



AGENDA FOR THE PLAN COMMISSION

Tuesday, April 18, 2023, 5:15 p.m.

Council Chambers, 101 South Blvd., Baraboo, Wisconsin

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

	Pages
1. Call to Order	
1.a Note compliance with the Open Meeting Law	
1.b Roll Call	
1.c Approve agenda	
1.d Approve March 21, 2023 meeting minutes	3
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	5
3.a D Mitchell LLC Conditional Use Permit Public Hearing to consider the request D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 1 of St. Clare Acres subdivision to two side-by-side single-family attached residential dwellings at 1424/1426 Tuttle Street, City of Baraboo, Sauk County, Wisconsin.	
4. New Business	
4.a D Mitchell LLC's Conditional Use Permit Review D Mitchell LLC's request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 1 of St. Clare Acres subdivision to two side-by-side single-family attached residential dwellings at 1424/1426 Tuttle Street, City of Baraboo, Sauk County, Wisconsin.	9
4.b D Mitchell LLC's two-lot CSM Review and approve a two-lot Certified Survey Map for D Mitchell LLC to create two side-by-side single-family attached residential dwellings on Lot 1 of St. Clare Acres subdivision to at 1424/1426 Tuttle Street, City of Baraboo, Sauk County, Wisconsin.	11
4.c D Mitchell LLC's Conditional Use Permit Review D Mitchell LLC's request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 2 of St. Clare Acres subdivision to two side-by-side single-family attached residential dwellings at 1416/1418 Tuttle Street, City of Baraboo, Sauk County, Wisconsin.	13
4.d D. Mitchell LLC two-lot CSM Review and approve a two-lot Certified Survey Map for D Mitchell LLC to create two side-by-side single-family attached residential dwellings on Lot 1 of St.	15

Clare Acres subdivision to at 1416/1418 Tuttle Street, City of Baraboo, Sauk County, Wisconsin.

- 4.e Annexation 17
Review and recommendation on the annexation and zoning upon annexation of a five (5) tax parcels of land on the west side of Baraboo on both sides of STH 136, located in the NE 1/4 and the NW 1/4 of Section 3, T11N, R6E, all in the Town of Baraboo, totaling approximately 15.33 acres owned by JHGV, LLC, RRP Cherry Valley Holdings, LLC, the City of Baraboo, John S and Barbara J Turner, and TLH BARABOO WI PROPCO, LLC.
- 4.f Jonathan Wetzel CSM 39
Review a one-lot Certified Survey Map for Jonathan Wetzel in the City's Extraterritorial Plat Approval Jurisdiction, for land on the north side of Lakewood Park Road being Lots 11 and 12 of Lakewood Park subdivision located in the SE 1/4 of the NE 1/4 of Section 15, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin.
- 4.g Mark Gumz CSM 42
Review a one-lot Certified Survey Map for Mark Gumz in the City's Extraterritorial Plat Approval Jurisdiction, for land on the north side of Fairfield Road being Lot 1 of CSM no. 7258, located in the SE 1/4 of the SE 1/4 of Section 17, T12N, R7E, Town of Fairfield, Sauk County, Wisconsin.
- 4.h Conceptual Review - Parchem 47
Conceptual review of a prospective rezoning of Lot 1, Sauk County Certified Survey Map No. 5551, recorded in the Sauk County Register of Deeds Office in Volume 31, Page 5551 as Document No. 930897, a 1.97-acre lot on the southwest side of the 400 block of Mine Street, across from the Baraboo Country Club, in the City of Baraboo, Sauk County, Wisconsin for VFW Post 987 by Jerry Parchem.
- 4.i Conceptual Review- Schwartz 48
Conceptual review of a prospective land division for a 10.15-acre lot located along the southern boundary of Pleasant View subdivision at the south end of Valley View Drive in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 31, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin for Lester Schwartz.
- 4.j Fire & EMS Station CSM 66
Review and approve a two-lot Certified Survey Map for the City of Baraboo for the new Fire & EMS Station #1 on the southwest corner of Sauk Avenue and State Rd 136, located in the SE1/4 of the NW1/4, Section 3, T11N, R6E, Sauk County, Wisconsin.

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

For information only, not a notice to publish.

Minutes of Plan Commission Meeting March 21, 2023

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

Roll Call – Present were Mayor Nelson, Phil Wedekind, Jim O'Neill, Roy Franzen, Tom Kolb, and Barry Hartup. Matthew Boegner was absent.

Also in attendance were Tom Pinion, John and Susan Lytle, Dan Marks, Ian Crammond, Cari Benson, Kevin Benson, Aaron Benson, and Mark Clarke.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Hartup, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Franzen to approve the minutes of February 21, 2023 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 of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 2 of St. Clare Acres subdivision to two side-by-side single-family attached residential dwellings at 1415/1418 Tuttle Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. Review D Mitchell LLC's request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 2 of St. Clare's Acres subdivision to two side-by-side single-family attached residential dwellings at 1416/1418 Tuttle Street, City of Baraboo, Sauk County, Wisconsin – Since nobody was present to represent the applicant, O'Neill moved, Franzen seconded to move this item to the end. Motion carried 6-0.
- b. Review and approve a two-lot Certified Survey Map of Lot 3 of Sauk County CSM No. 5479, located in the southeast corner of the intersection of Hatchery Road and Commerce Avenue, in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, for Equity Cooperative Livestock Sales Association – Pinion presented the CSM request to the Commission. It was moved by Kolb, seconded by Wedekind to approve the two-lot CSM for Equity Cooperative Livestock Sales Association as presented. Motion carried 6-0.
- c. Request to rezone the northerly 3.19 acres of Lot 3 of Sauk County Certified Survey Map No. 5479, recorded in the Sauk County Register of Deeds Office in Volume 31, Page 5479 as Document No. 920065, from B-3, Highway-Oriented Business to I-4, Planned Industrial/Business, located on the southeast corner of Hatchery Road and Commerce Avenue, in the NE1/4 of the NW1/4 of Section 5, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Northcore Industries, Inc. – Pinion presented the background to the Commission. It was moved by Wedekind, seconded by Kolb to recommend rezoning this property from B-3 Highway-Oriented Business to I-4, Planned Industrial/Business as requested. Motion carried 6-0.
- d. Request to rezone the property located at 821 Broadway, being the easterly 60 feet of the northerly 70 feet of Lot 1, Block 9, City of Baraboo, formerly Adams, Sauk County, Wisconsin, located on the southwest corner of Broadway and 7th Avenue, from B-1, Central Business to R-1A, Single-Family Residential by Dennis Midthun – There being no one in attendance for this item it was moved and seconded to move to the end. Motion carried 6-0.
- e. Review Sauk County's plan to refurbish the clock tower on the historic Sauk County Courthouse at 515 Oak Street and recommend granting a Certificate of Appropriateness pursuant to Section 17.53 of the City of Baraboo's General Code of Ordinances – Ian Crammond presented a detailed presentation of the plans to refurbish the clock tower on the historic Sauk County Courthouse. It was moved by Kolb, seconded by Franzen to approve the request as presented. Motion carried 6-0.
- f. Conceptual review of a prospective rezoning of Lot 1, Sauk County Certified Survey Map No. 4370, recorded in the Sauk County Register of Deeds Office in Volume 23, Page 4370 as Document No. 740848, a 0.4-acre lot on the

northeast corner of Moore Street and Deppe Street, in the City of Baraboo, Sauk County, Wisconsin for John and Susan Lytle – After a long discussion with the applicants and Commission, it the consensus of the Commission that the applicants were to clean up the property, property could be used for personal storage only, and no RVs would be allowed to be stored on the property.

- d. Request to rezone the property located at 821 Broadway, being the easterly 60 feet of the northerly 70 feet of Lot 1, Block 9, City of Baraboo, formerly Adams, Sauk County, Wisconsin, located on the southwest corner of Broadway and 7th Avenue, from B-1, Central Business to R-1A, Single-Family Residential by Dennis Midthun – Dennis Midthun arrived late; therefore, it was moved by Franzen, seconded by Wedekind to remove from the table for discussion. Motion carried 6-0. Pinion said Dennis Midthun purchased this property in 2006 and has rented it to a variety of tenants over the years. Mr. Midthun listed this property for sale over a year ago but there have been no “takers” to buy it as a commercial property but there has been interest from prospective buyers to use it as a single family residence. Since the property is zoned B-1, the Zoning Code only allows residential dwellings above the first floor. The Assessor’s records describe the property as a Commercial Office Building. The property is located on the fringe of the B-1 Central Business zoning district with R-1A zoned properties immediately west and southwest of this property. Accordingly, Mr. Midthun is requesting his property be rezoned to R-1A, Single-Family Residential. It was moved by Kolb, seconded by O’Neill to recommend rezoning 821 Broadway from B-1, Central Business to R-1A, Single-Family Residential as requested. Motion carried 6-0.

