning; thence S89°46'56"E, 1331.26 feet along the North line of the NW1/4-NE1/4 of Section 26 to the Northeast corner thereof; thence S00°21'02"W, 423.15 feet along the East line of the aforesaid forty; thence S89°26'35"E, 1331.44 feet to a point on the East line of the Northeast 1/4 of Section 26; thence S00°19'39"W, 216.05 feet along the aforesaid East line to the Northeast corner of Lot 1 of Sauk County Certified Survey Map Number 6412; thence S89°12'37"W, 108.04 feet along a Northerly line of the aforesaid Lot 1; thence S44°46'10"W, 154.55 feet along a Northwesterly line of the aforesaid Lot 1; thence S78°47'14"W, 243.97 feet along a Northerly line of the aforesaid Lot 1; thence S00°3'07"E, 85.52 feet along the Westerly line of the aforesaid Lot 1; thence N87°28'10"W, 376.89 feet; thence S08°43'45"W, 71.16 feet; thence S82°51'58"W, 494.13 feet to a point on the West line of the NE1/4-NE1/4 of Section 26; thence N00°21'03"E, 20.85 feet along the aforesaid West line; thence N89°47'26"W, 1331.66 feet to a point on the West line of the Northeast 1/4 of Section 26; thence N00°22'25"E, 990.73 feet along the aforesaid West line to the point of beginning.

Said parcel contains 43.75 acres, more or less, and is subject to the right's-of-way of County Trunk Highway 'A', an over head power transmission line easement as recorded in Volume 281 on Page 85, a driveway easement along a portion of the Southerly line of Lot 1 of this Certified Survey Map and all existing utility easements of record.

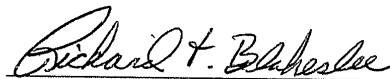
That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, the Town and City of Baraboo Subdivision Regulations and Sauk County Conservation Planning and Zoning Subdivision Ordinance. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of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

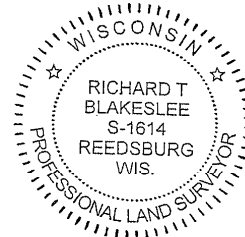
That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of the David A. & Deloris E. Leatherberry Living Trust, S4166 Crawford Street, Baraboo, WI 53913, owner of said lands.

05-09-2017

Date


Richard T. Blakeslee
Professional Land Surveyor S-1614



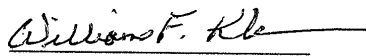
Soil Certificate

Lots 1 and 2 of this Certified Survey have existing septic mound systems.

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 10th day of July, 2017.


Town Board Chairman

Sauk County Planning Agency 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 Planning Agency Land Division and Subdivision Regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Planning Agency and made effective this _____ day of _____, 2017.

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, owner is 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

OWNERS CERTIFICATE OF DEDICATION

David A. & Delores E. and Tyler D. Leatherberry as trustees of the David A. & Delores E. Leatherberry Living Trust, do hereby certify that they have caused the lands owned by said trust and shown to be dedicated for a driveway easement as represented on this Certified Survey Map. David A., Delores E. and Tyler D. Leatherberry do further certify that the Certified Survey is required by s.236.10 or 236.12 to be submitted to the following for approval or rejection: The City of Baraboo, The Township of Baraboo and Sauk County Conservation Planning and Zoning.

David A. Leatherberry
David A. Leatherberry Trustee

Delores E. Leatherberry
Delores E. Leatherberry Trustee

Tyler D. Leatherberry
Tyler D. Leatherberry Trustee

State of Wisconsin:
Sauk County:

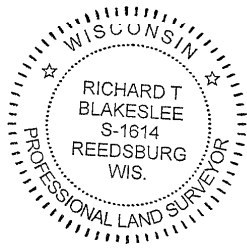
Personally came before me this 12th day of July, 2017, David A., Delores E. and Tyler D. Leatherberry, Trustees of the David A. & Delores E. Leatherberry Living Trust to me known to be the persons who executed the foregoing instrument and acknowledged that they have executed the foregoing instrument.

Kristi Lynn Anderson
Notary Public, Sauk County, Wisconsin.

