

## AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

**Date and Time:** Tuesday, March 16, 2021 – **5:15 PM**  
**Location:** Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin  
**Member Notices:** Mayor Palm, P. Wedekind, R. Franzen, J. O’Neill, T. Kolb, D. Marshall, and M. Boeggner.  
**Others Noticed:** T. Pinion, C. Bradley, Cliff Bobholz, Dave Mitchell, Tom Greve, Linda Gumz, Heather Geyman, Brian Pierce, Marc Londo, Kenneth Alt, Library, and Media.

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

1. **Call to Order**
  - a. Note compliance with the Open Meeting Law.
  - b. Roll Call
  - c. Approve agenda.
  - d. Approve January 19, 2021 meeting minutes.
2. **Public Invited to Speak** (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)
3. **Public Hearings**
  - a. Public Hearing to consider a request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side Attached Single-Family residential dwellings in an R-3 Three- and Four-Family Residential zoning district, located at 1350/1352 Lake Street, City of Baraboo, Wisconsin.
4. **New Business**
  - a. Consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side Attached Single-Family residential dwellings in an R-3 Three- and Four-Family Residential zoning district, located at 1350/1352 Lake Street, City of Baraboo, Wisconsin.
  - b. Review and approve a 2-Lot Certified Survey Map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 1350/1352 Lake Street, being Lot 9 of the 1<sup>st</sup> Addition to Springbrook Replat, located between Springbrook Drive and Lake Street in the City of Baraboo, Sauk County, Wisconsin.
  - c. Review General Development Plan/Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development for Linda Gumz to convert a portion of the existing (Wild Apples) building at 302 8<sup>th</sup> Street, located on the southeast corner of 8<sup>th</sup> and East Streets, to a (private) retreat/event center type of use to host a variety of instructional classes and the like in an NRO – Neighborhood Residential/Office zoning district on Lot 5 and 6 of Peck’s Addition to the City of Baraboo, Wisconsin.
  - d. Review and approve Final Plat of Section “X” Addition to the Walnut Hill Cemetery, consisting of a single lot located in the SW ¼ of the SE ¼ of Section 26, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, by the Baraboo Cemetery Association.
  - e. Review and approve a 2-Lot Certified Survey Map for the former Viking Express property at 818 8<sup>th</sup> Street, located on the Southwest corner of 8<sup>th</sup> & Jefferson, being part of the NW ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, by BP Operators, LLC.

- f. Review and recommendation on the annexation and zoning upon annexation of a parcel of land on the north side of Carpenter Street, located in the SW ¼ of the SE ¼ Section 34, T12N, R6E in the Town of Baraboo, totaling approximately 1.91 acres owned by Kenneth H & Joyce A Alt Revocable Living Trust.

## 5. Adjournment

Mike Palm, Mayor

Agenda prepared by Kris Jackson, 355-2730, Ext. 7309

Agenda Posted by Kris Jackson on March 12, 2021

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**PLEASE TAKE NOTICE**, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

**FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.**

**PLAN COMMISSION ITEM SUMMARY**  
**March 16, 2021**

**SUBJECT: CONSIDER THE REQUEST OF D MITCHELL LLC FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING TO TWO SIDE-BY-SIDE ATTACHED SINGLE-FAMILY RESIDENTIAL DWELLINGS IN AN R-3 THREE- AND FOUR-FAMILY RESIDENTIAL ZONING DISTRICT, LOCATED AT 1350/1352 LAKE STREET, CITY OF BARABOO, WISCONSIN.**

**SUMMARY OF ITEMS A & B:** Dave Mitchell is the owner of the duplex that is currently under construction on this lot and he would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately. A Certified Survey Map that divides the property is also included for your consideration.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

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

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**SUBJECT: REVIEW GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 & 4 OF THE PLANNED DEVELOPMENT FOR LINDA GUMZ TO CONVERT A PORTION OF THE EXISTING (WILD APPLES) BUILDING AT 302 8<sup>TH</sup> STREET, LOCATED ON THE SOUTHEAST CORNER OF 8<sup>TH</sup> AND EAST STREETS, TO A (PRIVATE) RETREAT/EVENT CENTER TYPE OF USE TO HOST A VARIETY OF INSTRUCTIONAL CLASSES AND THE LIKE IN AN NRO – NEIGHBORHOOD RESIDENTIAL/OFFICE ZONING DISTRICT ON LOT 5 AND 6 OF PECK’S ADDITION TO THE CITY OF BARABOO, WISCONSIN.**

**SUMMARY OF ITEM C:** The applicant is in the process of purchasing the property at 302 8<sup>th</sup> Street and convert the existing building to mixed use facility. The front portion of the existing building would be occupied by Wild Apples and the rear portion of the existing building along with a proposed addition would be used as a retreat center of sorts. The applicant has provided a detailed description of their proposed use as well as elevations and proposed floor plan for this project, which are included in the packet.

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

**COMPLIANCE/NONCOMPLIANCE:**

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

**ACTION: Approve/Conditionally Approve/Deny the GDP/SIP.**

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

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**SUBJECT: REVIEW AND APPROVE FINAL PLAT OF SECTION “X” ADDITION TO THE WALNUT HILL CEMETERY, CONSISTING OF A SINGLE LOT LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 26, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, BY THE BARABOO CEMETERY ASSOCIATION.**

**SUMMARY OF ITEM D:** The Baraboo Cemetery Association would like to plat this new lot and add it to the Walnut Hill Cemetery. This Final Plat conforms with the requirements set forth in Ch 236 of the Wisconsin State Statutes as well as the City's Subdivision and Platting Code.

This Final Plat is subject to formal approval by the Common Council.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Chapter 18 – *Subdivision and Platting*, I have found the Final Plat to be complete and have reviewed it for compliance with the ordinance.

**ACTION:** Forward to Common Council with your Approval/Conditional Approval / Denial of the Final Plat of Section “X” Addition to the Walnut Hill Cemetery

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**SUBJECT:** REVIEW REVIEW AND APPROVE A 2-LOT CERTIFIED SURVEY MAP FOR THE FORMER VIKING EXPRESS PROPERTY AT 818 8<sup>TH</sup> STREET, LOCATED ON THE SOUTHWEST CORNER OF 8<sup>TH</sup> & JEFFERSON, BEING PART OF THE NW ¼ OF THE SE ¼ AND THE SE ¼ OF THE NE ¼ OF SECTION 36, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, BY BP OPERATORS, LLC.

