

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, December 19, 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, Joe Mayer, Easton Dreher, 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 November 28, 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. Public Hearing

- a. Public Hearing to consider request of AutoZone, Inc. for a Conditional Use Permit to allow the construction of an AutoZone store on Lot 1 of CSM #6161, a 1.16-acre lot on the northeast corner of the intersection of South Blvd (CTH W) and STH 136 (formerly USH 12), located at 1360 South Boulevard, Baraboo, Wisconsin.

4. New Business

- a. Consideration of AutoZone Inc.'s request for a Conditional Use Permit to allow the construction of an AutoZone store on Lot 1 of CSM #6161, a 1.16-acre lot on the northeast corner of the intersection of South Blvd (CTH W) and STH 136 (formerly USH 12), located at 1360 South Boulevard, Baraboo, Wisconsin.
- b. Review and approve site plan proposed AutoZone store at 1360 South Blvd for AutoZone, Inc.
- c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Emily Dreher, d/b/a Baraboo Valley Vet, to remodel and expand the existing building, located at 403 Parkway on the northeast corner of Parkway and Quarry Street in a B-3 Highway Oriented Business zoning district.

5. Adjournment

Phil Wedekind, Mayor Designee

Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on December 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.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting November 28, 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, Jim O’Neill, and Tom Kolb. Kate Fitzwilliams arrived late.

Also in attendance were Administrator Ed Geick, Emily Truman, Pat Cannon, Mat Boegner, Jon Hillmer, Ben Bromley, and Clint (BCC)

Call to Order

- a. **Note compliance with the Open Meeting Law.** Wedekind noted compliance with the Open Meeting Law.
- b. **Agenda Approval:** It was moved by O’Neill, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. **Minutes Approval:** It was moved by Franzen, seconded by O’Neill to approve the minutes of the October 17, 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.*) Jon Hillmer addressed the Commission regarding the upcoming winery. He feels that this will be taking away some valuable residential properties. He said that the way the economy is progressing in that area the lots are already being used up as things, go and if it is light industrial and Lake Street being redone next year, he feels this would reduce income from tax levy. He suggested that if the winery did want to locate in Baraboo, the Jackson property would be more accommodating.

New Business

- a. **Review and recommendation regarding the proposed sale of city-owned property (formerly school forest), located on the southwest corner and southeast corner of the intersection of CTH BD and Terrytown Road, with deed restrictions to the Village of West Baraboo** – Mayor Palm said that the City has been negotiating with West Baraboo for over a year. He said that West Baraboo is interested in this property for parkland and walking trails. He said that this property is an island and not contiguous to the City. It was moved by Liston, seconded by Franzen to recommend the proposed sale of city-owned property to the Village of West Baraboo. Kolb said that it states that the Commission does not need to comment on limiting the land’s use through a deed restriction for recreation and park purposes; however, he feels that it should be because it is the City’s intent. Liston stated that he would make that request as part of his motion. Attorney Truman that an offer to purchase was received and as part of that there is an addendum, that does include the deed restriction. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O’Neill, Kolb, and Wedekind. Nay-0. Fitzwilliams abstained. Motion carried 6 to 0.
- b. **Review and recommendation regarding the proposed sale of 10-acres of city-owned property located on the east side of Walnut Street, south of the Baraboo Country Club property** – Matt Boegner addressed the Commission. He said that he and his wife are interested in developing this property, primarily for a tourism destination to get people into the Baraboo Gateway area. He said that they are primarily looking to the low impact environmental tourism, which is big at this time. He said that they are looking at doing a full-service winery, which would host wedding, and social events and bring something that the City is lacking. Geick said that the last time that the City had any offer on this property was in 2007, and was property as a residential subdivision. He said at this time, the property is zoned Ag. The price was set at \$8,000/acre by the Council several years ago. Hillmer questioned the value, use, and how the property was listed then as compared to now. Pinion said that as part the City owns a number of vacant parcels, and the there is an opportunity to generate some revenue and

stimulate some business if the City considered selling some of them. Therefore, the Council identified five properties that they would like to target for sale and development purposes. He said rather than hire an appraiser to appraise each property, he solicited a market analysis from three different relator agencies within the City; two of them responded with their estimate value of the properties. He said that currently this property is not listed for sale. He said that the Boegners approached the City with interest in the property, and the market analysis values were used to establish a value and as part of a development incentive and the total package based on the increment, the land use, and the prospective employment. He said this package would be brought to the Council for review. He said pursuant to the City's purchasing policy, the Plan Commission and Finance Committee has to make recommendations to sell property. He said that the value is \$6,000/acre. He said that the Boegners put together a very solid business plan when they met with staff. Liston asked the option for the purchase of the other 12 or 13 acres, would it be at the same \$6,000/acre. It was stated that price has not been decided yet. Liston asked the timeframe and how the price will be decided. Geick said that nothing has been done to actually work that out. Pinion said that ultimately the Council would make that part of the purchase agreement with the perspective buyers. Kolb said that it sounds like the tenant plan calls for three years, and asked if the City would be bound to keep it for those three years and sell it to the perspective buyers for \$6,000/acre, or would they have to meet higher offer, if received. Truman said that would be part of negotiations; there are ways to write an offer to purchase so that an outside party could go in and outbid them, which would be decided by the Council. Present zoning and perspective zoning was then discussed. Liston said that he has misgivings regarding the value of the land; however, the land has been sitting there for at least the last 14 years. Liston moved, O'Neill seconded to recommend the sale of proposed property. Franzen said that he also feels that the value is too low. Franzen said that he would much rather see houses along the golf course than a parking lot. Zoning of land was then discussed. Liston said that he likes that fact that this is not in a TIF; therefore, the City starts collecting taxes right away. On roll call vote for the motion, Aye – Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – Franzen, motion carried, 6-1.

Adjournment - It was moved by Liston, seconded by O'Neill to adjourn at 5:43 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

PLAN COMMISSION ITEM SUMMARY
December 19, 2017

SUBJECT: CONSIDERATION OF AUTOZONE INC.'S REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN AUTOZONE STORE ON LOT 1 OF CSM #6161, A 1.16-ACRE LOT ON THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH BLVD (CTH W) AND STH 136 (FORMERLY USH 12), LOCATED AT 1360 SOUTH BOULEVARD, BARABOO, WISCONSIN.

SUMMARY OF ITEMS A & B: AutoZone, Inc. is planning to construct a new auto parts store on the northeast corner of STH 136 and South Blvd (CTH W). The underlying zoning district is B-33, which allows the proposed use as a permitted use; however, since the property is located in the City's Conditional Use Overlay district, all uses are regulated as conditional uses. The applicant has provided a complete submittal and portions of that are included in the packet. They have closely coordinated their site development with the adjoining (Kwik Trip) property owner to provide access and storm water management. Colored renderings of the proposed improvement are included in the packet and a representative will be present at the meeting to address any questions or concerns.

COMPLIANCE/NONCOMPLIANCE:

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

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

ACTION: Approve / Conditionally Approve / Deny Site Plan

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT PROCESS FOR EMILY DREHER, D/B/A BARABOO VALLEY VET, TO REMODEL AND EXPAND THE EXISTING BUILDING, LOCATED AT 403 PARKWAY ON THE NORTHWEST CORNER OF PARKWAY AND QUARRY STREET IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT.

SUMMARY OF ITEM C: This is only the review of a preliminary concept plan. Should this project proceed, it will likely be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

Emily Dreher and her husband Easton purchased the existing veterinary clinic at 403 South Parkway. They are looking for some feedback from the Plan Commission relative to their proposed plans to remodel the existing building. The underlying zoning district is B-3 district, in which the vet clinic is a permitted use. The existing building is technically considered a non-forming structure since it does not comply with the required setbacks from Quarry Street and Parkway. A non-conforming structure cannot be expanded or altered unless it complies with the zoning regulations. The reason they are requesting the PUD zoning is so they can not only improve the existing building but also build an addition to expand their practice. The existing building extends to the Parkway right-of-way and a small portion of the proposed addition would encroach into the Quarry Street setback.