Adjournment – It was moved by Franzen, seconded by Kolb to adjourn at 6:09 p.m. Motion carried 6-0.

Rob Nelson, Mayor

PLAN COMMISSION ITEM SUMMARY
April 18, 2023

SUBJECT: CONSIDER D MITCHELL LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 1 OF ST. CLARE ACRES SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 1424/1426 TUTTLE STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEMS A & B: The underlying zoning for this property is R-3, Three- and Four-Family Residential and a two-family dwelling is a Permitted Use in that district. D Mitchell LLC is the owner of the duplex that is currently under construction on this lot and they would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately, which is what triggers the need for a Conditional Use Permit. A Certified Survey Map that divides the property is also included for your consideration.

COMPLIANCE/NONCOMPLIANCE:

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

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: CONSIDER D MITCHELL LLC'S REQUEST FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 2 OF ST. CLARE ACRES SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 1416/1418 TUTTLE STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEMS C & D: The underlying zoning for this property is R-3, Three- and Four-Family Residential and a two-family dwelling is a Permitted Use in that district. D Mitchell LLC is the owner of the duplex that is currently under construction on this lot and they would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately, which is what triggers the need for a Conditional Use Permit. A Certified Survey Map that divides the property is also included for your consideration.

COMPLIANCE/NONCOMPLIANCE:

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

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND RECOMMENDATION ON THE ANNEXATION AND ZONING UPON ANNEXATION OF A FIVE (5) TAX PARCELS OF LAND ON THE WEST SIDE OF BARABOO ON BOTH SIDES OF STH 136, LOCATED IN THE NE 1/4 AND THE NW 1/4 OF SECTION 3, T11N, R6E, ALL IN THE TOWN OF BARABOO, TOTALING APPROXIMATELY 15.33 ACRES OWNED BY JHGV, LLC, RRP CHERRY VALLEY HOLDINGS, LLC, THE CITY OF BARABOO, JOHN S AND BARBARA J TURNER, AND TLH BARABOO WI PROPCO, LLC.

SUMMARY OF ITEM E: The respective owners of these five (5) vacant tax parcels approached staff a couple of months ago about the possibility of annexing their properties to the City of Baraboo in conjunction with the City's annexation of the former Burgess property. All of the owners have requested their properties be zoned B-3, Highway Oriented Business since it's consistent with most of the other properties along the State Rd 136 corridor. I have included

the annexation petition and supporting documentation in the packet. The petition has been submitted to the Wisconsin Department of Administration for review and we expect a determination that the proposed annexation is in the public interest. If we do not have the “approval letter” by Tuesday’s meeting it may be appropriate to have any approval contingent upon the DOA’s approval of the proposed annexation.

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(s) upon annexation (contingent upon the DOA formal approval of this proposed annexation?).

SUBJECT: REVIEW A ONE-LOT CERTIFIED SURVEY MAP FOR JONATHAN WETZEL IN THE CITY’S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, FOR LAND ON THE NORTH SIDE OF LAKEWOOD PARK ROAD BEING LOTS 11 AND 12 OF LAKEWOOD PARK SUBDIVISION LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 15, T11N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM F: The property contained within the boundary of this CSM consist of two tax parcels totaling 0.16 acres in size. The owner would like to combine the existing tow lots into a single lot. The City’s minimum lot size requirement for any new lot in our Extraterritorial Plat Approval Jurisdiction (ETJ) is 20 acres but since there is no new lot being created and since the property lies within the Town of Baraboo Sanitary District No. 1, that standard does not apply. This Lot complies with the lot size requirement for property in the District in the Town of Baraboo. The Town of Baraboo has already approved this CSM and the County has reviewed it and indicated that it complies with their rules and regulations.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8) – *Minimum Lot or Parcel Size for Lots or Parcels in the City’s Extraterritorial Plan Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW A ONE-LOT CERTIFIED SURVEY MAP FOR MARK GUMZ IN THE CITY’S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, FOR LAND ON THE NORTH SIDE OF FAIRFIELD ROAD BEING LOT 1 OF CSM NO. 7258, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 17, T12N, R7E, TOWN OF FAIRFIELD, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM G: This property is an existing tax parcel located in the Town of Fairfield on the north side of Fairfield Road. The Town of Fairfield recognized every tax parcel as a separate lot. The owner is simply formalizing the boundaries of the existing tax parcel by way of this CSM, at the Town’s request. Since there is no new lot being created, the 20-acres minimum lots size of a new lot does not apply.

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

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8) – *Minimum Lot Size or Parcels in the City’s ET Plat Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: CONCEPTUAL REVIEW OF A PROSPECTIVE REZONING OF LOT 1, SAUK COUNTY CERTIFIED SURVEY MAP NO. 5551, RECORDED IN THE SAUK COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 31, PAGE 5551 AS DOCUMENT NO. 930897, A 1.97-ACRE LOT ON THE SOUTHWEST SIDE OF THE 400 BLOCK OF MINE STREET, ACROSS FROM THE BARABOO COUNTRY CLUB, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR VFW POST 987 BY JERRY PARCHEM.

SUMMARY OF ITEM H: This is only the review of a prospective rezone to accommodate the owners' proposed development and/use of this property.

The property is currently zoned I-3, Industrial/Business.

The owner would like to discuss several options for the rezoning, development, and/or sale of this property and is seeking the Commission's feedback and/or advice on possible use(s) of the property.

COMPLIANCE/NONCOMPLIANCE: N/A

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

SUBJECT: CONCEPTUAL REVIEW OF A PROSPECTIVE LAND DIVISION FOR A 10.15-ACRE LOT LOCATED ALONG THE SOUTHERN BOUNDARY OF PLEASANT VIEW SUBDIVISION AT THE SOUTH END OF VALLEY VIEW DRIVE IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 31, T12N, R7E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR LESTER SCHWARTZ.

SUMMARY OF ITEM I: This is only the review of a prospective land division to accommodate the owners' proposed use of this property for a single-family residence.

The vacant, wooded property is currently zoned A-1, Agricultural Transition and a single-family residence is a permitted use. Since this is in a "remote" location within the City's boundaries, this project presents a host of challenges as it relates to the City's Land Division, Building, and Fire Codes.

The owner has provided a narrative of his motive for this request along with a draft CSM, a Project Description, Floor Plan, colored renderings of the proposed building elevations, a site plan and a grading plan, all of which is included in the packet. There will be one of more of Mr. Schwartz's project representative at this meeting to discuss this project in much greater detail.

The property owner is seeking the Commission's feedback and/or advice on the proposed division and use of his property.

If the Commission determines this to be a seemingly reasonable request, it may be appropriate to clearly define how the owner intends to mitigate the apparent "shortcomings" of the project as compared to the corresponding regulatory standards by way of a Development Agreement and/or rezoning it with a Planned Unit Development Overlay zoning as a part of the next step(s).

COMPLIANCE/NONCOMPLIANCE: N/A

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

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP FOR THE CITY OF BARABOO FOR THE NEW FIRE & EMS STATION #1 ON THE SOUTHWEST CORNER OF SAUK AVENUE AND STATE RD 136, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 3, T11N, R6E, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM J: This property consists of a single parcel of land in the Town of Baraboo that “straddles” Sauk Avenue and that was recently acquired by the City of Baraboo as the site for the future Baraboo District Fire and EMS Station #1. Provided the property is annexed to the City of Baraboo as expected, this two-lot CSM has been prepared for review and approval. Unlike the County’s regulations, the City’s regulations define contiguous land as all land under common ownership that is “unbroken” by roads, railroad, river, and streams, which is why the two lots are necessary.

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 City’s ordinance with the expectation that this property will be annexed to the City of Baraboo.

ACTION: Approve / Conditionally Approve (contingent upon it being recorded after its annexation to the City of Baraboo) / Deny CSM

For Office Use: <input type="checkbox"/> Application given by _____ <input type="checkbox"/> Received by Bldg. Inspector _____ <input type="checkbox"/> Fee received by Treasurer _____ <input type="checkbox"/> Building Insp. Certified _____ <input type="checkbox"/> Filed with City Clerk _____ <input type="checkbox"/> Referred for Staff Review _____	Date _____ _____ _____ _____ _____	<input type="checkbox"/> Referred to Council <input type="checkbox"/> Public Hearing Set <input type="checkbox"/> Date Notices Mailed <input type="checkbox"/> Public Hearing Published <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Plan Meeting Action	Date _____ <div style="text-align: center; border: 1px solid black; padding: 5px; margin: 10px 0;"> PAID APR 05 2023 </div> <div style="text-align: center;"> CITY OF BARABOO </div>
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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.)

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

Date of Petition: 4-6-2023

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.)

David C Mitchell D Mitchell LLC
P.O. 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: 1424/1426 Tuttle

4. Tax parcel number of site: 206-3036-00000

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:

Side By Side Units Duplex

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)

Single Family Residence

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.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- 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.