**SUMMARY OF ITEM E:** This Survey simply divides the existing property to separate the former principal structure in the northeast corner of the property from its accessory structure in the southwest corner of the property. Each building will operate an independent business.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

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**SUBJECT:** REVIEW AND RECOMMENDATION ON THE ANNEXATION AND ZONING UPON ANNEXATION OF A PARCEL OF LAND ON THE NORTH SIDE OF CARPENTER STREET, LOCATED IN THE SW ¼ OF THE SE ¼ SECTION 34, T12N, R6E IN THE TOWN OF BARABOO, TOTALING APPROXIMATELY 1.91 ACRES OWNED BY KENNETH H & JOYCE A ALT REVOCABLE LIVING TRUST.

**SUMMARY OF ITEM F:** Kenneth Alt has petitioned for the annexation of his property, which is located on the north side of Carpenter Street. The Alt parcel is occupied by a single-family home and garage. Mr. Alt would like to have his property zoned as R-1A, Single-Family Residential upon annexation, which is consistent with the surrounding zoning classification. I have included a map of the showing the property that is proposed to be annexed.

**COMPLIANCE/NONCOMPLIANCE:**

The City Clerk has found the annexation petition to be complete.

**ACTION:** Forward the Petition to the Common Council with a recommendation to approve the annexation and recommend an appropriate Zoning Classification upon annexation.

## Minutes of Plan Commission Meeting January 19, 2021

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

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

Also in attendance were Tom Pinion, Casey Bradley, Dan Drexler, Dave Mitchell, Richard & Linda Gumz, Andrew Clark, Amanda Ivy, Rob Nelson, and Kim Slezak.

### **Call to Order**

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

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – Mayor Palm introduced City Administrator Casey Bradley to the Commission.

### **Public Hearing**

- a. Public Hearing to consider the request of Eastside Centre LLC (Owner), and Stratford Sign Company, LLC (Applicant) for a Conditional Use Permit for an electronic message center to be located at Badger Ridge, 1204 8<sup>th</sup> Street, in a B-3 Highway Business District, City of Baraboo, Sauk County, Wisconsin - Dan Drexler of Stratford Signs addressed the Commission. Drexler said that from a physical standpoint the structure would not change in size. He said that the current sign would be replaced with a variable message sign in hopes to give tenants more exposure. There being no other speakers, the hearing was declared closed.
- b. Public Hearing to consider a request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling to a two Side-by-Side Attached Single-Family residential dwellings in an R-3 Three-and Four-Family Residential zoning district, located at 1340/1342 Lake Street, City of Baraboo, Wisconsin – Kim Slezak, 1255 Springbrook Drive addressed the Commission. He said that he does not have a problem with the zoning of this property; however, asked if this would change the CSM of the property. Pinion said that this could be talked about in detail when the item comes up on the agenda, but the simple answer is yes. Slezak said that he is there because of an easement and he has not heard from Mr. Mitchell, and if the easement is not on the CSM then he will be against the request. There being no other speakers, the hearing was declared closed.

### **New Business**

- a. Consider the request of Eastside Centre LLC (Owner), and Stratford Sign Company, LLC (Applicant) for a Conditional Use permit for an electronic message enter to be located at Badger Ridge, 1204 8<sup>th</sup> Street, in a B-3 Highway Business District, City of Baraboo, Sauk County, Wisconsin – Kolb questioned the DOT standards compared to City of Baraboo Ordinance. Pinion said that he included DOT standards in package and if the Commission would like to make the DOT standards a condition of the Commission’s consideration that can be done. Kolb said that would be his wish and no graphics or ad animations as well. Kolb moved that the DOT standards be followed for variable message signs, preventing scrolling messages. Franzen seconded the motion. On roll call vote for the motion, Ayes – Wedekind Franzen, O’Neill, Kolb, Marshall, Boeggner, and Palm. Nay – 0, motion carried 7-0.
- b. Consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side attached Single-Family residential dwellings in an R-3

Three- and Four-Family Residential zoning district, located at 1340/1342 Lake Street, City of Baraboo, Wisconsin – Pinion presented background saying this is Lot 8 of the First Addition to Springbrook Replat, which the Commission considered in 2013. This is similar to the others Mitchell has done, where is building the duplex now and would like to sell the units individually. Kolb questioned the easement that Mr. Slezak spoke about. Pinion said that there is an easement on both the south side and north side of Lot 8. There is a stormwater easement on Lot 6, north of Lot 8, and a utility easement along the boundary between Lots 8 and 9, and the CSM is showing both of those easements. It was moved by Kolb seconded by Marshall to approve the conditional use permit as requested. On roll call vote for the motion, Ayes - Franzen, O’Neill, Kolb, Marshall, Boeggner, Palm, and Wedekind. Nay – 0, motion carried 7-0.