My commission expires 09/18/2020

05-09-2017
Date

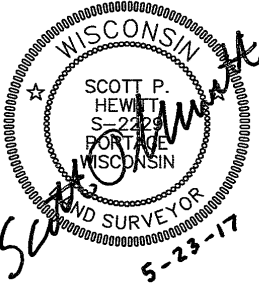
Richard T. Blakeslee
Richard T. Blakeslee
Professional Land Surveyor S-1614



As prepared by:

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

SEAL:



G & A FILE NO. 417-224

DRAFTED BY: T. JONES
CHECKED BY: JG
PROJ. 417-224
DWG. 417-224 SHEET 1 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 2, C.S.M. 1944 AS RECORDED IN VOL. 8 OF C.S.M.'S PAGES 1944, 1944A AND 1944B, AS DOCUMENT NO 508820, LOCATED IN THE SW1/4 OF THE SE1/4, SECTION 11, T. 11 N, R. 6 E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 862,017 SQ.FT. 19.79 ACRES

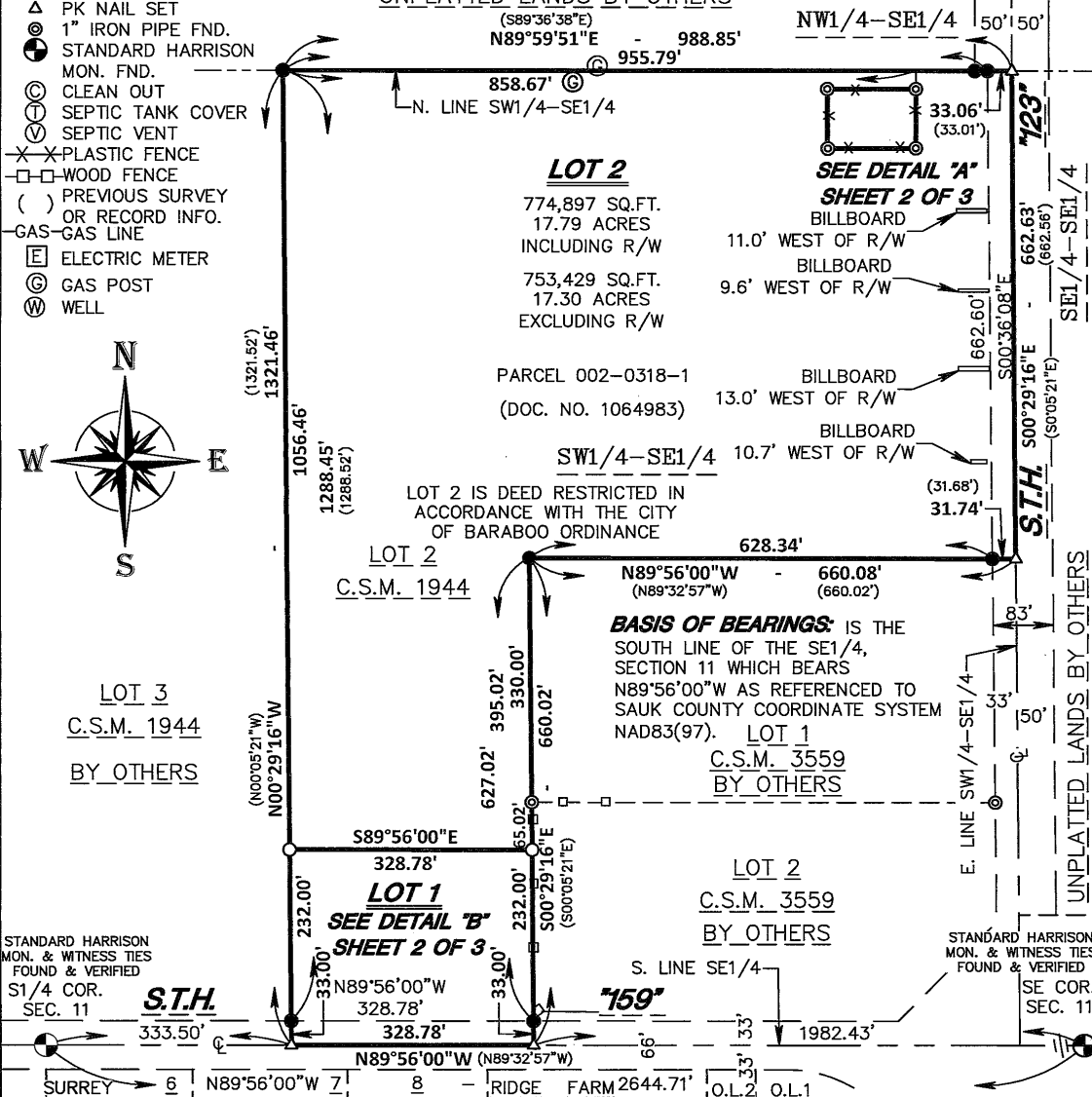
LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ PK NAIL SET
- ⊙ 1" IRON PIPE FND.
- ⊕ STANDARD HARRISON MON. FND.
- ⊙ CLEAN OUT
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT
- ✕ PLASTIC FENCE
- WOOD FENCE
- () PREVIOUS SURVEY OR RECORD INFO.
- GAS GAS LINE
- ⊞ ELECTRIC METER
- ⊙ GAS POST
- ⊕ WELL