Built to Current Building Codes

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 6 day of April, 2023

[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.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8577
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 323-92



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 522-250

DWG. 323-92 SHEET 2 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING LOT 2, ST. CLARE ACRES SUBDIVISION, LOCATED IN THE NE1/4 OF THE
NW1/4, SECTION 36, T. 12 N., R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**
CONTAINING: 17,051 SQ.FT. - 0.39 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **David C. Mitchell**, I have surveyed, monumented, mapped and divided Lot 2, St. Clare Acres Subdivision located in the Northeast Quarter of the Northwest Quarter of Section 36, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.

Containing 17,051 square feet (0.39 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: April 11, 2023

File No.: 323-92

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 _____, 2023.

City Clerk

Date

CLIENT/OWNER: DAVID C. MITCHELL
P.O. BOX 102
BARABOO, WI 53913

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

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

APPLICATION FOR CONDITIONAL USE PERMIT

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

FOR TREASURER USE ONLY	
Receipt # _____	FEB 28 2023
Account # 100-22-4440	

Date of Petition: 2-28-2023

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.)

David S Mitchell D Mitchell LLC
P.O. 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: 1446 + 1418 Tuttle St

4. Tax parcel number of site: 2043037

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:

Side by Side Duplex

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)

Single Family Residence

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.

Built to Current Building Code

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 28 day of Feb, 2023

[Signature]
Property owner

[Signature]
Property owner

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

Date: _____ Zoning Administrator: _____

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

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

G & A FILE NO. 323-92



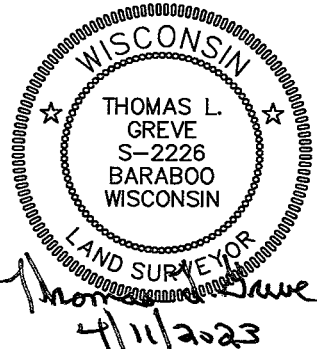
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 522-250

DWG. 323-92 SHEET 1 OF 2

SEAL:

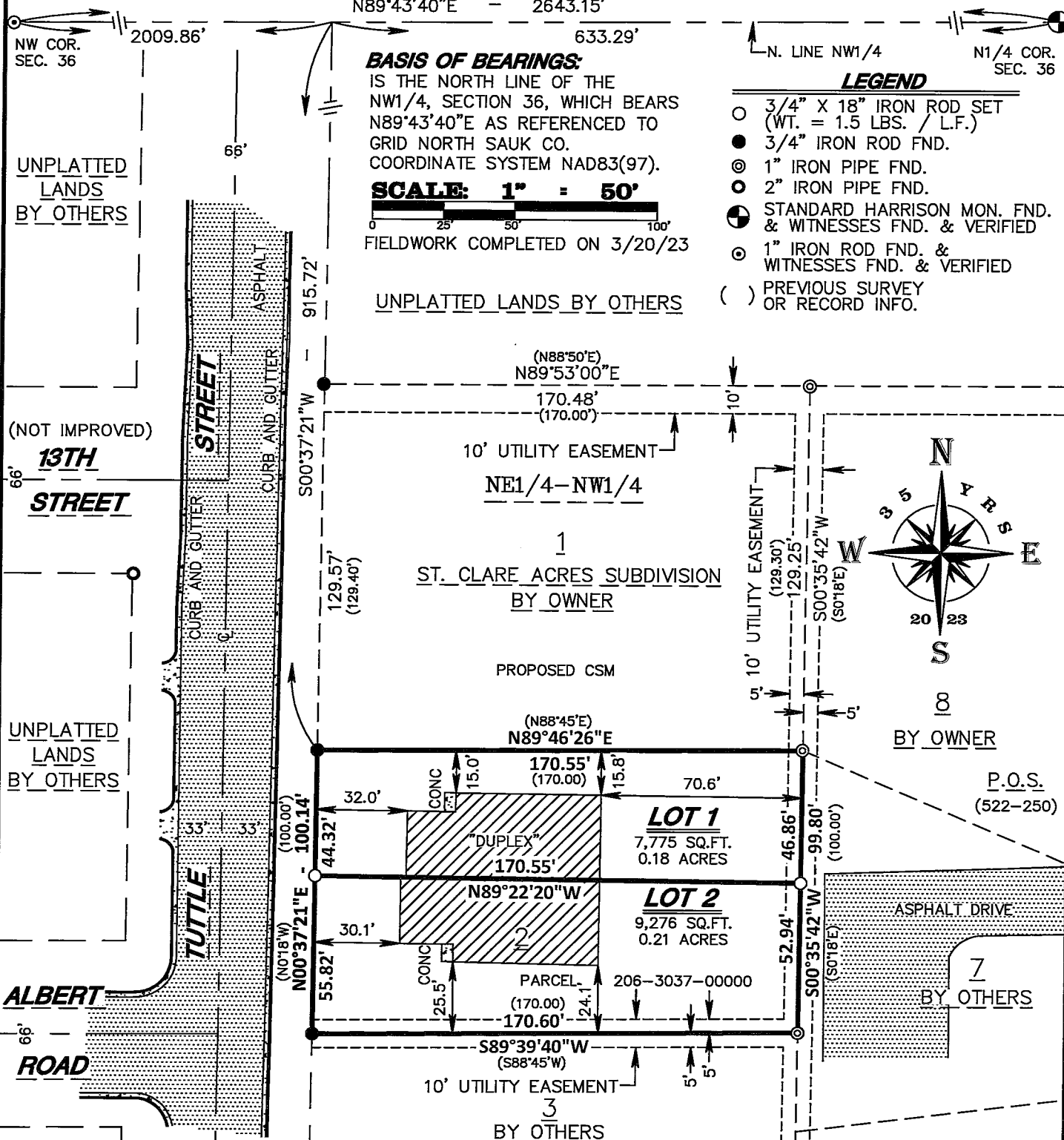


SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

**BEING LOT 2, ST. CLARE ACRES SUBDIVISION, LOCATED IN THE NE1/4 OF THE
NW1/4, SECTION 36, T. 12 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 17,051 SQ.FT. - 0.39 ACRES
N89°43'40"E - 2643.15'



As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8577
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 323-92



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 522-250

DWG. 323-92 SHEET 2 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING LOT 2, ST. CLARE ACRES SUBDIVISION, LOCATED IN THE NE1/4 OF THE
NW1/4, SECTION 36, T. 12 N., R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**
CONTAINING: 17,051 SQ.FT. - 0.39 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **David C. Mitchell**, I have surveyed, monumented, mapped and divided Lot 2, St. Clare Acres Subdivision located in the Northeast Quarter of the Northwest Quarter of Section 36, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.

Containing 17,051 square feet (0.39 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: April 11, 2023

File No.: 323-92

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 _____, 2023.

City Clerk

Date

CLIENT/OWNER: DAVID C. MITCHELL
P.O. BOX 102
BARABOO, WI 53913

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

**Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.**

Petitioner Information

Name: **See attached Petitioner Information sheet**

Phone:

Email:

Contact Information if different than petitioner:

Representative's Name: **See attached Contact Information sheet**

Phone:

E-mail:

1. Town(s) where property is located: **Town of Baraboo**

2. Petitioned City or Village: **City of Baraboo**

3. County where property is located: **Sauk County**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **15.33 ACRES**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
002-0068-00000; 002-0068-10000; 002-0068-20000; 002-0047-00000; 002-0048-00000

Include these required items with this form:

- ☒ Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(November 2022)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$800 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$1150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only





Date fee & form received: _____

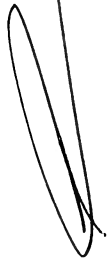
Payer: _____ Check Number: _____


Check Date: _____

Amount: _____

Petitioner Information Sheet		
Petitioner Information	Contact Information (if different than Petitioner)	
Name: JHGV LLC Phone: Email:	Name: Adam Velarde Phone: 608-615-2482 Email: adam@caveenterprises.com	
Name: RRP Cherry Valley Holdings, LLC Phone: 815-332-6600 Email:	Name: Rachel Bachrodt Phone: 815-543-3670 Email: rachel.bachrodt@bachrodt.com	
Name: City of Baraboo Phone: 608-355-2700 Email:	Name: Casey Bradley, City Administrator Phone: 608-355-2700 Email: cbradley@cityofbaraboo.com	
Name: John S & Barbara J Turner Phone: 608-963-4935 Email:	Name: John (Scott) Turner Phone: 608-963-4935 Email: office@turnerwatercare.com	
Name: TLH Baraboo WI Propco LLC Phone: Email:	Name: TLH Baraboo WI Propco LLC Phone: 323-216-7641 Email: chenyingz@twentylake.com	

Signature page to Petition for Direct Annexation by Unanimous Approval				
Petitioner	Signature	Address	Date of Signing	Status
Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608 (PIN: 002-0068-10000)	Mar. __, 2023	Sole Member
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112 (PIN: 002-0068-20000)		
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913 (PIN: 002-0068-00000)	Mar. 08, 2023	Owner's Rep.
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		S7303 Thurrow Ln Merrimac, WI 53561 (PIN: 002-0047-00000)		
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director	 	300 Mains St Floor 5 Stamford, CT 06901 (PIN: 002-0048-00000)	Mar. __, 2023	Owner's Rep.