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: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

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
 135 4th Street
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

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

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

Date of Petition: 11/30/2017

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.)
AutoZone, Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
- Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):
N/A
- Address of site: State Route 136 and South Boulevard, Baraboo, Wisconsin 53913
- Tax parcel number of site: 206-1152-40000
- 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. 6161, recorded in the office of the Register of Deeds for Sauk County, Wisconsin in Volume 36 of Certified Surveys, page 6161, as Document Number 1073616, being located in the SW1/4 - NE1/4 of Section 3, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin.
- Present zoning classification: B-3 Highway Oriented Business
- Requested conditional use: _____
As designated on the 2014 Official Zoning Map, the property falls within the boundary of area requiring a conditional use permit.
- Brief description of each structure presently existing on site:
There are no existing structures on site.
- Brief description of present use of site and each structure on site:

The existing site is a vacant lot. There is an existing cross access drive passing through the site, connecting the adjacent property owners on the north and east of the property.

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)

The proposed development will include a 7,381 SF AutoZone store with associated parking and utilities serving the site. There will be approximately 8-12 employees for the store (3-5 employees per shift).

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

There are existing water and sanitary sewer services available on site for the proposed development. Stormwater improvements will be made in conjunction with the adjacent property owner to the east of the site (Kwik Trip).

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 document for adjacent property owners within 200 ft of the site.

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 written narrative for the proposed development which indicates proof that the proposed conditional use shall conform to the standards set forth in section 17.37(2)(b).

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 29 day of November, 2017.

James Sutton Pir Real Estate
Property owner

Property owner

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

Date: _____ Zoning Administrator: _____



PROJECT NARRATIVE

To: City of Baraboo

From: Joseph Mayer
Kimley-Horn and Associates, Inc.

Date: November 30, 2017

**Re: *AutoZone Development
State Route 136 and South Blvd
Baraboo, WI 53913***

1. PROJECT DESCRIPTION

The proposed AutoZone Redevelopment is located on a 1.09-acre lot at the northeast corner of State Route 136 and South Boulevard in the City of Baraboo (Sauk County), Wisconsin. The property is zoned B-3 Highway Oriented Business as designated on the 2014 Official Zoning Map. In its current condition, the lot is vacant with only a cross connection drive aisle between the properties on the north and east. The adjacent properties consist of a Kwik Trip convenience store and gas station to the east, O'Reilly Auto Parts to the north, and the Sauk County Sheriff's Department to the northeast. There are no existing drive connections to either State Route 136 or South Boulevard from the property.

The proposed development will consist of a 7,381 SF AutoZone retail building and an associated parking lot with 41 stalls. The retail store is a permitted use in the B3 district. The 41 stalls to be provided is below code requirements for the proposed use. City Ordinances require 50 stalls (1 space/ 150 SF), but AutoZone is requesting a variance from this requirement. Based on national development experience and historical data, AutoZone finds that a parking ratio of 1 space / 200 SF is more than sufficient for a typical AutoZone Store. A portion of the building's floor plan is dedicated to part and product storage, reducing the sales floor area. In addition, AutoZone typically only has 3-5 employees per shift. It would be in the best interest of both the City of Baraboo and AutoZone if the site is not overparked for the proposed use, allowing for more greenspace on site.

Additional improvements to the site include expansion of the existing stormwater management facility as well as new utilities to serve the proposed store. No new access is proposed onto State Route 136 or South Boulevard. Access will be maintained via the cross connections onto Kwik Trip and O'Reilly Auto Parts.

2. CONDITIONAL USE REVIEW

As designated on the 2014 Official Zoning Map, the property falls within an overlay requiring a conditional use application, which has been provided with this submittal. In accordance with that application, details have been provided below indicating proof that the proposed development conforms to the standards set forth in section 17.37(2)(b) of the City Zoning Code:

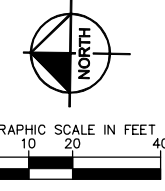
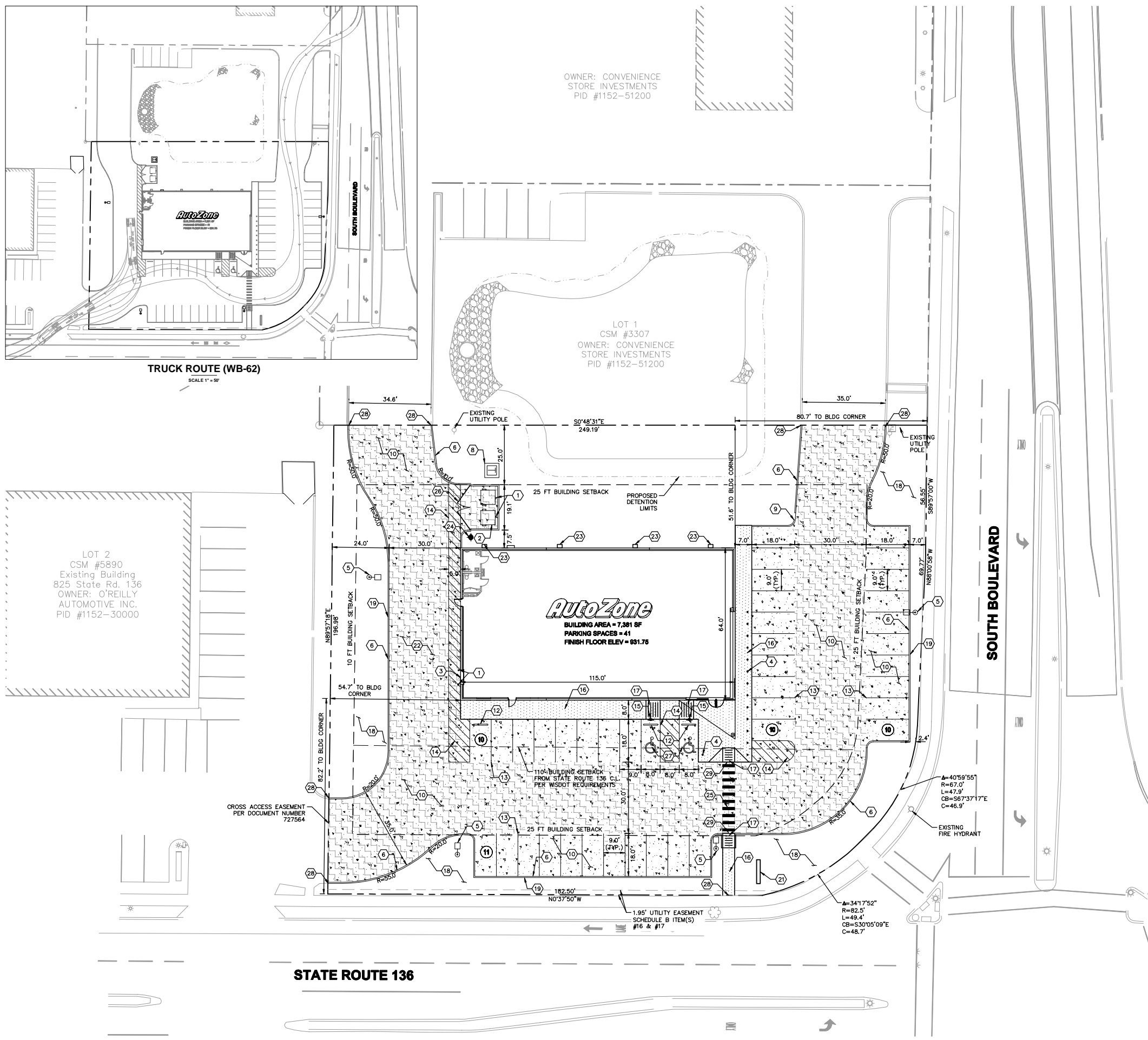
- The development is an approved use in the B-3 Highway Oriented District
- The development meets all required setbacks listed in the City Zoning Code for properties within the B-3 district as well as the required setback listed in Chapter 233 of the Wisconsin Department of Transportation (WisDOT) Administrative Code.
- The site is accessed via three shared drives with O'Reilly Auto Parts and the Kwik Trip gas station, in accordance with access control regulations set forth by WisDOT.
- Per the FEMA map, the site is located in Zone X, thus there are no known floodplain regulations governing the site.
- A photometric plan has been provided to ensure that the site meets the lumination requirements set in the City Zoning Code.
- A landscape plan has been provided in accordance with the requirements set in the City Zoning Code
- Storm sewer and detention facilities have been designed to safely convey and pass storm events up to the 100-year storm without adverse impacts to adjacent properties.
- Water quality measures have been provided per the requirements listed in Chapter NR 216 of the Wisconsin Legislature Administrative Code.