P.O.S. BY G&A
(104-33)

UNPLATTED LANDS BY OTHERS
(S89°36'38"E)
N89°59'51"E - 988.85'

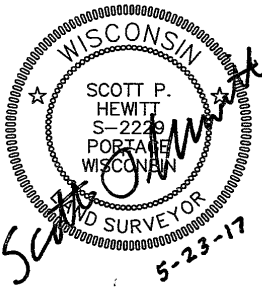
SCALE: 1" = 200'
0 100 200 400'



As prepared by:

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

SEAL:



G & A FILE NO. 417-224

DRAFTED BY: T. JONES

CHECKED BY: TG

PROJ. 417-224

DWG. 417-224 SHEET 2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

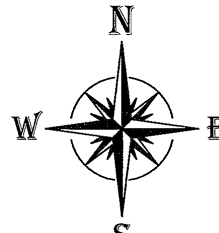
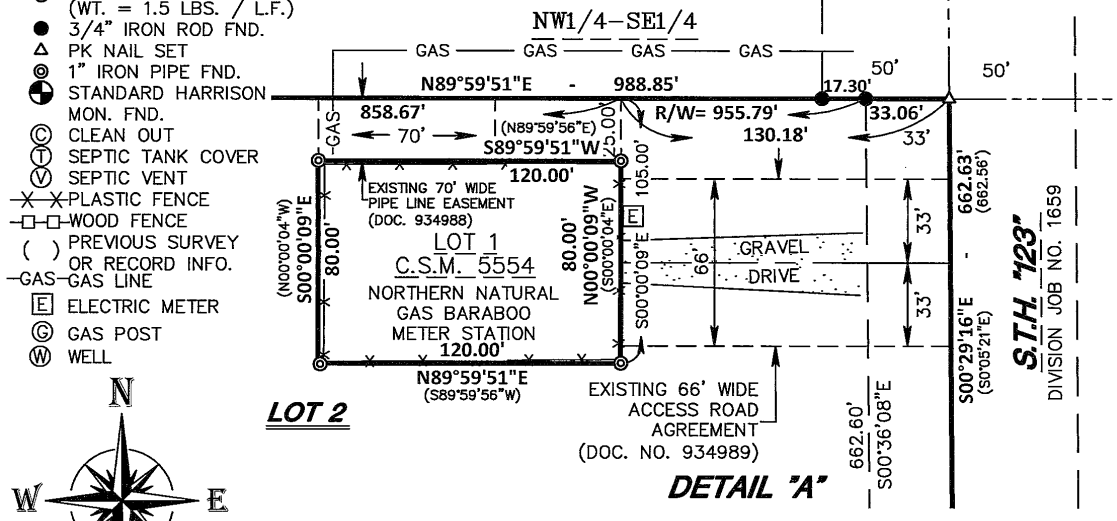
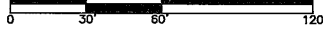
Volume _____, Page _____

BEING A PART OF LOT 2, C.S.M. 1944 AS RECORDED IN VOL. 8 OF C.S.M.'S PAGES 1944, 1944A AND 1944B, AS DOCUMENT NO 508820, LOCATED IN THE SW1/4 OF THE SE1/4, SECTION 11, T. 11 N, R. 6 E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 862,017 SQ.FT. 19.79 ACRES