Signature page to Petition for Direct Annexation by Unanimous Approval				
Petitioner	Signature	Address	Date of Signing	Status
Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608 (PIN: 002-0068-10000)	Mar. 8, 2023	Sole Member
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112 (PIN: 002-0068-20000)	Mar. __, 2023	Managing Member
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913 (PIN: 002-0068-00000)	Mar. __, 2023	Owner's Rep.
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		57303 Thurow Ln Merrimac, WI 53561 (PIN: 002-0047-00000)	Mar. __, 2023	Owner
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director		300 Mains St Floor 5 Stamford, CT 06901 (PIN: 002-0048-00000)	Mar. __, 2023	Owner's Rep.

Signature page to Petition for Direct Annexation by Unanimous Approval				
Petitioner	Signature	Address	Date of Signing	Status
Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608 (PIN: 002-0068-10000)	Mar. __, 2023	Sole Member
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112 (PIN: 002-0068-20000)	Mar. __, 2023	Managing Member
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913 (PIN: 002-0068-00000)	Mar. __, 2023	Owner's Rep.
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		S7303 Thurow Ln Merrimac, WI 53561 (PIN: 002-0047-00000)	Mar. __, 2023	Owner
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director		300 Mains St Floor 5 Stamford, CT 06901 (PIN: 002-0048-00000)	Mar. 23, 2023	Owner's Rep.

LEGAL DESCRIPTION

Various Parcels for Annexation Town of Baraboo, Sauk County, WI

Annexation Boundary Description:

Being part of the fractional Northwest Quarter of the Northeast Quarter, the fractional Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 3;
thence South 00°15'05" East along the West line of the Northeast Quarter of Section 3, 654.56 feet to the point of beginning;
thence South 89°50'50" East, 44.41 feet to a point in the East right-of-way line of State Trunk Highway 136;
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136, 184.58 feet to a point in the North line of lands described and recorded in Document No. 1244962;
thence North 89°50'22" East along the North line of lands described and recorded in Document No. 1244962, 198.80 feet to the West line of Lot 12, Plat of City of Baraboo Industrial Park;
thence South 00°10'37" West along the West line of Lots 11 and 12, Plat of City of Baraboo Industrial Park, 731.87 feet to the North right-of-way line of Sauk Avenue;
thence South 89°58'33" West along the North right-of-way line of Sauk Avenue, 198.48 feet;
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136 and the Northerly extension thereof, 388.10 feet;
thence South 00°28'46" East along the East right-of-way line of State Trunk Highway 136, 164.15 feet;
thence South 89°43'00" West along the South line of lands described and recorded in Document No. 770546, the South line of lands described and recorded in Document No. 1243260 and the South line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 697.28 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3 and the East right-of-way line of Commerce Avenue;
thence North 00°16'35" West along the East right-of-way line of Commerce Avenue and the West line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 664.80 feet to a point in the North line of the Southeast Quarter of the Northwest Quarter of Section 3 and the South line of Lot 2, Certified Survey Map, No. 6052;
thence North 89°40'51" East along the North line of the Southeast Quarter of the Northwest Quarter of Section 3, the South line of Lot 2, Certified Survey Map, No. 6052 and the South line of Lot 4, Certified Survey Map, No. 3129, 593.97 feet to a point in the West right-of-way line of State Trunk Highway 136;
thence North 00°09'45" East along the West right-of-way line of State Trunk Highway 136, 133.19 feet;
thence North 89°55'05" East, 66.78 feet to a point in the West line of the Northeast Quarter of Section 3;
thence North 00°15'05" West along the West line of the Northeast Quarter of Section 3, 390.18 feet;
thence South 89°43'20" West, 57.47 feet to the West right-of-way line of State Trunk Highway 136;
thence North 00°08'31" East along the West right-of-way line of State Trunk Highway 136, the East line of Lot 2, Certified Survey Map, No. 518 and the East line of Lot 3, Certified Survey Map, No. 3129, 280.66 feet;
thence South 89°50'50" East, 55.54 feet to the point of beginning.
Containing 667,820 square feet, (15.33 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: **GROTHMAN & ASSOCIATES, SC**
SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: January 23, 2023
File No.: 1022-559

THIS DESCRIPTION WAS PREPARED FOR: **City of Baraboo**
101 South Blvd
Baraboo, WI 53913

AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Casey Bradley, City Administrator, on behalf of the City of Baraboo, being first duly sworn on oath, deposes and says:
(Insert Name of Petitioner)

1. That he, Casey Bradley, City Administrator, is one of the petitioners who
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

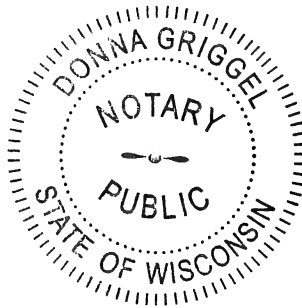
2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
5. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

101 South Blvd, Baraboo, WI 53913
Address


Petitioner

Subscribed and sworn to before me this 8 day of
March, 2023.


Donna Griggel



Notary Public, Sauk County, Wisconsin
My Commission Expires on 02-24 2026

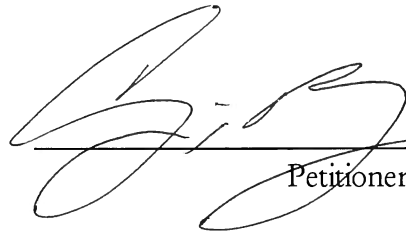
AFFIDAVIT OF FILING

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Casey Bradley, on behalf of the City of Baraboo, being first duly sworn on oath, deposes and says that on the
(Insert Name of Petitioner)

 day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate
Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

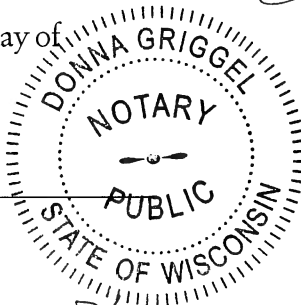


Petitioner

Subscribed and sworn to before me this 8 day of
March, 2023.



Donna Griggel



Notary Public, Sauk County, Wisconsin
My Commission Expires on 02-24, 20 26

AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Rachel Bachrodt, on behalf of RRP Cherry Valley Holdings, LLC, being first duly sworn on oath, deposes and says:
(Insert Name of Petitioner)


1. That she, Rachel Bachrodt, is one of the petitioners who
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

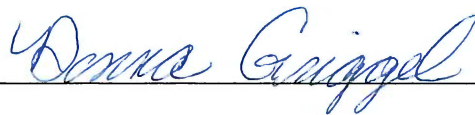
See attached legal description

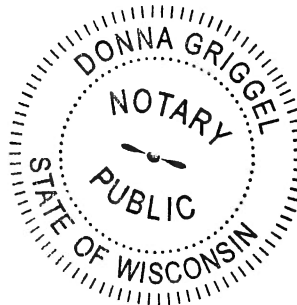
2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

770 Cherryvale N Blvd, Rockford, IL 61112
Address


Petitioner

Subscribed and sworn to before me this 8 day of
March, 2023.





Notary Public, Sauk County, Wisconsin
My Commission Expires on 02-24 2026

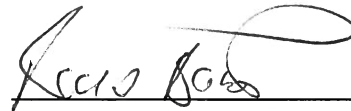
AFFIDAVIT OF FILING

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

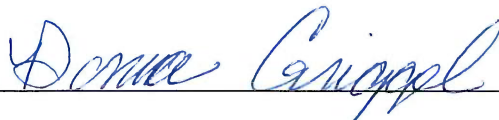
Rachel Bachrodt, on behalf of RRP Cherry Valley Holding, LLC, being first duly sworn on oath, deposes and says that on the

 day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

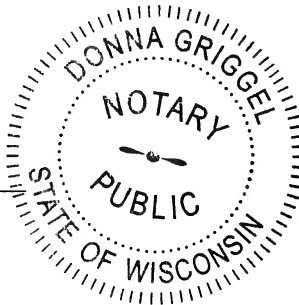
See attached legal description


Petitioner

Subscribed and sworn to before me this 8 day of March, 2023.