- c. Review and approve a 2-Lot Certified Survey Map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-family Residential zoning district at 1340/1342 Lake Street, being Lot 8 of the 1<sup>st</sup> Addition to Springbrook Replat, located between Springbrook Drive and Lake Street in the City of Baraboo, Sauk County, Wisconsin – It was moved by O’Neill, seconded by Kolb to approve the CSM as presented. On roll call vote for the motion, Ayes – O’Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.
- d. Review conceptual development plan in accordance with Step 2 of the Planned Development process for Linda Gumz to convert a portion of the existing (Wild Apples) building at 302 8<sup>th</sup> Street, located on the southeast corner of 8<sup>th</sup> and East Streets, to a (private) retreat/event center type of use to host a variety of instructional classes and the like in an NRO – Neighborhood Residential/Office zoning district on Lot 5 and 6 of Peck’s Addition to the City of Baraboo, Wisconsin – Pinion presented an overview of this request. He said that the current tenant will occupy the northern third of the building and to accommodate Gumz’s proposed use, she is looking to put an addition on the southern half of the building along the east side. Pinion said that there is ample opportunity to provide off-street parking. He said that the existing gravel lot would have to be paved. Gumz stated her proposal would be a retreat center for small groups to come and gather and create and do things that they like to do together. Pinion said that what is before the Commission is a proposed PUD, it is in the conceptual review stage, and an opportunity for the Commission to give informal and non-binding feedback to the applicant. It was the consensus of the Commission to move forward with the proposal.
- e. Review General Development Plan/Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development process for Amanda Ivy to convert a portion of the existing church buildings at 620 S. Parkway, located on the southwest corner of S Parkway and Vine Street, to a small community center type of use to hose a variety of instructional classes and entertainment “event” in an R-1A Single-Family Residential zoning district on Lot 2 of CSM #5771, City of Baraboo, Wisconsin – Pinion presented the background and overview of the proposal. Amanda Ivy said that they would like to stay open past 8:00 p.m., 10 or 11 would be great, if possible. She said that eventually the pews from the former worship area would be removed, but it will take some time to get organized. Andrew Clark said that the pews would be removed before people were allowed in. Clark said that they are working to find adequate seating arrangements that can be relocated. He said they are looking to keep the room as multi-purpose as possible. Kolb said that he would be willing to allow business hours until 10:00 p.m. Marshall asked if there could be a differential on the weekends, she would be okay with 11:00. Ivy and Clark stated that there might be occasional live performances, such as magician or comedy shows. Kolb moved to recommend approval of the GPD/SIP conditioned on events to end at 10:00 p.m. during the weekdays and on Friday and Saturday could be extended to 11:00 p.m. Marshall seconded the motion. On roll call vote for the motion, Ayes – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O’Neill. Nay – 0, motion carried 7-0.

**Adjournment** - It was moved by Kolb, seconded by Wedekind to adjourn at 6:47 p.m. The motion carried unanimously.

Mike Palm, Mayor

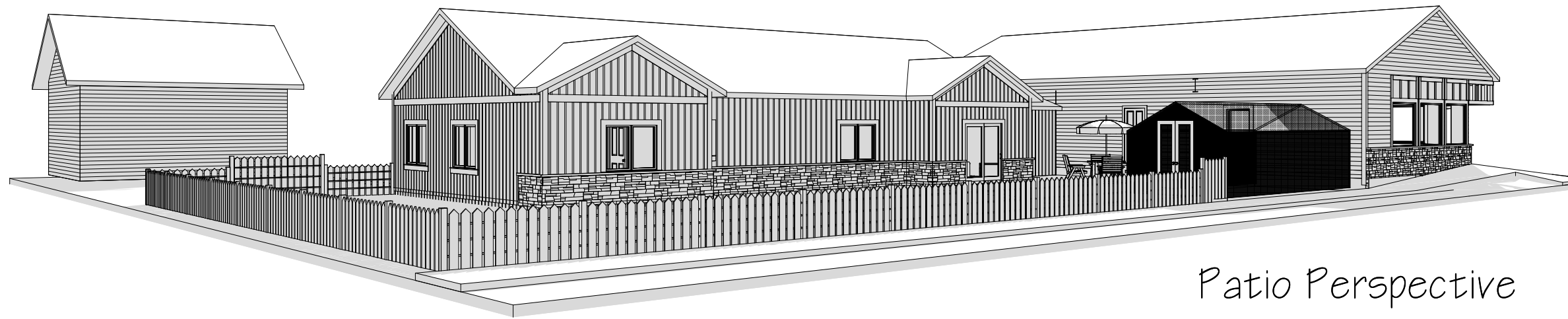






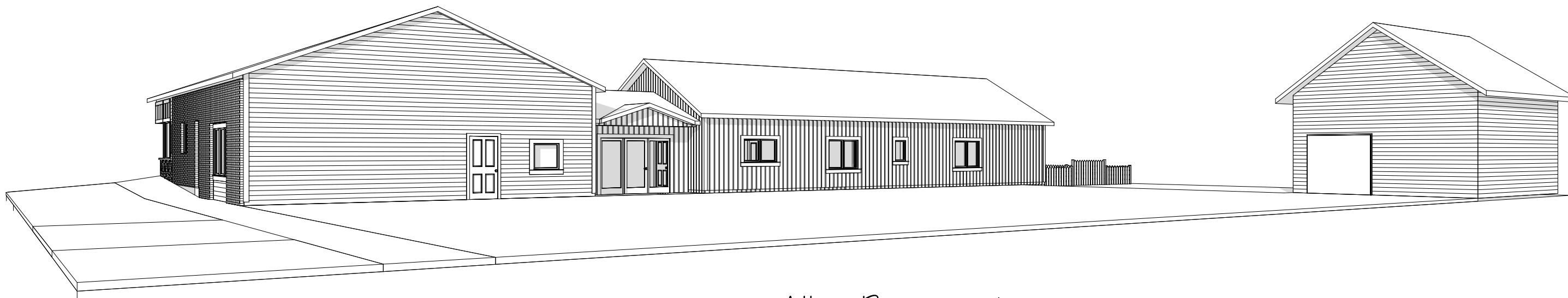
Corner Perspective

NOT TO SCALE



Patio Perspective

NOT TO SCALE



Alley Perspective

NOT TO SCALE

Client: Craft Retreat w/Floral Retail  
 Baraboo, WI  
 Drawing: Street Perspectives