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ PK NAIL SET
- ⊙ 1" IRON PIPE FND.
- ⊕ STANDARD HARRISON MON. FND.
- ⊙ CLEAN OUT
- ⊕ SEPTIC TANK COVER
- ⊕ SEPTIC VENT
- ✕ PLASTIC FENCE
- WOOD FENCE
- () PREVIOUS SURVEY OR RECORD INFO.
- GAS - GAS LINE
- [E] ELECTRIC METER
- ⊙ GAS POST
- ⊕ WELL

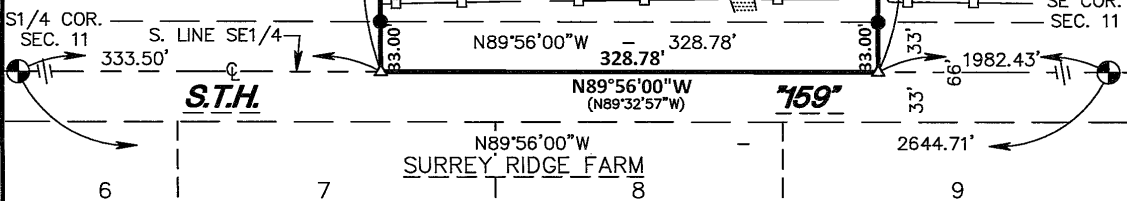
SCALE: 1" = 60'



BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SE1/4, SECTION 11 WHICH BEARS N89°56'00"W AS REFERENCED TO SAUK COUNTY COORDINATE SYSTEM NAD83(97).

SCALE: 1" = 100'

STANDARD HARRISON MON. & WITNESS TIES FOUND & VERIFIED



OWNER/CLIENT: STEVEN M. BARE
 E 11540 S.T.H. 159
 BARABOO, WI 53913

SURVEYOR'S CERTIFICATE

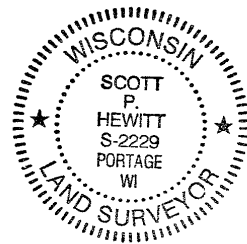
I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Steven M. Bare**, I have surveyed, monumented, mapped and divided a part of Lot 2, Certified Survey Map, No. 1944 as recorded in Volume 8 of Certified Survey Maps, pages 1944, 1944a and 1944b as Document No. 508820 located in the Southwest Quarter of the Southeast Quarter of Section 11 Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the Southeast corner of Section 11;
thence North 89°56'00" West along the South line of the Southeast Quarter of said Section 11, 1,982.43 feet to the Southeast corner of Lot 2, Certified Survey Map, No. 1944 and the point of beginning;
thence continuing North 89°56'00" West along the South line of the Southeast Quarter of said Section 11, the South line of said Lot 2 and the centerline of State Trunk Highway 159, 328.78 feet to the Southwest corner of said Lot 2;
thence North 00°29'16" West along the West line of said Lot 2, 1,321.46 feet to the Northwest corner of said Lot 2, said point being in the North line of the Southwest Quarter of the Southeast Quarter of said Section 11;
thence North 89°59'51" East along the North line of said Lot 2 and the North line of the Southwest Quarter of the Southeast Quarter of said Section 11, 858.67 feet;
thence South 00°00'09" East, 25.00 feet to the Northeast corner of Lot 1, Certified Survey Map, No. 5554;
thence South 89°59'51" West along the North line of said Lot 1, 120.00 feet to the Northwest corner thereof;
thence South 00°00'09" East along the West line of said Lot 1, 80.00 feet to the Southwest corner thereof;
thence North 89°59'51" East along the South line of said Lot 1, 120.00 feet to the Southeast corner thereof;
thence North 00°00'09" West along the East line of said Lot 1 and a Northerly extension thereof, 105.00 feet to a point in the North line of said Lot 2, Certified Survey Map, No. 1944 and the North line of the Southwest Quarter of the Southeast Quarter of said Section 11;
thence North 89°59'51" East along the North line of said Lot 2 and the North line of the Southwest Quarter of the Southeast Quarter of said Section 11, 130.18 feet to the Northeast corner of said Lot 2, and the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 11;
thence South 00°29'16" East along the East line of said Lot 2 and the East line of the Southwest Quarter of the Southeast Quarter of Section 11, 662.63 feet to the Northeast corner of Lot 1, Certified Survey Map No. 3559;
thence North 89°59'00" West along the North line of said Lot 1, 660.08 feet to the Northwest corner thereof;
thence South 00°29'16" East along the West line of Lots 1 and 2, Certified Survey Map, No. 3559 and the East line of said Lot 2, Certified Survey Map, No. 1944, 660.02 feet to the point of beginning.
Containing 862,017 square feet, (19.79 acres) more or less. Being subject to State Trunk Highway 123 right-of-way over the Easterly side thereof and State Trunk Highway 159 right-of-way over the Southerly side thereof. Being subject to 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 Subdivision Ordinance, the Town of Baraboo and the City of Baraboo Subdivision Ordinances to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: May 23, 2017
File No.: 417-224