Notary Public, Sauk County, WI
My Commission Expires on 02-24, 2026



AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Adam Velarde, on behalf of JHGV, LLC, being first duly sworn on oath, deposes and says:
(Insert Name of Petitioner)

1. That he, Adam Velarde, is one of the petitioners who
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
4. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

1624 W 18th Street, Chicago, IL 60608
Address

Address

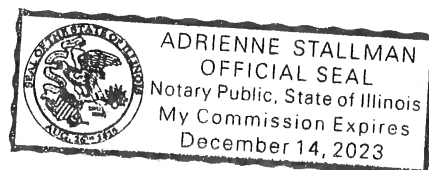
JHGV LLC
Petitioner


Petitioner

Subscribed and sworn to before me this 7th day of
March, 2023.

Adrienne Stallman

Notary Public, Cook County, ILLINOIS
My Commission Expires on 12/14 2023



AFFIDAVIT OF FILING

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Adam Velarde, on behalf of JHGV, LLC, being first duly sworn on oath, deposes and says that on the
(Insert Name of Petitioner)

7th day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate
Petition for Direct Annexation (Unanimous Approval) of the following described territory:

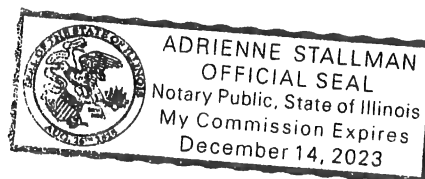
See attached legal description

Subscribed and sworn to before me this 7th day of
March, 2023.

Adrienne Stallman

Notary Public, COOK County, ILLINOIS
My Commission Expires on 12 / 14, 2023

[Signature]
Petitioner



AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

_____John S and Barbara J Turner_____, being first duly sworn on oath, deposes and says:
(Insert Name of Petitioner)

1. That he, John S Turner, and she, Barbara J Turner, are two of the petitioners who
(Insert Name of Petitioner)
signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
6. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

S7303 Thurow Ln, Merrimac, WI 53561
Address


Petitioner

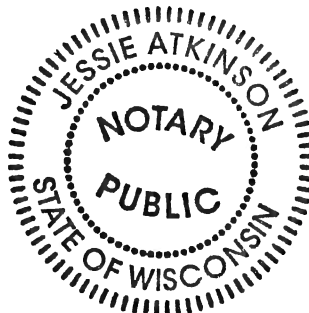
S7303 Thurow Ln, Merrimac, WI 53561
Address


Petitioner

Subscribed and sworn to before me this 9 day of
March, 2023.



Notary Public, Sauk County, Wisconsin
My Commission Expires on 9/11 2025



AFFIDAVIT OF FILING

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

John S Turner and Barbara J Turner, being first duly sworn on oath, deposes and says that on the
____ day of March, 2023, they filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a
Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

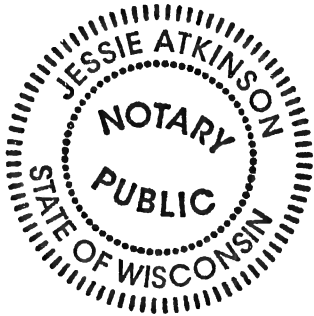
John S Turner
Petitioner

Barbara J Turner
Petitioner

Subscribed and sworn to before me this 9 day of
March, 2023.

Jessie Atkinson

Notary Public, WI County, Sauk
My Commission Expires on 9/11, 2025



AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Chenyng Zhao, on behalf of TLH BARABOO WI PROPCO LLC, being first duly sworn on oath, deposes and says:
(Insert Name of Petitioner)

1. That he, Chenyng Zhao, is one of the petitioners who
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

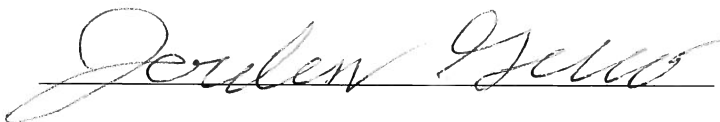
2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
7. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

300 Main St, Floor 5, Stamford, CT 06901
Address



Petitioner

Subscribed and sworn to before me this 23 day of
March, 2023.



Notary Public, Saratoga County, New York
My Commission Expires on November 4th 2023.

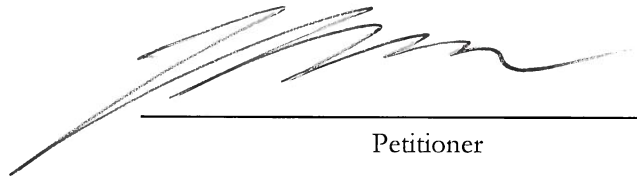
AFFIDAVIT OF FILING

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Chenying Zhao, on behalf of TLH BARABOO WI PROPCO LLC, being first duly sworn on oath, deposes and says that on the

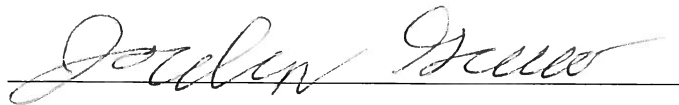
23 day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description



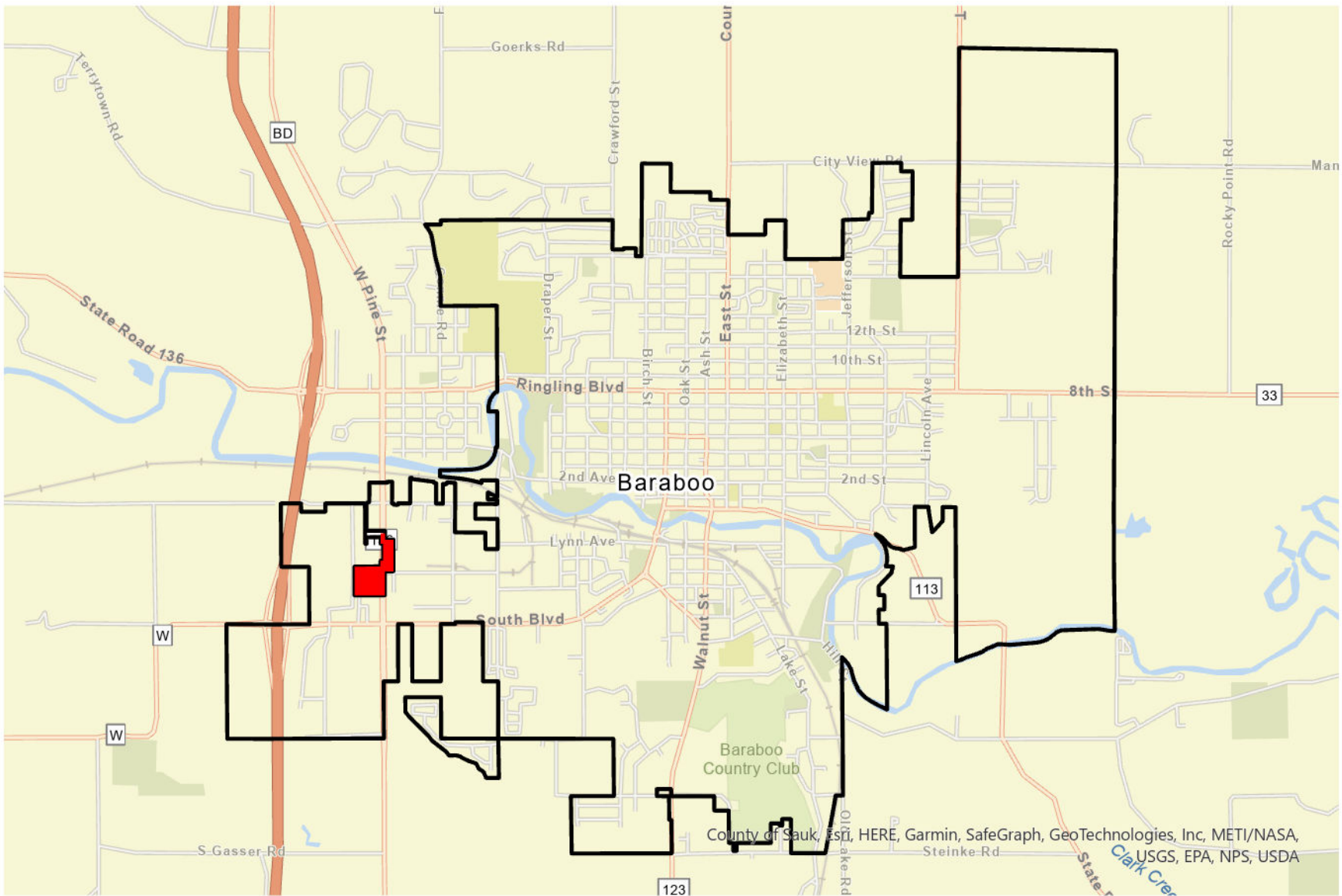
Petitioner

Subscribed and sworn to before me this 23 day of March, 2023.