Concept

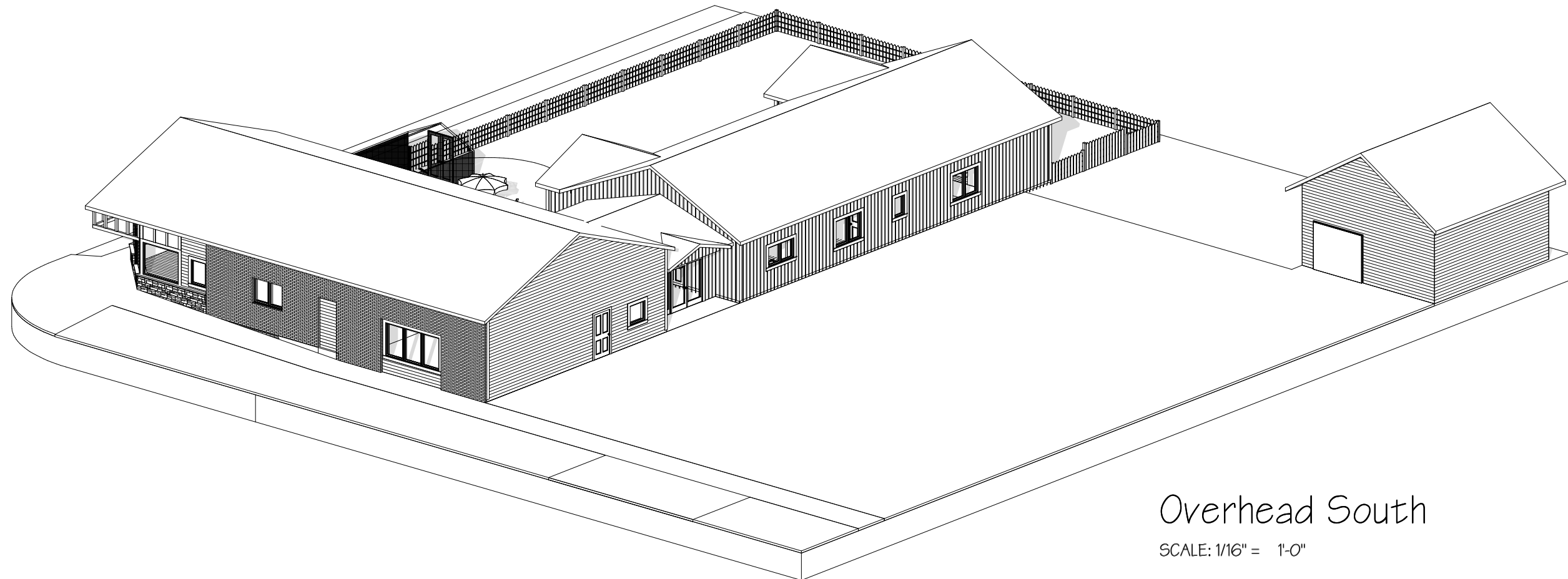
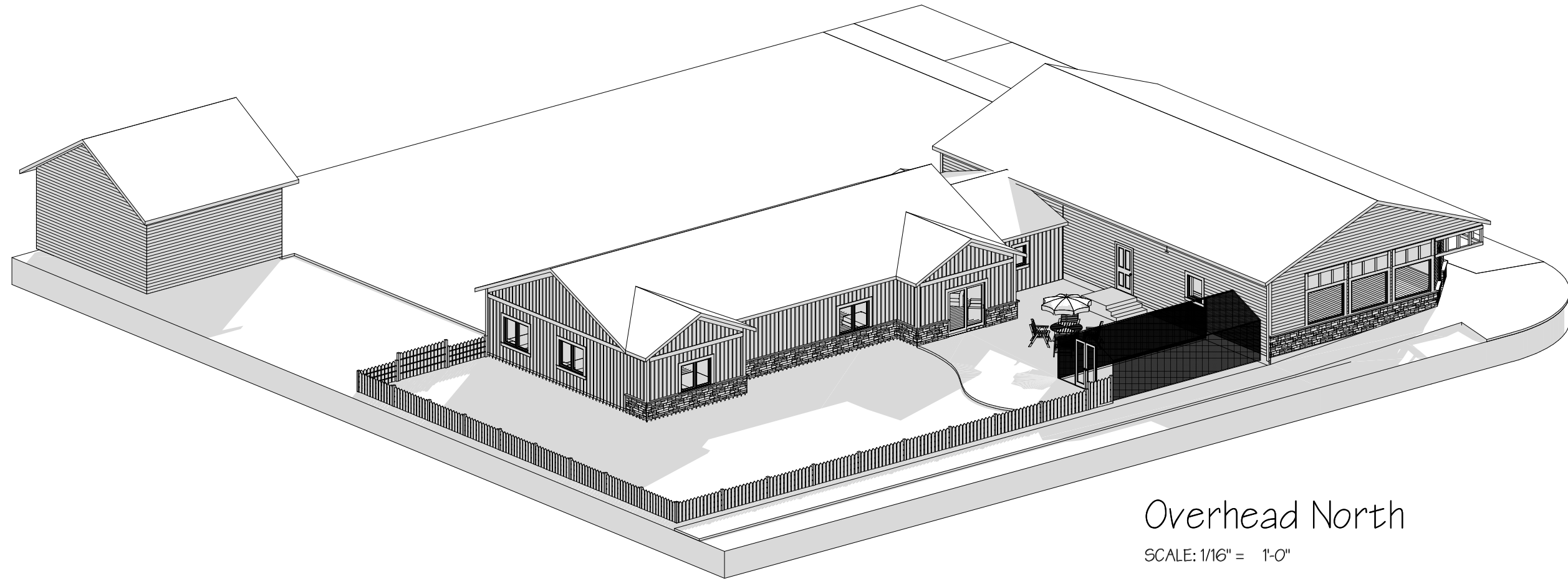
Date: 2-10-21

Rev:

Drawn by:  
 Heather A. Geyman  
 Copperwood Designs

Sheet #:

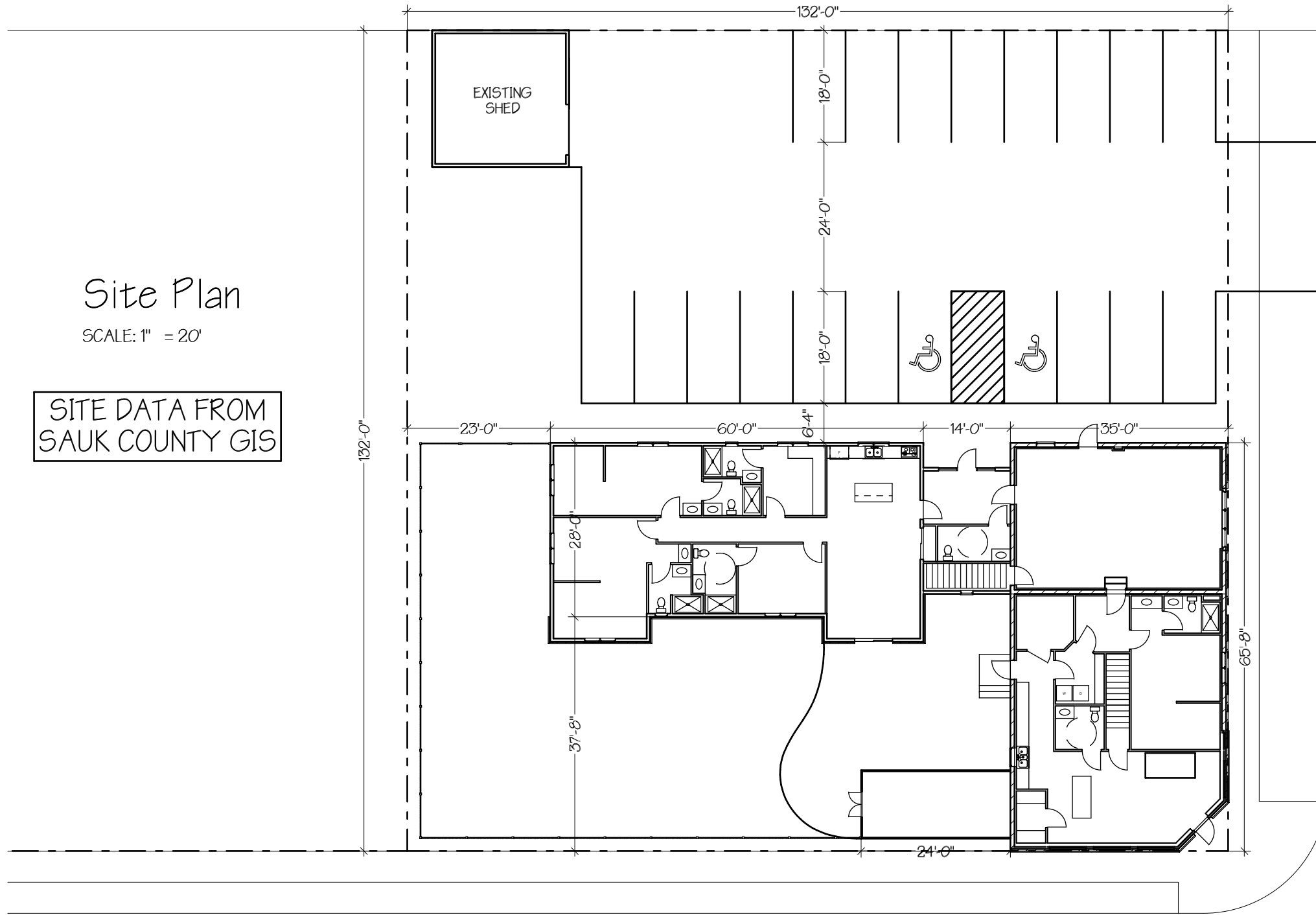
.1



# Site Plan

SCALE: 1" = 20'