It is our understanding that the proposed conditional use is in harmony with the purposes, goals, and standards of the City of Baraboo's Comprehensive Plan, codes and ordinances. Should you have any questions, or require any additional information, please contact me at (630)-487-5563 or joe.mayer@kimley-horn.com.

Sincerely,

Joseph Mayer

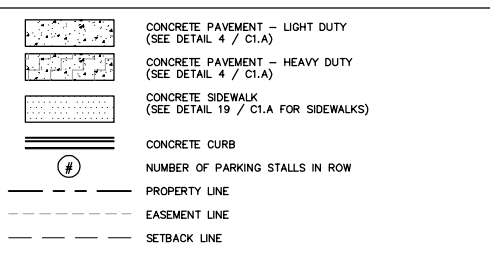
Kimley-Horn and Associates, Inc.



KEYNOTES

- 1 PIPE GUARD - SEE DETAILS 16 / C1.A
- 2 DUMPSTER LAYOUT - SEE DETAILS 8,9,10 & 11/C1.A
- 3 SERVICE DOOR PLAN - SEE DETAIL 15/C1.A
- 4 BOLLARD PLAN - SEE DETAIL 14/C1.A
- 5 CONCRETE LIGHT POLE BASE - SEE DETAIL 13/C1.A
AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- 6 CURB & GUTTER AT CONCRETE PAVING - SEE DETAIL 1/C1.A
- 7 CURB & GUTTER AT ASPHALT PAVING (NOT USED)
- 8 PROPOSED TRANSFORMER PAD
- 9 3' WIDE CURB CUT, SEE CONSTRUCTION DETAIL
- 10 CONCRETE PAVING - SEE DETAIL 4/C1.A, EXPANSION AND CONTROL JOINTS - SEE DETAILS 23 & 24/C1.A, MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
- 11 ASPHALT PAVING (NOT USED)
- 12 6'0" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYP). LOCATE 3'-6" FROM FACE OF CURB OR SIDEWALK - SEE DETAIL 17/C1.A
- 13 4" WIDE PARKING STRIPE PAINTED WHITE (TYP)
- 14 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2' O.C.
- 15 HANDICAP PARKING SIGN - SEE DETAIL 12/C1.A G.C. TO PROVIDE VAN ACCESSIBLE SIGN.
- 16 CONCRETE SIDEWALK - SEE DETAIL 19&22/C1.A FOR SIDEWALKS AROUND BUILDING.
- 17 ACCESSIBLE RAMP - SEE DETAIL 6&20/C1.A - MAX SLOPE 1:12 (8.22%), MAX. CROSS SLOPE 1:50 (2.00%)
- 18 NEW LANDSCAPE AREA - PROVIDE 3" TOPSOIL & SOO. SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
- 19 SLOPE GRADE FROM BACK OF CURB DOWN TO MATCH THE EXISTING GRADE AT THE PROPERTY LINE.
- 20 SCREEN WALL (NOT USED)
- 21 SIGN LOCATION - FOR COORDINATION ONLY
- 22 LOADING AREA: SLOPE AT MAX 2.5% AWAY FROM BUILDING
- 23 18" X 24" CONCRETE SPLASH BLOCKS BUILDING DOWN @ SPOUTS (TYP.), SEE CONSTRUCTION DETAILS.
- 24 FREEZELESS YARD HYDRANT - SEE DETAIL 27/C1.A
- 25 CROSSWALK STRIPING - SEE CONSTRUCTION DETAILS
- 26 GATE FOR DUMPSTER ENCLOSURE - SEE DETAIL 10/C1.A
- 27 TYPICAL PAINTED ACCESSIBLE PARKING SYMBOL - SEE DETAIL 7/C1.A
- 28 CONNECT TO EXISTING SIDEWALK/CURB-MATCH EXISTING GRADE
- 29 CONCRETE DEPRESSED CURB AND GUTTER

PAVING AND CURB LEGEND



DATA SUMMARY

ZONING DESIGNATION	=	B3
PROPERTY ID	=	1152-4000
SITE AREA	=	47,664 SF (1.094 AC)
BUILDING HEIGHT (RETAIL STORE)	=	19' 7"
TOTAL BUILDING AREA	=	7,381 SF
SITE DISTURBED AREA	=	56,036 SF (1.29 AC)
EXISTING IMPERVIOUS AREA	=	14,077 SF
EXISTING PERVIOUS AREA	=	33,587 SF (70%)
PROPOSED IMPERVIOUS AREA	=	32,900 SF
PROPOSED PERVIOUS AREA	=	14,754 SF (31%)

PARKING SUMMARY

REQUIRED PARKING SPACES (1 SPACE PER 150 SF OF FLOOR AREA) (RETAIL STORE)	=	50
PROPOSED PARKING SPACES	=	41
REQUIRED ACCESSIBLE SPACES	=	2
PROPOSED ACCESSIBLE SPACES	=	2
TOTAL PARKING SPACES PROVIDED	=	41
PROPOSED PARKING RATIO	=	1 SPACE/180 SF

Prepared For: AUTOZONE, INC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901)495-8714 FAX: (901) 495-8424