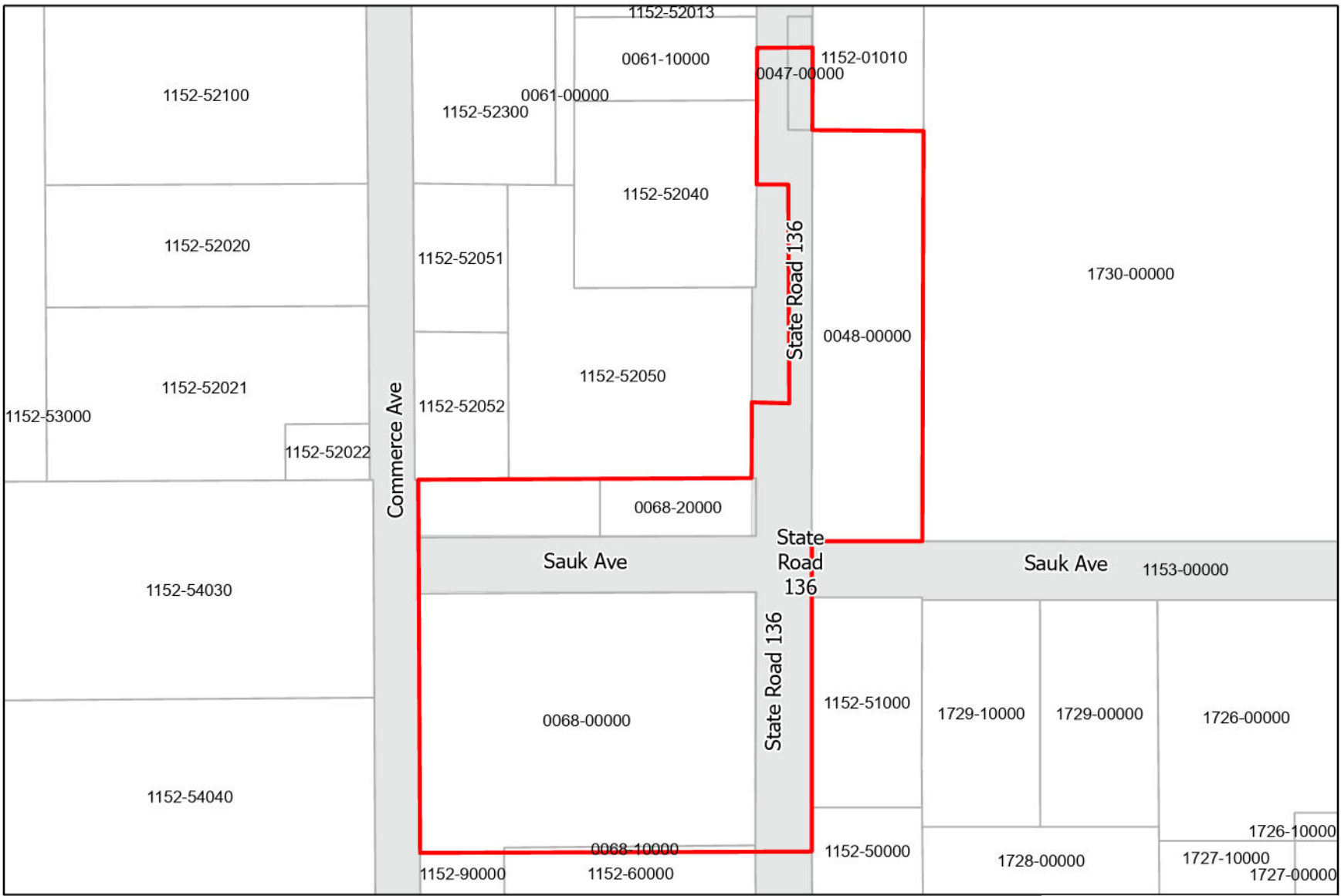
Notary Public, Suffolk County, New York
My Commission Expires on November 4th, 2023

PROPOSED ANNEXATION LOCATION MAPS



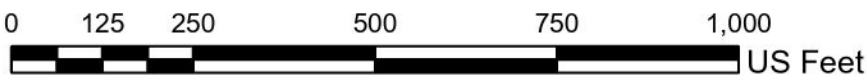
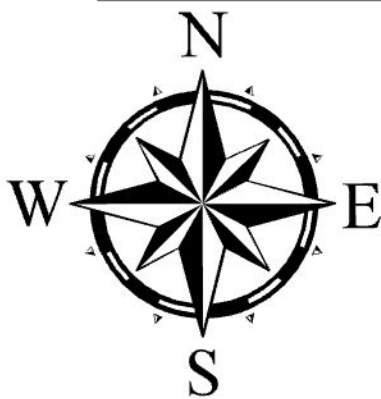
Legend

■ Proposed Annexation



Legend

□ Proposed Annexation Boundary



ANNEXATION EXHIBIT

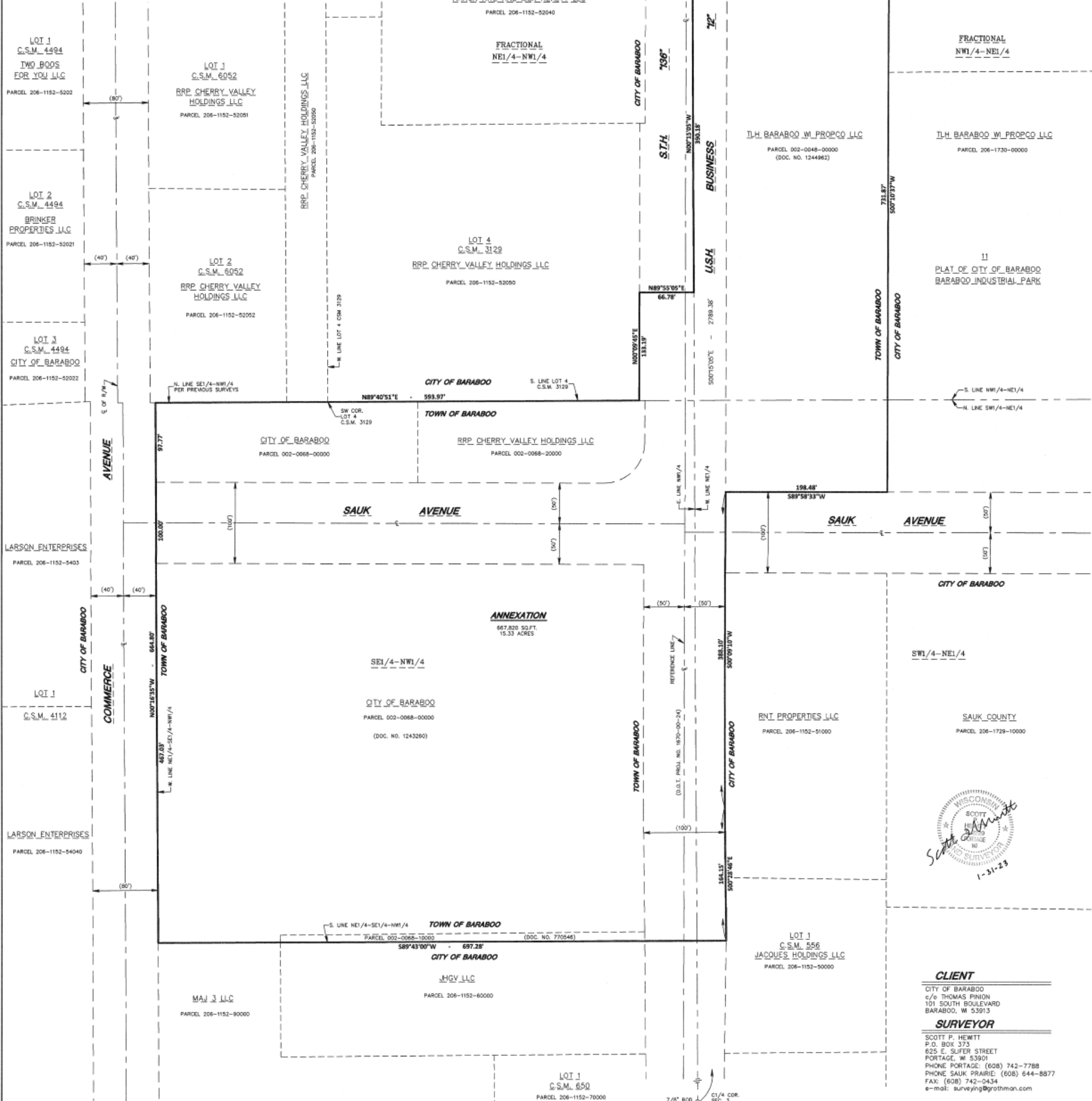
BEING PART OF THE FRACTIONAL NW1/4 OF THE NE1/4, THE FRACTIONAL NE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 3, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.