SITE DATA FROM  
SAUK COUNTY GIS

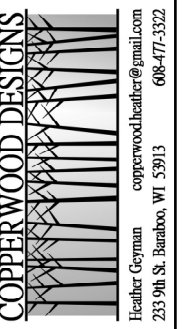


ALLEY

EAST STREET

STATE HWY 33  
18TH STREET

CTY A



Client: Craft Retreat W/Floral Retail  
Baraboo, WI

Drawing: Site Plan

Concept

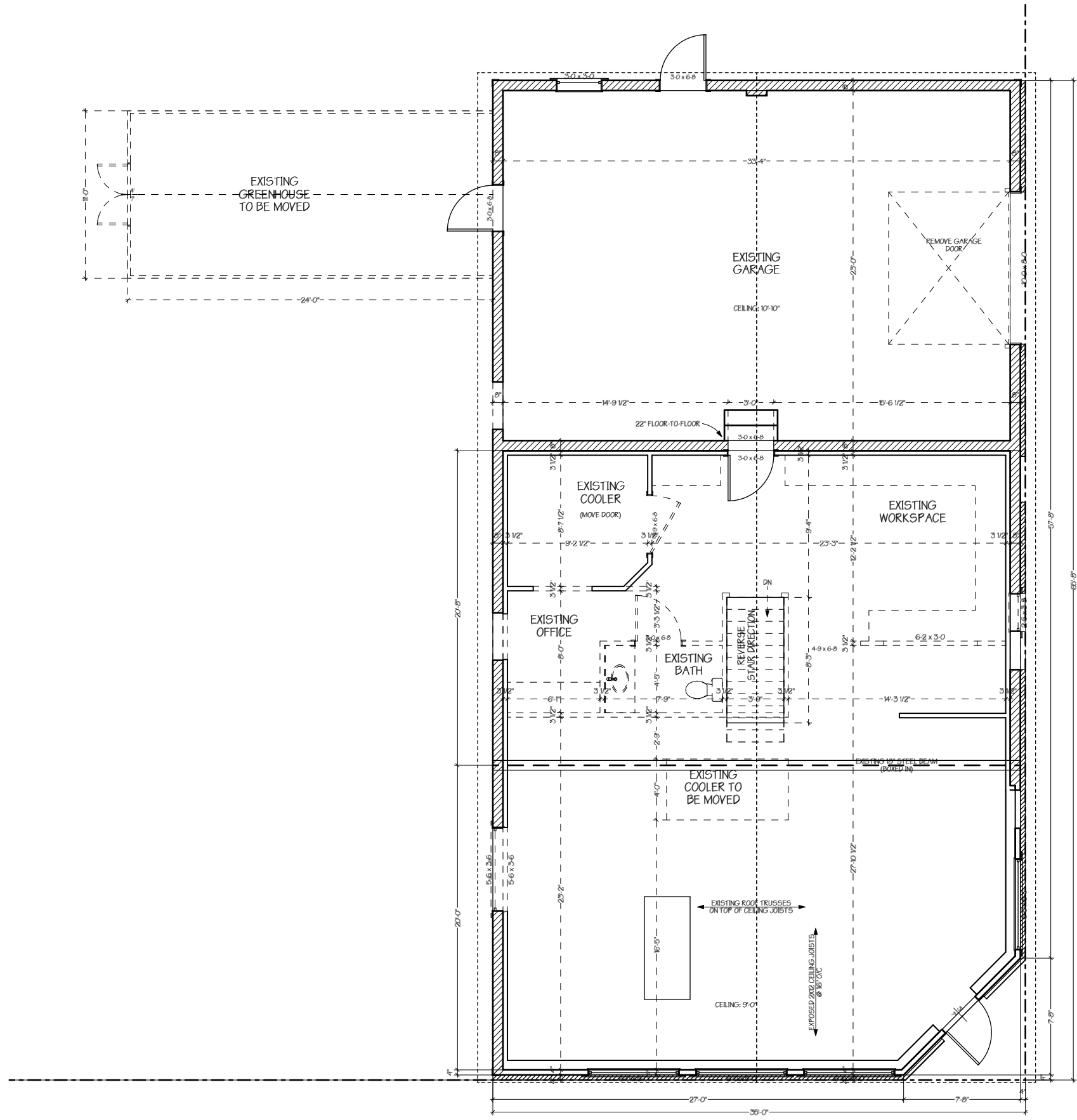
Date: 2-10-21

Rev:

Drawn by:  
Heather A. Geyman  
Copperwood Designs

Sheet #:

**.3**



# First Floor Demo

SCALE: 1/8" = 1'-0"

**COPPERWOOD DESIGNS**  
 Heather Geyman copperwoodheather@gmail.com  
 233 9th St. Baraboo, WI 53913 608-477-3322

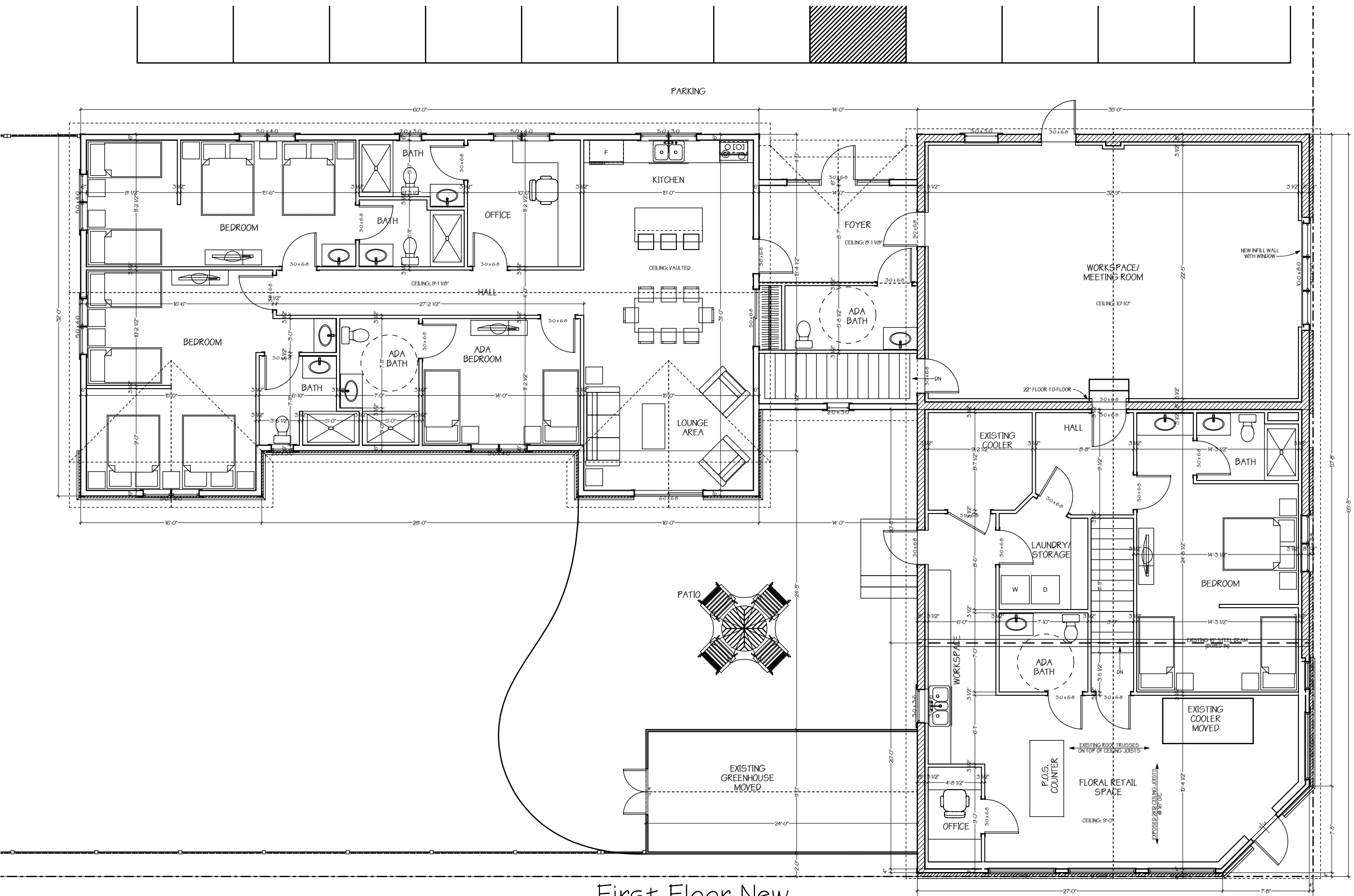
Client: Craft Retreat w/Floral Retail Baraboo, WI  
 Drawing: First floor Demo

Concept

Date: 2-10-21  
 Rev:

Drawn by:  
 Heather A. Geyman  
 Copperwood Designs

Sheet #:  
**.4**



# First Floor New

SCALE: 1/8" = 1'-0"