AutoZone STORE DEVELOPMENT
Store No. 6729
STATE ROUTE 136 & SOUTH BOULEVARD
BARABOO WI 53913

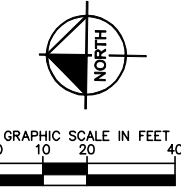
SITE PLAN

REVISIONS

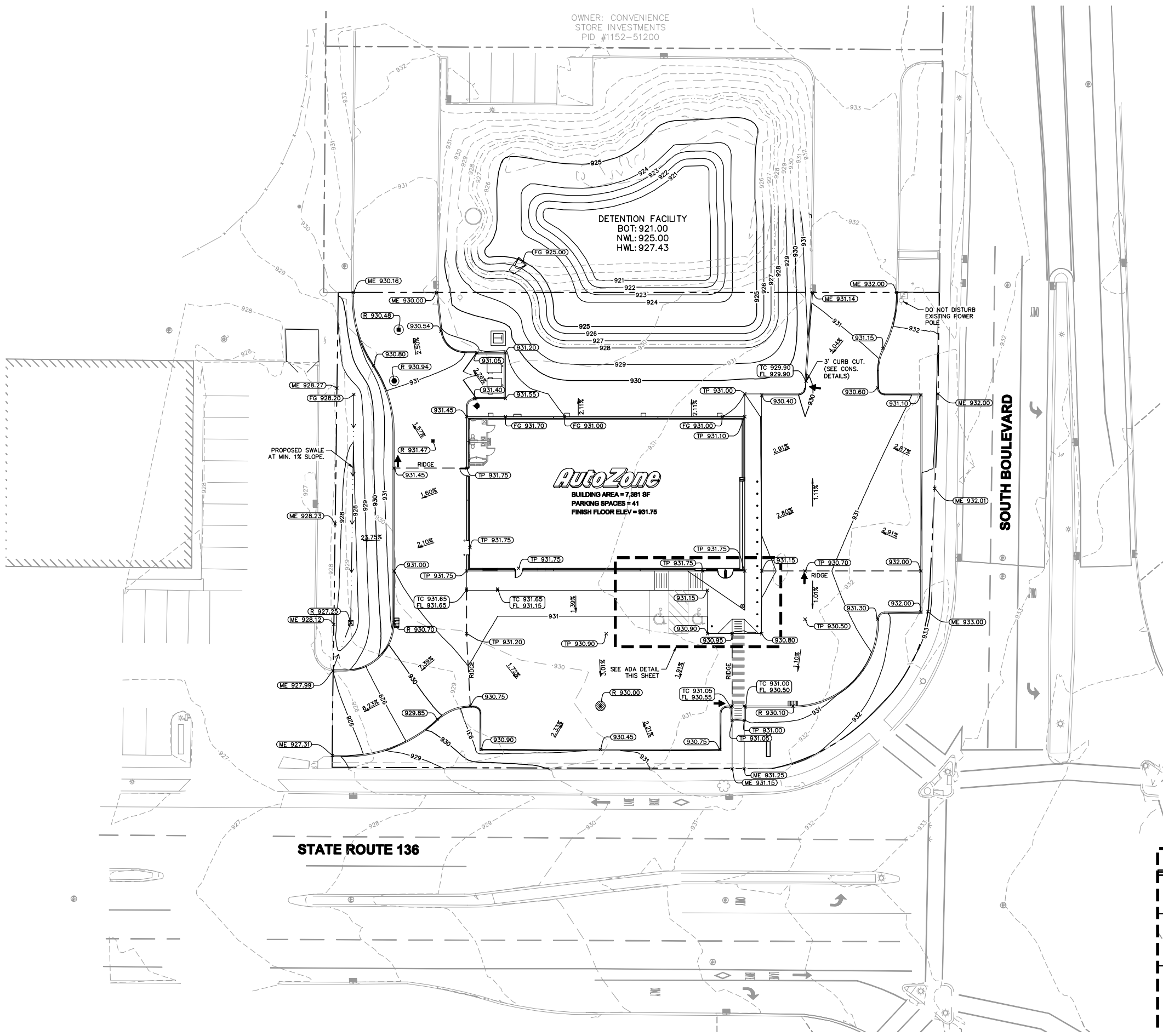
DATE	11-30-2017
PROTOTYPE SIZE	7N2
C1.0	

Kimley-Horn
1001 WARRENVILLE ROAD
SUITE 350
LIBERTY, IL 62502
KHA PROJECT #16154000

OWNER: CONVENIENCE
STORE INVESTMENTS
PID #1152-51200



LIVEMIRE LOCATING SERVICES
CALL BEFORE YOU DIG!
(608) 835-1600

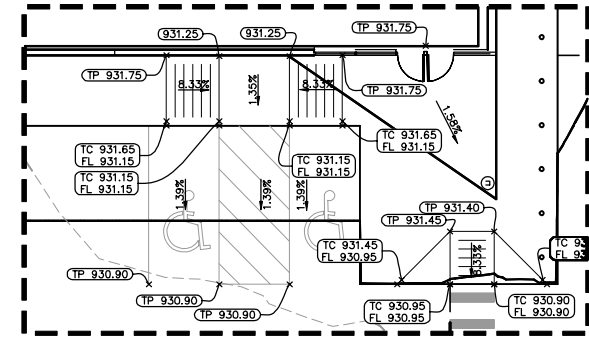


GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

FL	=	FLOW LINE
TC	=	TOP OF CURB
ME	=	MATCH ELEVATION
TP	=	TOP OF PAVEMENT
R	=	RIM ELEVATION
FG	=	FINISHED GRADE
		EXISTING CONTOUR
		PROPOSED CONTOUR
		RIDGE LINE
		SLOPE AND FLOW DIRECTION
		100-YEAR OVERLAND OVERFLOW ROUTE
		PROPOSED DRAINAGE SWALE



AUTOZONE, INC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901)495-8714 FAX: (901) 495-8424

Prepared **AutoZone STORE DEVELOPMENT**
For: Store No. 6729
STATE ROUTE 136 & SOUTH BOULEVARD
BARABOO WI 53913
GRADING AND DRAINAGE PLAN