LEGAL DESCRIPTION

Being part of the fractional Northwest Quarter of the Northeast Quarter, the fractional Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 3; thence South 00°15'05" East along the West line of the Northeast Quarter of Section 3, 654.56 feet to the point of beginning; thence South 89°50'50" East, 44.41 feet to a point in the East right-of-way line of State Trunk Highway 136; thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136, 184.58 feet to a point in the North line of lands described and recorded in Document No. 1244962; thence North 89°50'22" East along the North line of lands described and recorded in Document No. 1244962, 198.80 feet to the West line of Lot 12, Plat of City of Baraboo Industrial Park; thence South 00°10'37" West along the West line of Lots 11 and 12, Plat of City of Baraboo Industrial Park, 731.87 feet to the North right-of-way line of Sauk Avenue; thence South 89°58'33" West along the North right-of-way line of Sauk Avenue, 198.48 feet; thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136 and the Northerly extension thereof, 388.10 feet; thence South 00°28'46" East along the East right-of-way line of State Trunk Highway 136, 164.15 feet; thence South 89°43'00" West along the South line of lands described and recorded in Document No. 770546, the South line of lands described and recorded in Document No. 1243260 and the South line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 697.28 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3 and the East right-of-way line of Commerce Avenue; thence North 00°18'35" West along the East right-of-way line of Commerce Avenue and the West line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 654.80 feet to a point in the North line of the Southeast Quarter of the Northwest Quarter of Section 3 and the South line of Lot 2, Certified Survey Map, No. 6052; thence North 89°40'51" East along the North line of the Southeast Quarter of the Northwest Quarter of Section 3, the South line of Lot 2, Certified Survey Map, No. 6052 and the South line of Lot 4, Certified Survey Map, No. 3129, 593.97 feet to a point in the West right-of-way line of State Trunk Highway 136; thence North 00°09'49" East along the West right-of-way line of State Trunk Highway 136, 133.19 feet; thence North 89°55'05" East, 66.78 feet to a point in the West line of the Northeast Quarter of Section 3; thence North 00°15'05" West along the West line of the Northeast Quarter of Section 3, 390.18 feet; thence South 89°43'20" West, 57.47 feet to the West right-of-way line of State Trunk Highway 136; thence North 00°08'31" East along the West right-of-way line of State Trunk Highway 136, the East line of Lot 2, Certified Survey Map, No. 518 and the East line of Lot 3, Certified Survey Map, No. 3129, 280.66 feet; thence South 89°50'50" East, 55.54 feet to the point of beginning. Containing 667,820 square feet, (15.33 acres), more or less.



CLIENT
CITY OF BARABOO
c/o THOMAS PINION
101 SOUTH BOULEVARD
BARABOO, WI 53913
SURVEYOR
SCOTT P. HEWITT
P.O. BOX 373
825 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

ANNEXATION EXHIBIT
FOR
CITY OF BARABOO
CITY OF BARABOO
SAUK COUNTY, WISCONSIN

FILE NO. 1028-559	PROJECT NO. 798-958	DRAWING NO. 1028-559AX
----------------------	------------------------	---------------------------

NO.	DATE	REVISION	BY	CHKD
THIS INSTRUMENT DRAFTED BY T. KASPER				
SHEET 1 OF 1				

GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

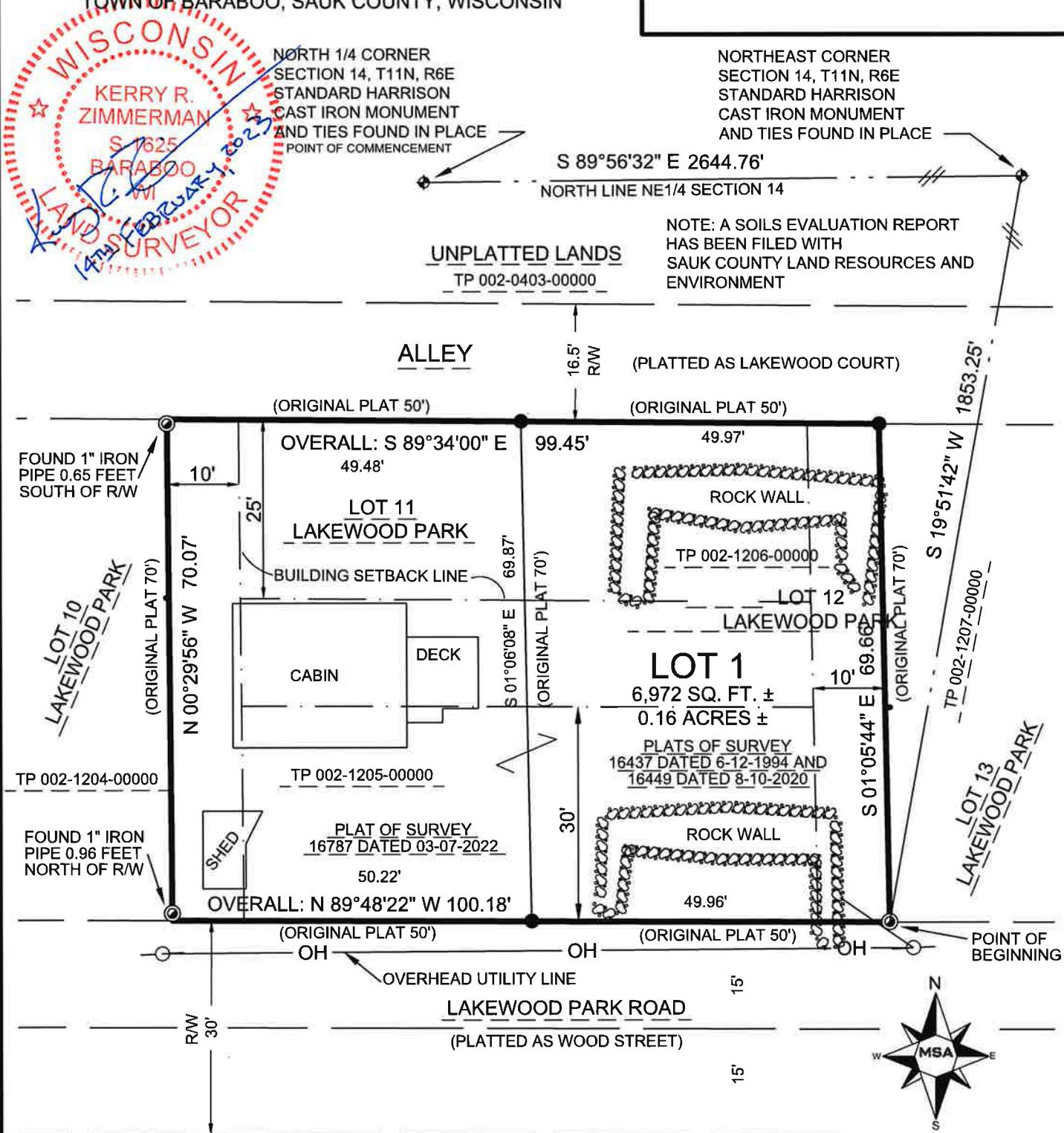


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1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
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PROJECT NO.	21020002	OWNER:
DRAWN BY:	JDH	JONATHAN WETZEL
SURVEYOR:	KRZ	7076 KETTLE VIEW DR.
FILE NO.	21020001	WEST BEND, WI 53090
SHEET NO.	1 OF 3	

SAUK COUNTY CERTIFIED SURVEY MAP #

LOTS 11 AND 12 OF LAKEWOOD PARK SUBDIVISION,
LOCATED IN THE SE1/4-NE1/4 OF SECTION 14, T11N, R6E,
TOWN OF BARABOO, SAUK COUNTY, WISCONSIN





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FUNDING | PLANNING | ENVIRONMENTAL
1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
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PROJECT NO.	21020002
DRAWN BY:	JDH
CHECKED BY:	KRZ
FILE:	21020002
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOTS 11 AND 12 OF LAKEWOOD PARK SUBDIVISION, LOCATED IN THE SE1/4-NE1/4 OF SECTION 14, T11N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, KERRY R. ZIMMERMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S -1625, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER AE 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SAUK COUNTY LAND DIVISION AND SUBDIVISION ORDINANCE AND THE TOWN OF BARABOO SUBDIVISION ORDINANCE, THAT UNDER THE DIRECTION OF JONATHAN WETZEL, OWNER OF SAID LAND, I HAVE SURVEYED, COMBINED, AND MAPPED THIS CERTIFIED SURVEY MAP; THAT SUCH CERTIFIED SURVEY MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS LAND IS LOTS 11 AND 12 OF LAKEWOOD PARK SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN CONTAINING 6,972 SQUARE FEET OR 0.160 ACRES MORE OR LESS TOTAL AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 14, TOWN 11 NORTH, RANGE 6 EAST;THENCE SOUTH 89°56'32"EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 14, 2644.76 FEET TO THE NORTHEAST CORNER OF SECTION 14; THENCE SOUTH 19°51'42" WEST 1853.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12 OF THE LAKEWOOD PARK SUBDIVISION AND BEING THE POINT OF BEGINNING;

THENCE NORTH 89°48'22" WEST 100.18 FEET ALONG THE NORTH EDGE OF THE LAKEWOOD PARK ROAD RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00°29'56" WEST 70.07 FEET TO THE SOUTH EDGE OF THE ALLEY RIGHT-OF-WAY AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89°34'00" EAST 99.45 FEET ALONG THE SOUTH EDGE OF THE ALLEY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 01°05'44" EAST 69.66 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD.