TOWN BOARD RESOLUTION

Resolved that this certified survey map 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

CITY OF BARABOO PLANNING COMMISSION RESOLUTION

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

Mayor

Date

City Engineer

Date

City Clerk

Date

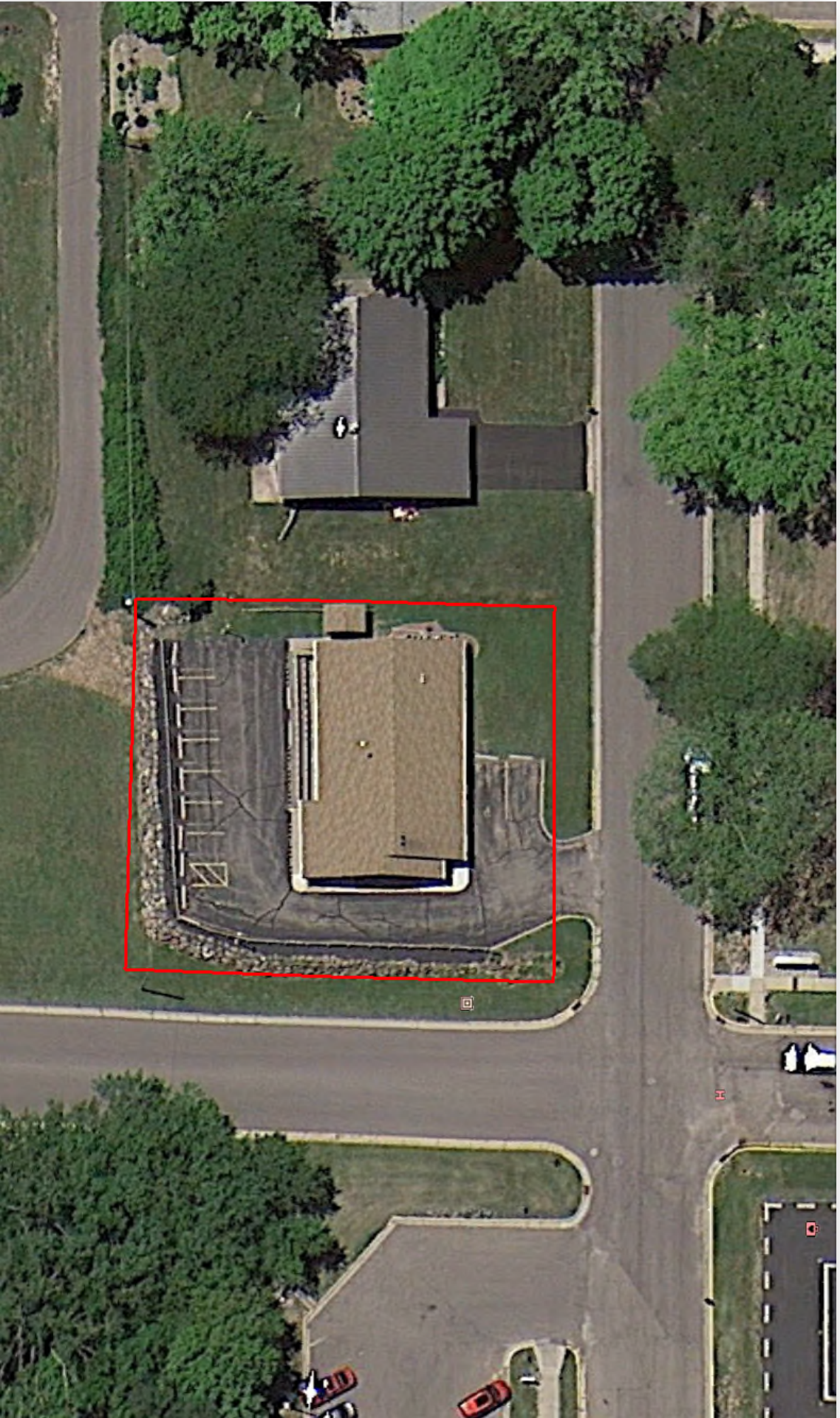
SAUK COUNTY PLANNING AGENCY RESOLUTION

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

Dated this the _____ day of _____, 20_____.

Conservation Planning & Zoning

626 14th Street



Baraboo, WI : Commercial Property Record Card

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Search For Properties

Parcel ID	Street Name	Search	Reset Search
0359			

Parcel ID	Card	Alt ID	Location	Zoning	State Class	Acres
0359-00000	1		626 14TH ST	R-2	260 - COMMERCIAL	0.316

Owner Information

Johansen Medical Properties Llc
 S3881 Mountain Rd