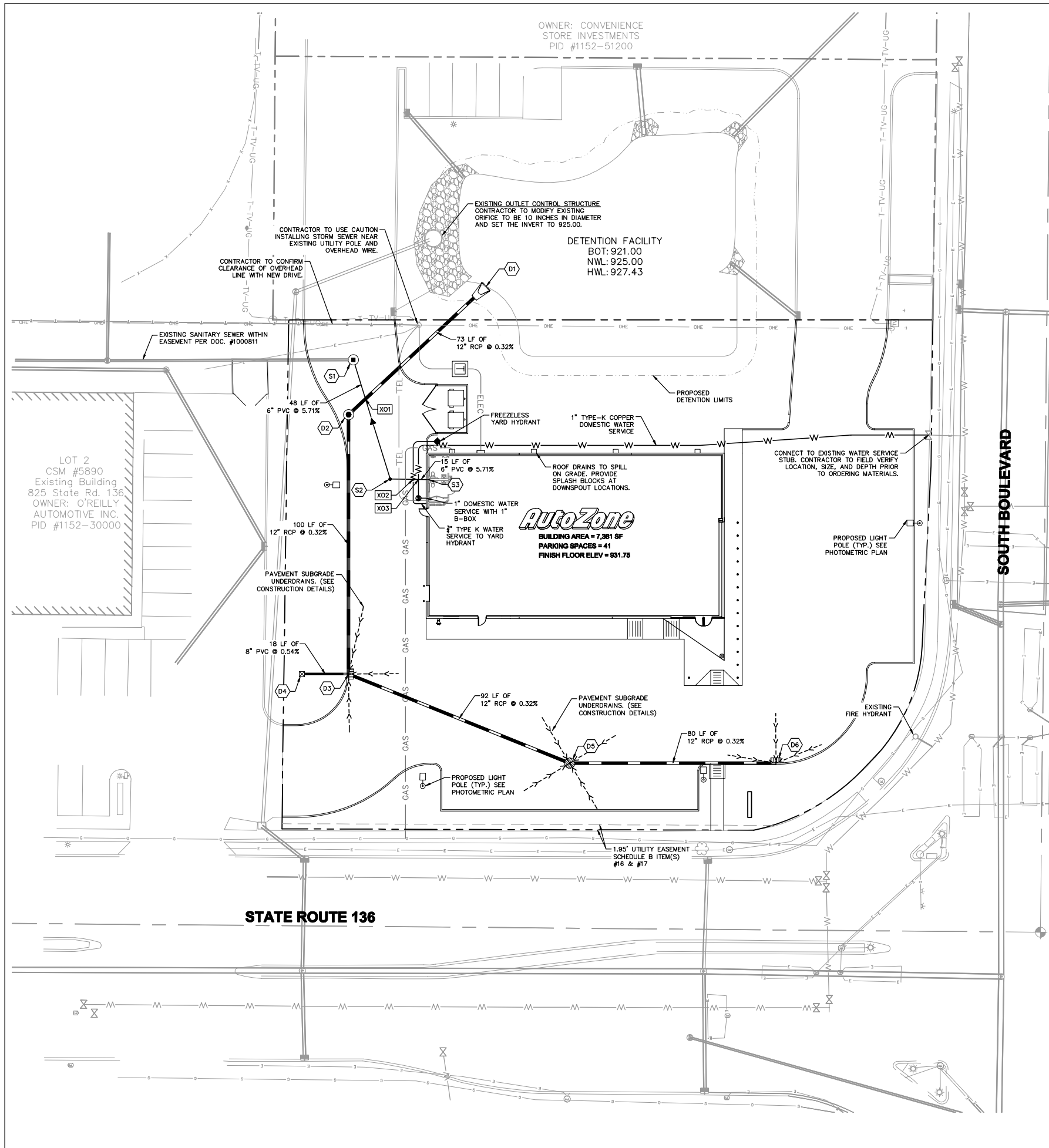
REVISIONS

Kimley-Horn
1001 WARRICKVILLE ROAD
SUITE 350
LISLE, IL 60532
KHA PROJECT #191818000

DATE
11-30-2017

PROTOTYPE SIZE
7N2

C1.1

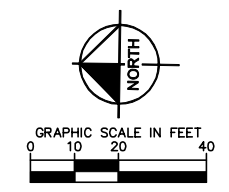


STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	12" FES FG: 925.00' INV IN: 925.00 (NW)
D2	4' DIA STORM MH WITH UNDERDRAIN RIM: 930.94 INV IN: 925.23 (W) INV OUT: 925.23 (SE)
D3	4' DIA STORM MH WITH UNDERDRAIN NEENAH R-3281-A FRAME & GRATE RIM: 930.70 INV IN: 925.55 (N) INV IN: 925.55 (S) INV OUT: 925.55 (E)
D4	12" NDS 1280 ATRIUM GRATE OR APPROVED EQUAL WITH MIN. 20 SQ. INCH OPEN AREA. RIM: 927.25 INV OUT: 925.65 (S)
D5	4' DIA STORM MH WITH UNDERDRAIN NEENAH R-2540 FRAME & GRATE RIM: 930.00 INV IN: 925.85 (S) INV OUT: 925.85 (N)
D6	2' DIA STORM MH WITH UNDERDRAIN NEENAH R-3281-A FRAME & GRATE RIM: 930.10 INV OUT: 926.10 (N)

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	SANITARY MH WITH DROP CONNECTION TO BE CONSTRUCTED ON EXISTING SEWER. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING SANITARY SEWER PRIOR TO ORDERING MATERIALS. RIM: 930.48 INV IN: 923.14 (W) INV OUT: 916.03 (N)
S2	6" SAN CLEANOUT RIM: 931.47 INV IN: 925.89 (S) INV OUT: 925.89 (E)
S3	COORDINATE SANITARY BUILDING CONNECTION WITH MEP PLANS. FG: 931.75 INV OUT: 926.75 (N)

UTILITY CROSSING LEGEND	
X01	12" STORM 8/P = 925.05 6" SSWR 1/P = 924.54
X02	6" SSWR 8/P = 926.40 1" WATER 1/P = 924.90
X03	6" SSWR 8/P = 926.52 1" WATER 1/P = 925.02

NOTE: WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT SEWER MAIN OR WATER MAIN IS TO BE ENCASED FOR 10-FT ON EACH SIDE OF A CROSSING WHERE THERE IS LESS THAN 18-IN SEPARATION.



LIVEMIRE LOCATING SERVICES
CALL BEFORE YOU DIG!
(608) 835-1600

UTILITY LEGEND

	EX. STORM/SANITARY SEWER PIPE
	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY/STORM SEWER MANHOLE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED OPEN LID CURB STRUCTURE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

- ### UTILITY NOTES
- ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
 - ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 36" MINIMUM COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - CONTRACTOR TO CALL (608) 835-1600 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF BARABOO SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
 - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

AUTOZONE, INC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901)495-8714 FAX: (901) 495-8424

AutoZone STORE DEVELOPMENT
Store No. 6729
STATE ROUTE 136 & SOUTH BOULEVARD
BARABOO WI 53913

Prepared For: **WATER AND SEWER PLAN**

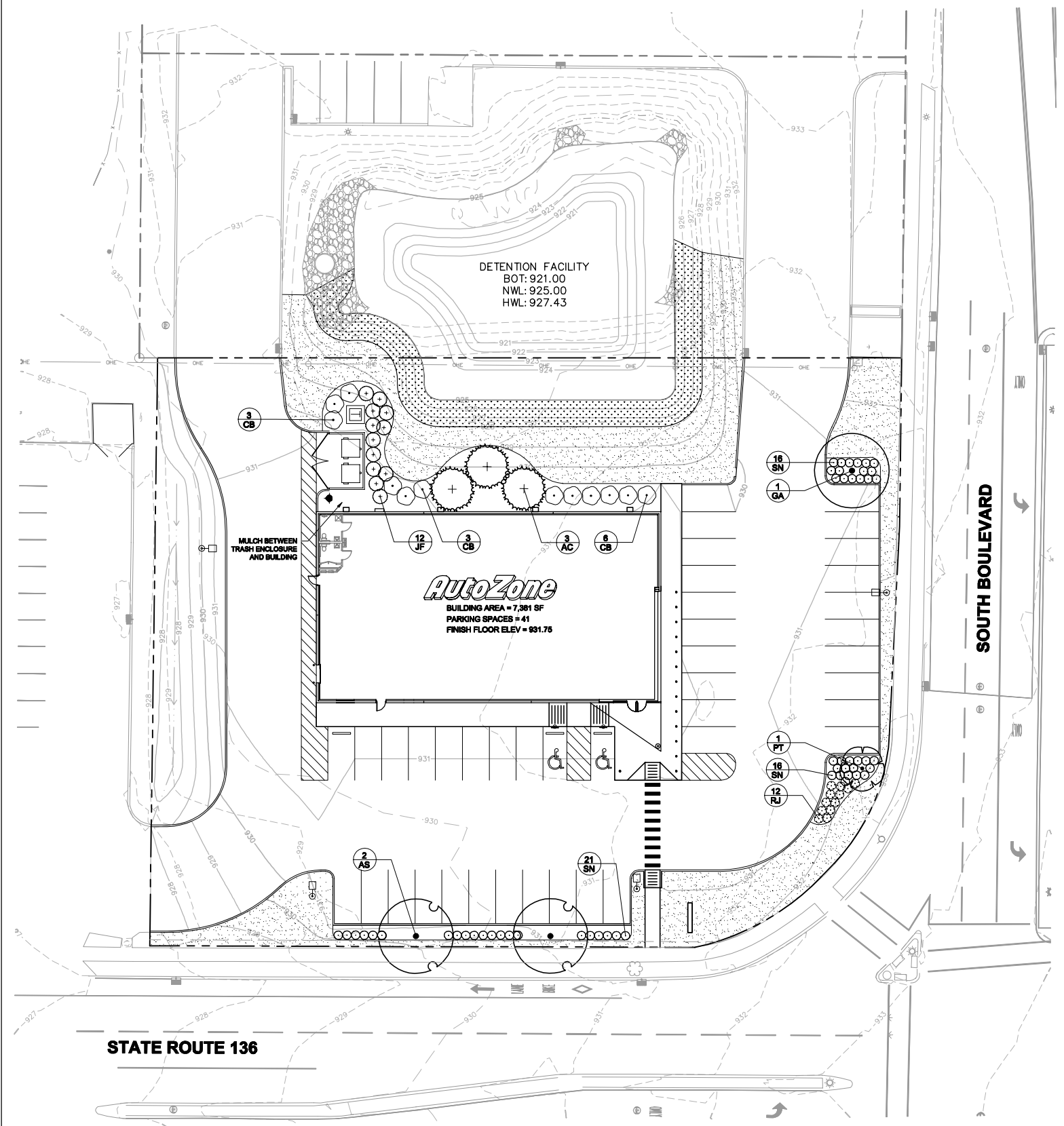
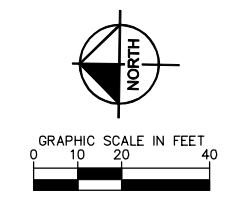
REVISIONS	DATE