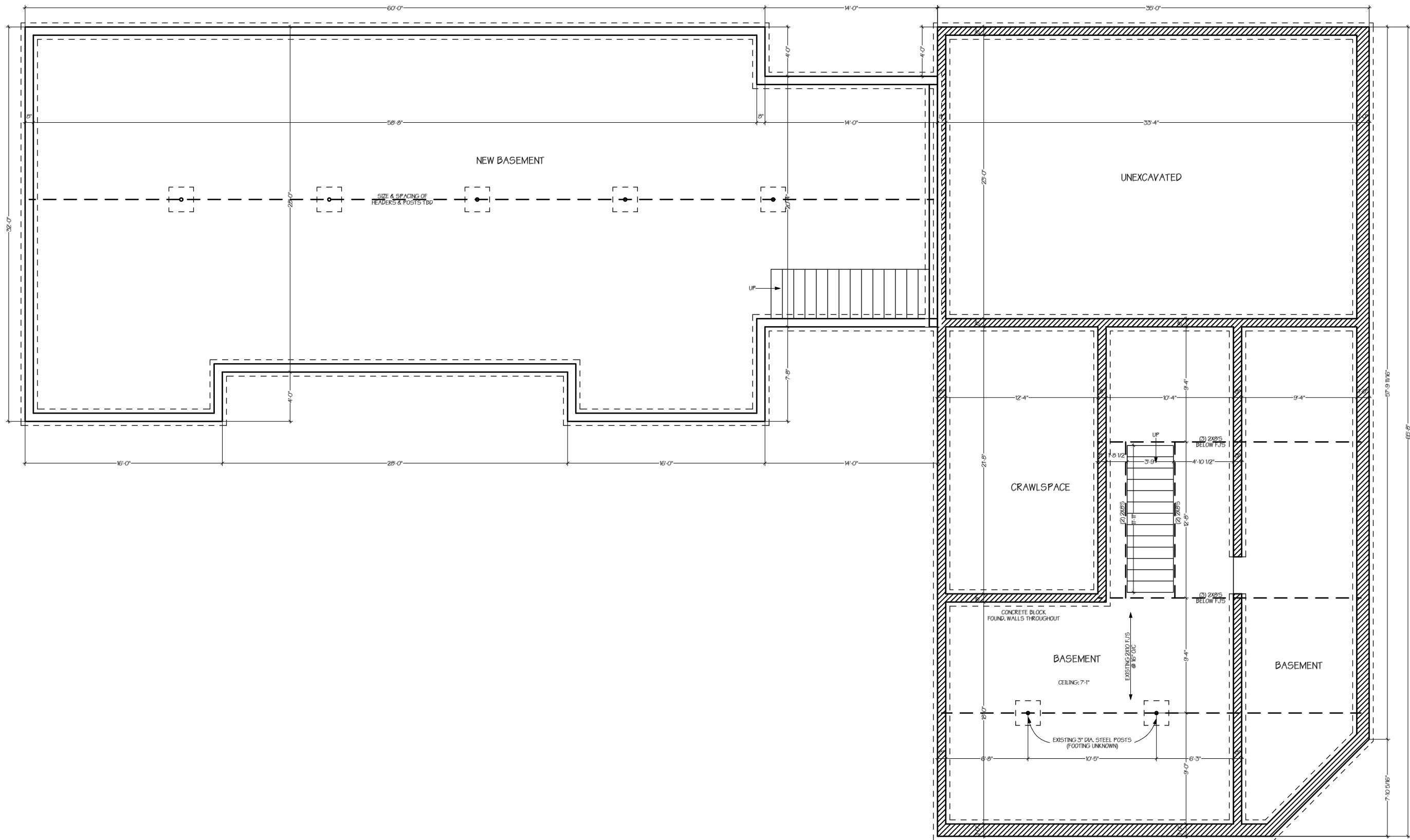
**COPPERWOOD DESIGNS**  
 Heather Geyman  
 copperwoodheather@gmail.com  
 233 9th St. Baraboo, WI 53913  
 608-477-3322

Client: Craft Retreat w/Floral Retail Baraboo, WI  
 Drawing: First Floor New

Concept  
 Date: 2-10-21  
 Rev:

Drawn by:  
 Heather A. Geyman  
 Copperwood Designs

Sheet #:  
**.5**



# Basement New

SCALE: 1/8" = 1'-0"

Client: Craft Retreat w/Floral Retail Baraboo, WI  
 Drawing: Basement New

Concept

Date: 2-10-21  
 Rev:

Drawn by:  
 Heather A. Geyman  
 Copperwood Designs

Sheet #:  
**.7**

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

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

**APPLICATION FOR CONDITIONAL USE PERMIT**

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

PAID

FEB 24 2021

**FOR TREASURER USE ONLY**  
 Receipt # \_\_\_\_\_  
 Account # 100-22-4440  
 CK 15912

Date of Petition: 2-23-2021

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

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

D Mitchell LLC  
P.O. Box 102  
Baraboo, WI 53913

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

\_\_\_\_\_

3. Address of site: 1350 & 1352 Lake St

4. Tax parcel number of site: 206-3117-00439

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Present zoning classification: R-3

7. Requested conditional use: Zero lot Line

\_\_\_\_\_  
 \_\_\_\_\_

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

# duplex being constructed

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

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)

From Duplex to zero lot line

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

Municipal

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.)

\_\_\_\_\_

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.