 Baraboo WI 53913

Deed Information

Book/Page: 687528
 Deed Date: 1999/10/28

Building Information

Building No: 1
 Year Built: 1990
 No of Units: 0
 Structure Type: Medical Office
 Grade: C
 Living Units: 0
 Identical Units: 1
 Net Leasable Area: 5304

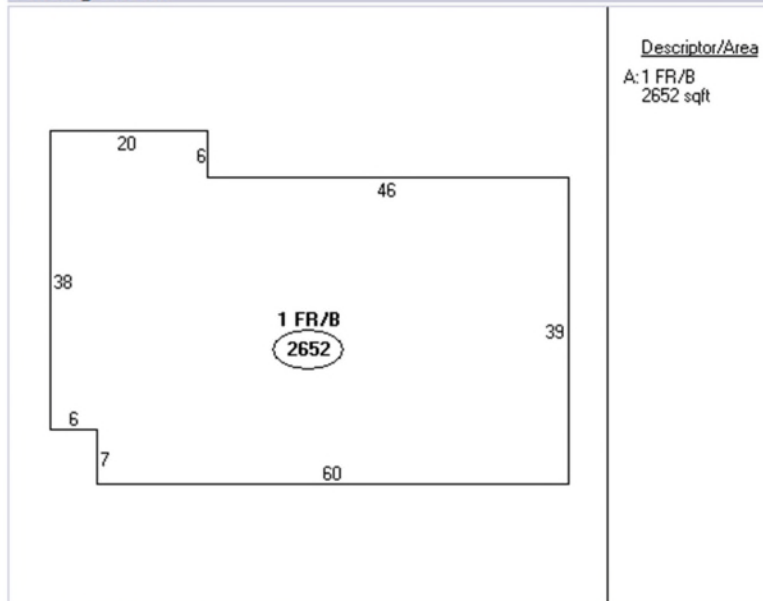
Property Picture



Exterior/Interior Information

Levels	Size	Use Type	Ext. Walls	Const. Type	Partitions	Heating	A/C	Plumbing	Condition	Func. Utility	Unadj. RCNLD
B1-B1	0	Multi-Use Office		Wood Joist	Normal	None	None	Normal	Renovated	Normal	\$0
01-01	0	Medical Center	Frame	Wood Joist	Normal	Hot Air	Central	Normal	Normal	Normal	\$0

Building Sketch



Legal Description

Note 1: S 36 T12N R6E .37A M/L PT NE1/4 NW1/4 COM ON SLI 14TH ST 70'
 Note 2: OF ELI LT 5, V. ALBERT'S ADD-E TO W LI TUTTLE ST-S TO POI I
 Note 3: NTERS SLI EXT E SD L5-W TO POI 70'E ELI LT 5-N POB