Kimley-Horn
1001 WARRENVILLE ROAD
SUITE 350
LIBERTY, IL 62532
KHA PROJECT #18154000

DATE
11-30-2017

PROTOTYPE SIZE
7N2

C1.2



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AC	3	ABIES CONCOLOR 40 POINTS	WHITE FIR	B & B		5' HT MIN
	AS	2	ACER SACCHARUM 75 POINTS	SUGAR MAPLE	B & B	2" CAL MIN	
	GA	1	GINKGO BILOBA 'AUTUMN GOLD' TM 75 POINTS	MAIDENHAIR TREE	B & B	2" CAL MIN	
	PT	1	PRUNUS CERASIFERA 'THUNDERCLOUD' 15 POINTS	THUNDERCLOUD PLUM	B & B		5' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CB	12	CORNUS SERICEA 'BAILEY' 5 POINTS	RED TWIG DOGWOOD	-		36" HT MIN
	JF	12	JUNIPERUS CHINENSIS 'FAIRVIEW' 12 POINTS	FAIRVIEW JUNIPER	B & B		5' HT MIN
	RJ	12	ROSA RUGOSA 'JACRUWHI' 3 POINTS	WILD SPICE ROSE	-		24" HT MIN
	SN	63	SPIRAEA NIPPONICA 'SNOWMOUND' 1 POINT	SNOWMOUND SPIREA	-		18" HT MIN
TURF SOD							
NATIVE GRASSY DETENTION MIX AVAILABLE FROM: NATIONAL SEED 888-963-7333							

LANDSCAPE CALCULATIONS

BUILDING FOUNDATION REQUIREMENT
MINIMUM REQUIRED LANDSCAPE POINTS PER 100 LINEAR FEET OF BUILDING FOUNDATION B-3=40 385 LF/100=3.85*40=154 POINTS REQUIRED; 185 POINTS PROVIDED
DEVELOPED LOT LANDSCAPE REQUIREMENT
MINIMUM REQUIRED LANDSCAPE POINTS PER 1000 SF OF GROSS FLOOR AREA B-3=10 7381 SF/1000=7.381*10=73.81 POINTS REQUIRED; 111 POINTS PROVIDED
STREET FRONTAGE LANDSCAPE REQUIREMENT
MINIMUM REQUIRED LANDSCAPE POINTS PER 100 LF OF STREET FRONTAGE B-3=40 412 LF/100=4.12*40=164.8 POINTS REQUIRED; 165 POINTS PROVIDED
PAVED AREA LANDSCAPE REQUIREMENT
MINIMUM REQUIRED LANDSCAPE POINTS PER 10,000 LF OF PAVED AREA OR 20 PARKING STALLS 41 PARKING SPACES B-3=80 POINTS 41/20=2.05*80=164 POINTS REQUIRED; 164 POINTS PROVIDED

REVISIONS

Prepared **AutoZone STORE DEVELOPMENT**
 For: Store No. 6729
 STATE ROUTE 136 & SOUTH BOULEVARD
 BARABOO WI 53913

Kimley Horn
 1001 WARRENVILLE ROAD
 SUITE 350
 LISLE, IL 60532
 KHA PROJECT #18154030

DATE **11-30-2017**
 PROTOTYPE SIZE **7N2**
L1.0

AUTOZONE, INC
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 TEL: (901)495-8714 FAX: (901) 495-8424

LANDSCAPE PLAN



D-Series Size 1 LED Wall Luminaire

d-series

Specifications Luminaire

Width: 13-3/4" (349mm)
Depth: 10" (254mm)
Height: 6-3/8" (163mm)

Back Box (BBW, ELCW)
Width: 13-3/4" (349mm)
Depth: 4" (102mm)
Height: 6-3/8" (163mm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	Performance Package	Mounting	Voltage	Mounting	Control Options	Other Options	Finish (optional)
DSK1 LED	DSK1	T3M Type III Medium	120V	SPK Square	None	None	Black
DSK1 LED	DSK1	T3M Type III Medium	277V	SPK Square	None	None	Black
DSK1 LED	DSK1	T3M Type III Medium	277V	SPK Square	None	None	Black

- NOTES:**
- DSK1 LED driver operates on any line voltage from 120V (277V) to 277V (500V) line. Specify 277V, 240V or 277V voltage only when ordering with house (DS) or street (SS) options.
 - Back box also available in Round. Contact for details.
 - Photometric (P) requires 100, 200, 300 or 400 luminaire options. Not available with non-standard light sources (P) or (P)S.
 - Specify the luminaire depth (10" or 12") control with Driver Control (DC) for details. Includes without light source. Not available with "W" option. Driver type (optional). Drawing shows standard.
 - Specify the luminaire depth (10" or 12") control with Driver Control (DC) for details. Includes without light source. Not available with "W" option. Driver type (optional). Drawing shows standard.
 - Not available with 200, 300 or 400 luminaire options. Contact for details.
 - Not compatible with standard utility applications. For 200, 300 or 400 luminaire options.
 - Single line (S) requires 277V or 277V voltage option. Double line (DL) requires 200 or 240 voltage option.
 - Not available in a single line assembly with house (DS) or street (SS) options.

Accessories

DSK1S	Round wall luminaire
DSK1R	Recessed luminaire
DSK1M	Medium luminaire
DSK1L	Large luminaire

LITHONIA LIGHTING
One Lithonia Way • Corvallis, Georgia 30312 • Phone: 800.279.9041 • Fax: 770.918.1309 • www.lithonia.com

LIGHT POLE FIXTURE



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 1.2 fP
Length: 32"
Width: 12"
Height: 7-1/2"
Weight (max): 27 lbs

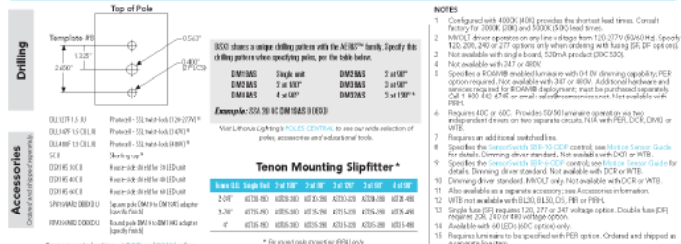
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