Established on neighboring Duplex

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 23 day of February, 2021

[Signature]  
Property owner

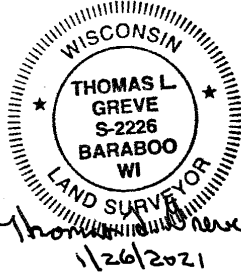
\_\_\_\_\_  
Property owner

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



As prepared by:  
**G GROTHMAN & ASSOCIATES S.C.**  
 LAND SURVEYORS  
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8677  
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



**G & A FILE NO. 121-29**

DRAFTED BY: LD  
 CHECKED BY: TG  
 PROJ. 413-140  
 DWG. 121-29 SHEET 1 OF 2

**SAUK COUNTY CERTIFIED SURVEY MAP NO.**

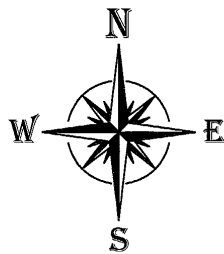
**GENERAL LOCATION**

BEING LOT 9, 1st ADDITION TO SPRINGBROOK HILLS REPLAT, LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 12, T. 11 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.  
 CONTAINING 12,600 SQ. FT. - 0.29 ACRES

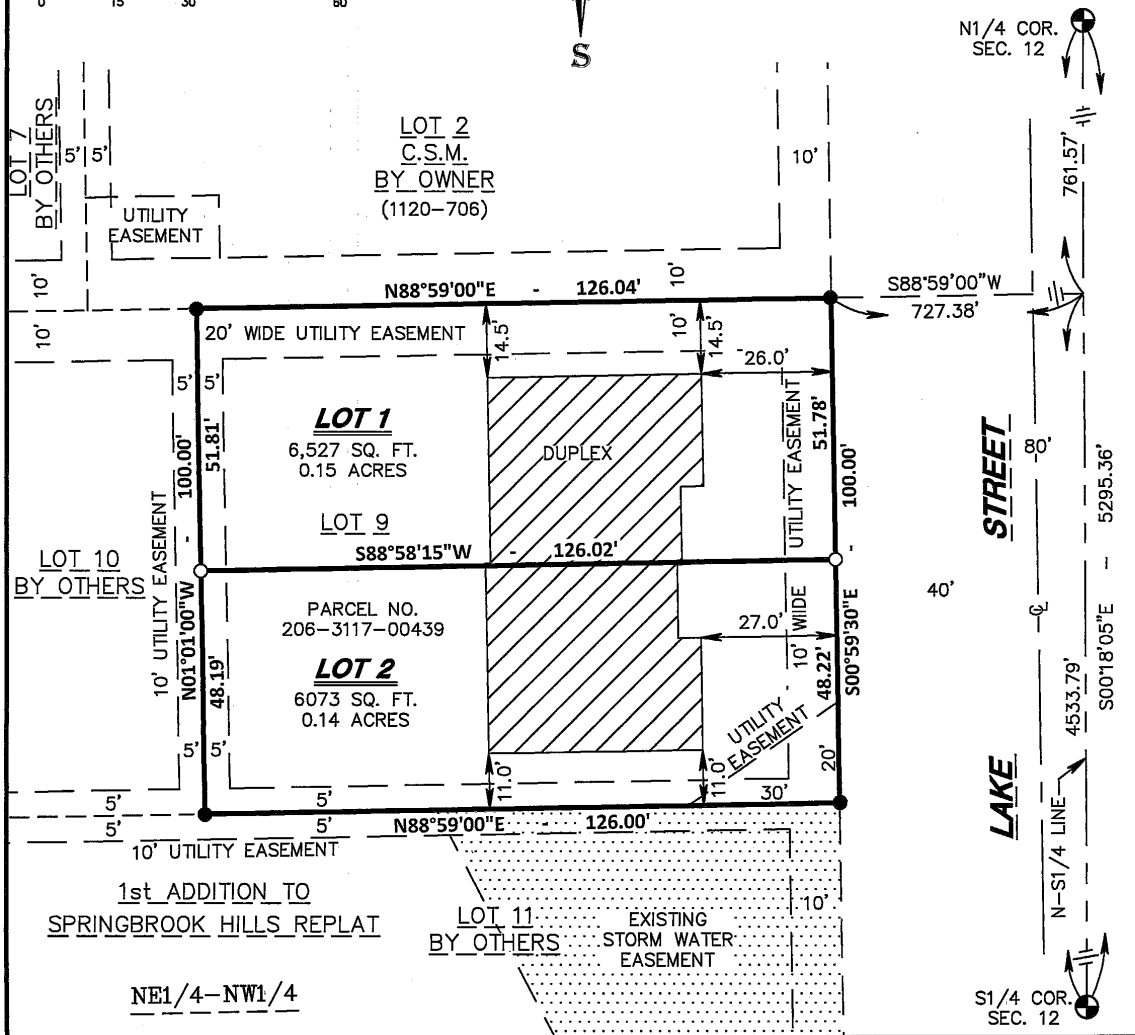
Volume \_\_\_\_\_, Page \_\_\_\_\_

**BASIS OF BEARINGS:**  
 IS THE N-S 1/4 LINE OF SECTION 12 WHICH BEARS S00°18'05"E PER 1st ADDITION TO SPRINGBROOK HILLS REPLAT

**SCALE: 1" = 30'**



- LEGEND**
- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
  - 3/4" IRON ROD FND.
  - ⊕ STANDARD HARRISON. MON. FND. & WITNESSES FND. & VERIFIED



**CLIENT/OWNER:** D MITCHELL LLC  
 PO BOX 102  
 BARABOO, WI 53913

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO.** 121-29

DRAFTED BY: LD

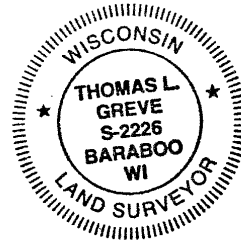
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PROJ. 413-140

DWG. 121-29 SHEET 2 OF 2



SEAL:



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

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

**BEING LOT 9, 1st ADDITION TO SPRINGBROOK HILLS REPLAT, LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 12, T. 11 N., R. 6 E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING 12,600 SQ. FT. - 0.29 ACRES

**SURVEYOR'S CERTIFICATE**

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **D Mitchell LLC**, I have surveyed, monumented, mapped and divided Lot 9, 1st Addition to Springbrook Hills Replat, located in the Northeast Quarter of the Northwest Quarter of Section 12, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.

Containing 12,600 square feet (0.29 acres), more or less. Being subject to servitudes and easements of record, if any.

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

**THOMAS L. GREVE**

Professional Land Surveyor, No. 2226

Dated: January 26, 2021

File No.: 121-29

**PLAN COMMISSION RESOLUTION**

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**CLIENT/OWNER:** D MITCHELL LLC  
PO BOX 102  
BARABOO, WI 53913