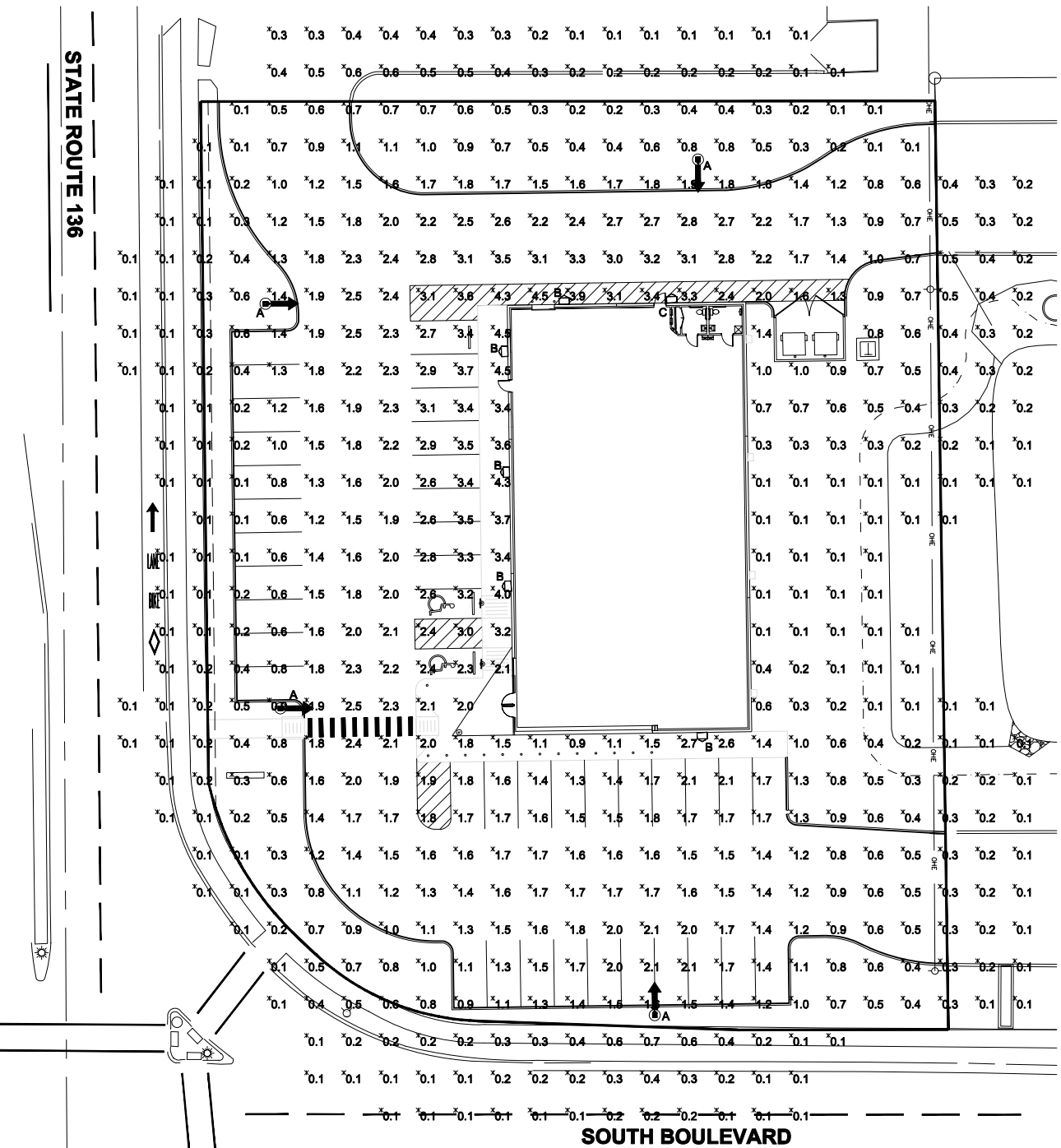
Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Driver	Color Temperature	Mounting	Voltage	Mounting	Control Options	Other Options	Finish (optional)
DSX1 LED	3K 3-LEDs	500 500mA	5000K	T3M Type III Medium	120V	SPK Square	None	None	Black
DSX1 LED	3K 3-LEDs	500 500mA	5000K	T3M Type III Medium	277V	SPK Square	None	None	Black
DSX1 LED	3K 3-LEDs	500 500mA	5000K	T3M Type III Medium	277V	SPK Square	None	None	Black



LITHONIA LIGHTING
One Lithonia Way • Corvallis, Georgia 30312 • Phone: 800.279.9041 • Fax: 770.918.1309 • www.lithonia.com

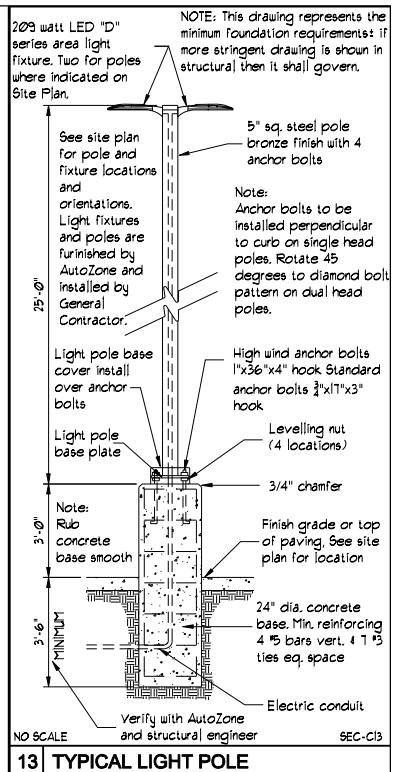


LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
A	↑	4	1-DSX1 LED 60C 1000 40K T4M MVOLT House Side Shield 209 Watt	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX1_LED_60_C_1000_40K_T4M_MVOLT_H_Side	Absolute	0.85	209
B	⊟	5	WallPack DSXW1 LED 10C 1000 40K T3M MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED%, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	DSXW1_LED_10C_1000_40K_T3M_MVOLT_ies	Absolute	0.85	40
C	⊟	1	DSXW1 LED 10C 330 40K T3M MVOLT 20 Watt	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED%, 530mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	DSXW1_LED_10C_330_40K_T3M_MVOLT_ies	Absolute	0.85	20

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	X	1.0 fc	4.5 fc	0.1 fc	45.0:1	10.0:1



OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TENNESSEE 38103



Prepared for: **AutoZone Store Development**
Store No.: 6729
US HWY 72
Baraboo, WI 53913

PHOTOMETRIC PLAN



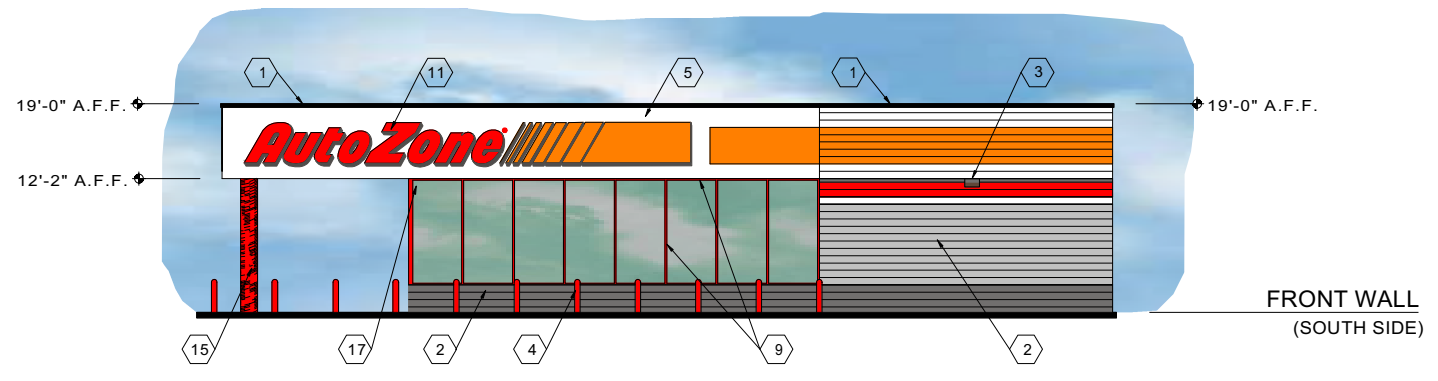
SCALE: 1" = 20'

REVISIONS

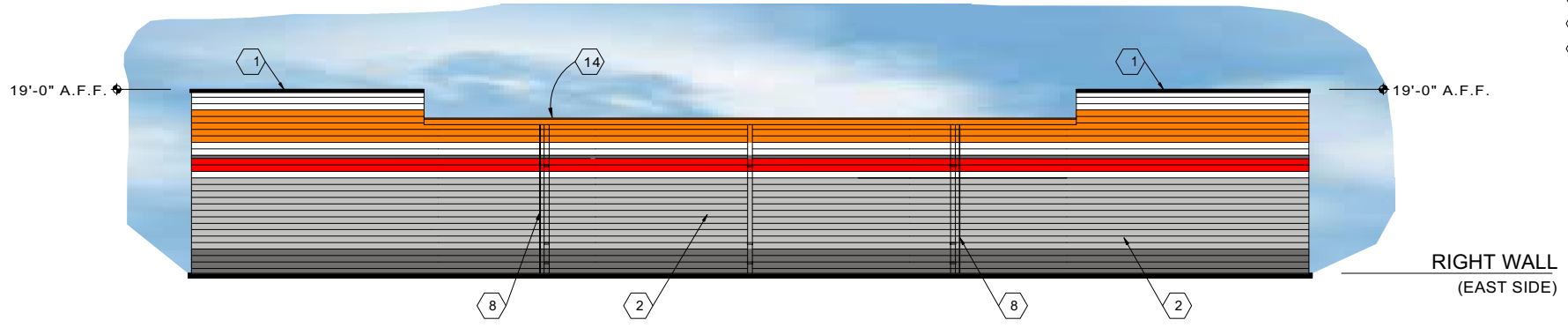
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2.	
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ARCHITECT: L.E.
DRAFTSMAN: C.H.
CHECKED BY:
DATE: 11-28-17
PROTOTYPE SIZE: 7N2-R

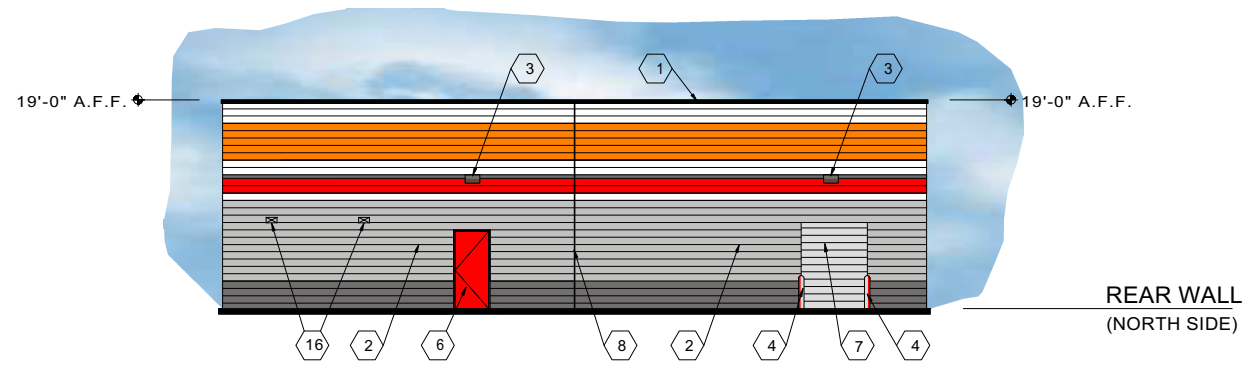
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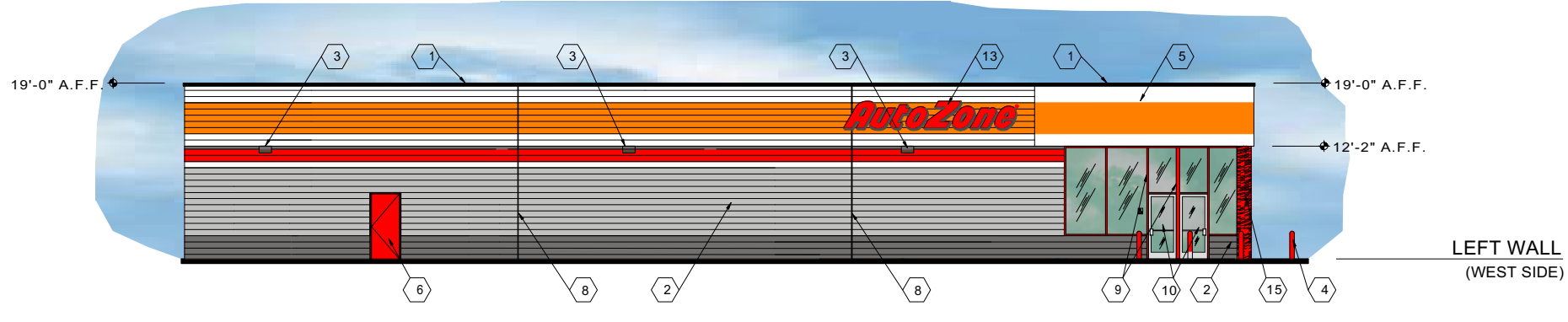
FRONT WALL
(SOUTH SIDE)



RIGHT WALL
(EAST SIDE)



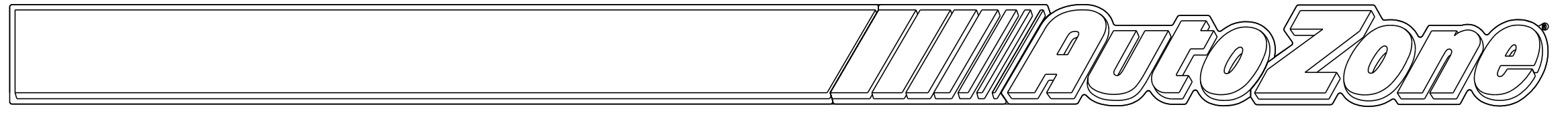
REAR WALL
(NORTH SIDE)



LEFT WALL
(WEST SIDE)

- 1 TWO PIECE COMPRESSION TRIM
- 2 SMOOTH FACE CONCRETE MASONRY UNITS
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 44" CHANNEL RSTRP
- 12 RIGHT WALL SIGN - NOT USED
- 13 LEFT WALL SIGN - 42" CHANNEL NSTRP
- 14 PAINT GUTTER AND DOWNSPOUTS TO MATCH BACKGROUND WALL COLOR.
- 15 CORRUGATED COLUMN PAINT RED
- 16 TOILET WALL VENTS PAINT TO MATCH WALL
- 17 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS

Color Elevation
AutoZone Store #6729
BARABOO, WI





QUARRY ST

STOP



15
MPH

BARABOO VALLEY
VETERINARY
CLINIC 2000-2000



PLOT DATE: 10/13/17, P:\18932000\18932000\CADD\Construction Drawings\18932000.d01 site plan.dwg



PROPOSED SITE PLAN - 11-29-17

1" = 10'-0" (22x34)
 1" = 20'-0" (11x17)

0 5' 10' 20'

ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
 FUNDING | PLANNING | SURVEYING
 1230 South Blvd Baraboo, WI 53913
 (608) 356-2771 (800) 362-4505 Fax: (608) 356-2770
 Web Address: www.msa-pe.com



NO.	DATE	REVISION	BY

PROPOSED SITE PLAN OPTION 1
BARABOO VALLEY VET CLINIC 2017 ADDITION
 BARABOO VALLEY VETERINARY CLINIC
 BARABOO WISCONSIN

PROJECT NO.
18932000

SHEET
C-1



CHARACTER IMAGE



PROPOSED FLOOR PLAN
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)

11-29-17

PLOT DATE: 10/19/17 P:\18932000\18932000\18932000\CADD\Construction Drawings\18932000.sht floor plan on 2 Aug

ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
 FUNDING | PLANNING | SURVEYING
 1230 South Blvd Baraboo, WI 53913
 (608) 356-2771 (800) 362-4505 Fax: (608) 356-2770
 Web Address: www.msa-ps.com

MSA
 PROFESSIONAL SERVICES

NO	DATE	REVISION

PROJECT DATE: *CA*
 DRAWN BY: *CA*
 CHECKED BY: *CA*

PROPOSED FLOOR PLAN
BARABOO VALLEY VET CLINIC 2017 ADDITION
 BARABOO VALLEY VETERINARY CLINIC
 BARABOO WISCONSIN

PROJECT NO: 18932000
 SHEET: A-1A