SURVEYOR’S SEAL



CLIENT:

JONATHAN WETZEL
7076 KETTLE VIEW DR.
WEST BEND, WI 53090

REVISED 3/30/23



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1230 South Boulevard, Baraboo WI 53913
(608) 356-2771 www.msa-ps.com
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PROJECT NO.	21020002
DRAWN BY:	JDH
CHECKED BY:	KRZ
FILE:	21020002
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOTS 11 AND 12 OF LAKE WOOD PARK SUBDIVISION, LOCATED IN THE SE1/4-NE1/4 OF SECTION 14, T11N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

TOWN BOARD RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD.
DATED THIS THE _____ DAY OF _____, 2022.

TOWN CHAIRPERSON WILLIAM KLEMM

DATED THIS THE _____ DAY OF _____, 2023.

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

TOWN CLERK MORGAN OLSON

SAUK COUNTY LAND, RESOURCES AND ENVIRONMENT RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF BARABOO IS HEREBY APPROVED BY THE SAUK COUNTY LAND, RESOURCES AND ENVIRONMENT DEPT.
DATED THIS THE _____ DAY OF _____, 2023.

MANAGER OF PLANNING & ZONING BRIAN SIMMERT

PLAN COMMISSION RESOLUTION

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

MAYOR ROB NELSON DATE

CITY ENGINEER TOM PINION DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF BARABOO, WISCONSIN, THIS _____ DAY OF _____, 20__.

CITY CLERK BRENDA ZEMAN DATE

SURVEYOR'S SEAL



CLIENT:

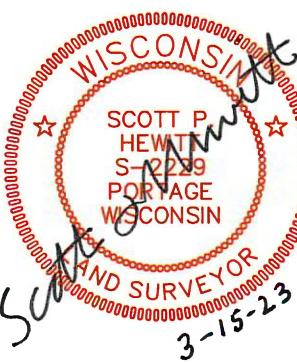
JONATHAN WETZEL
7076 KETTLE VIEW DR.
WEST BEND, WI 53090

REVISED 3/30/23

As prepared by:

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

SEAL:



PAID

MAR 21 2023

CITY OF BARABOO

G & A FILE NO. **1221-763**



DRAFTED BY: T. KASPER

CHECKED BY: IG

PROJ. 911-359

DWG. 1221-763CSM SHEET 1 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

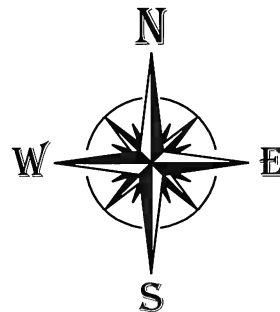
BEING LOT 1, C.S.M. NO. 7258 AS RECORDED IN VOL 45 OF C.S.M.S, PAGES 7258, 7258A, 7258B, 7258C AND 7258D AS DOCUMENT NO. 1246083, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 17, T. 12 N, R. 7 E, TOWN OF FAIRFIELD, SAUK COUNTY, WISCONSIN.

LEGEND

- 3/4" IRON ROD FND.
- ▲ MAG NAIL FND.
- ⊙ 1 1/4" IRON PIPE FND.
- ⊙ & WITNESSES FND. & VERIFIED
- ⊙ SLIMLINE HARRISON MON. FND.
- ⊙ & WITNESSES FND. & VERIFIED
- ⊙ WELL
- ⊙ INSPECTION PIPE
- ⊙ SEPTIC TANK COVER
- ⊙ POWER POLE
- OHE—OVERHEAD UTILITY LINE

FIELDWORK COMPLETED
ON 6/14/22

NE1/4-SE1/4

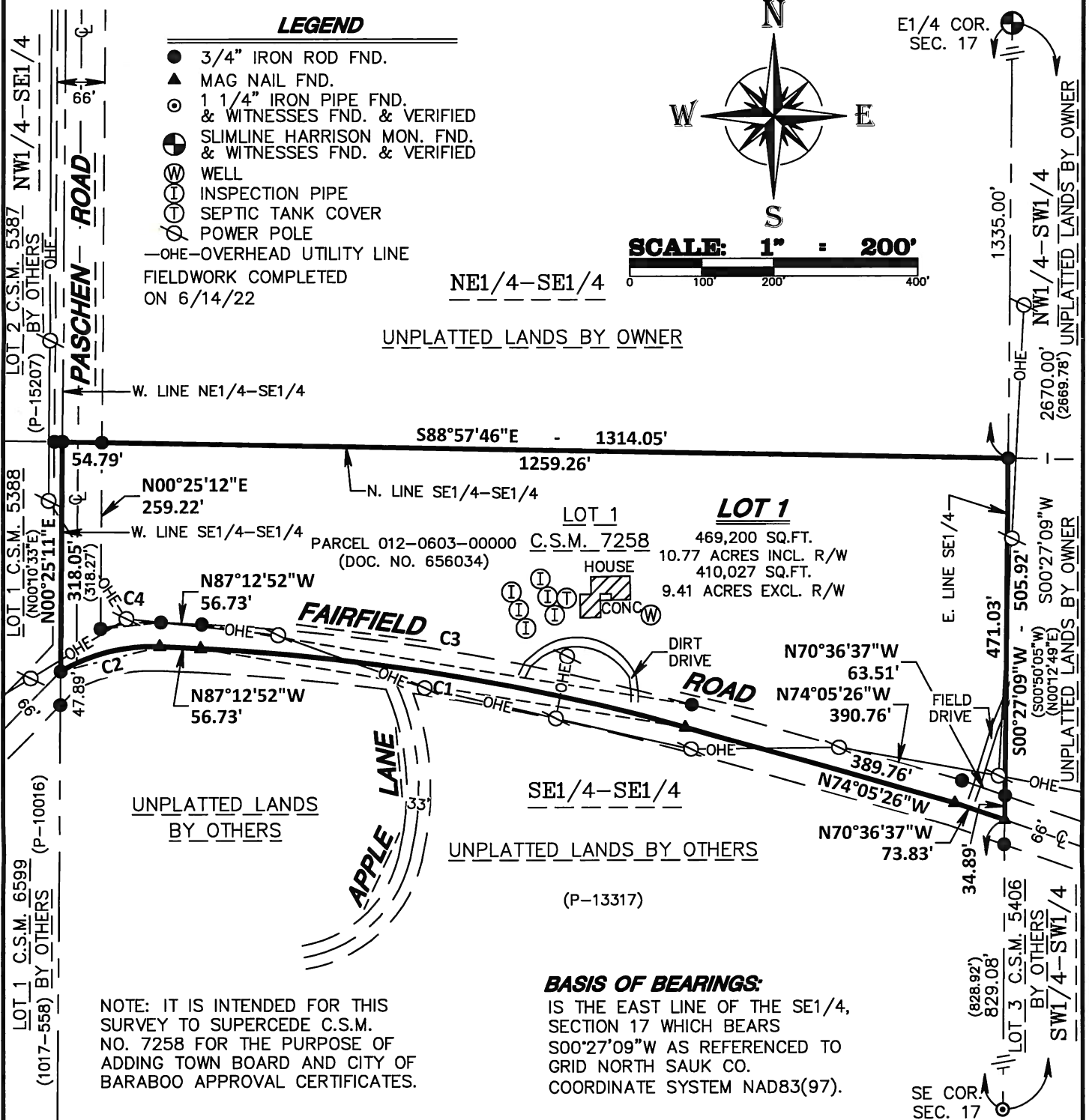


SCALE: 1" = 200'

0 100' 200' 400'

E1/4 COR.
SEC. 17

UNPLATTED LANDS BY OWNER



NOTE: IT IS INTENDED FOR THIS SURVEY TO SUPERCEDE C.S.M. NO. 7258 FOR THE PURPOSE OF ADDING TOWN BOARD AND CITY OF BARABOO APPROVAL CERTIFICATES.

BASIS OF BEARINGS:

IS THE EAST LINE OF THE SE1/4, SECTION 17 WHICH BEARS S00°27'09\"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

OWNER: GLACIER FARMS INC
S3394 C.T.H. "U"
BARABOO, WI 53913

CLIENT: MARK GUMZ
S3394 C.T.H. "U"
BARABOO, WI 53913

As prepared by:

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

SEAL:



G & A FILE NO. 1221-763



DRAFTED BY: T. KASPER

CHECKED BY: TG

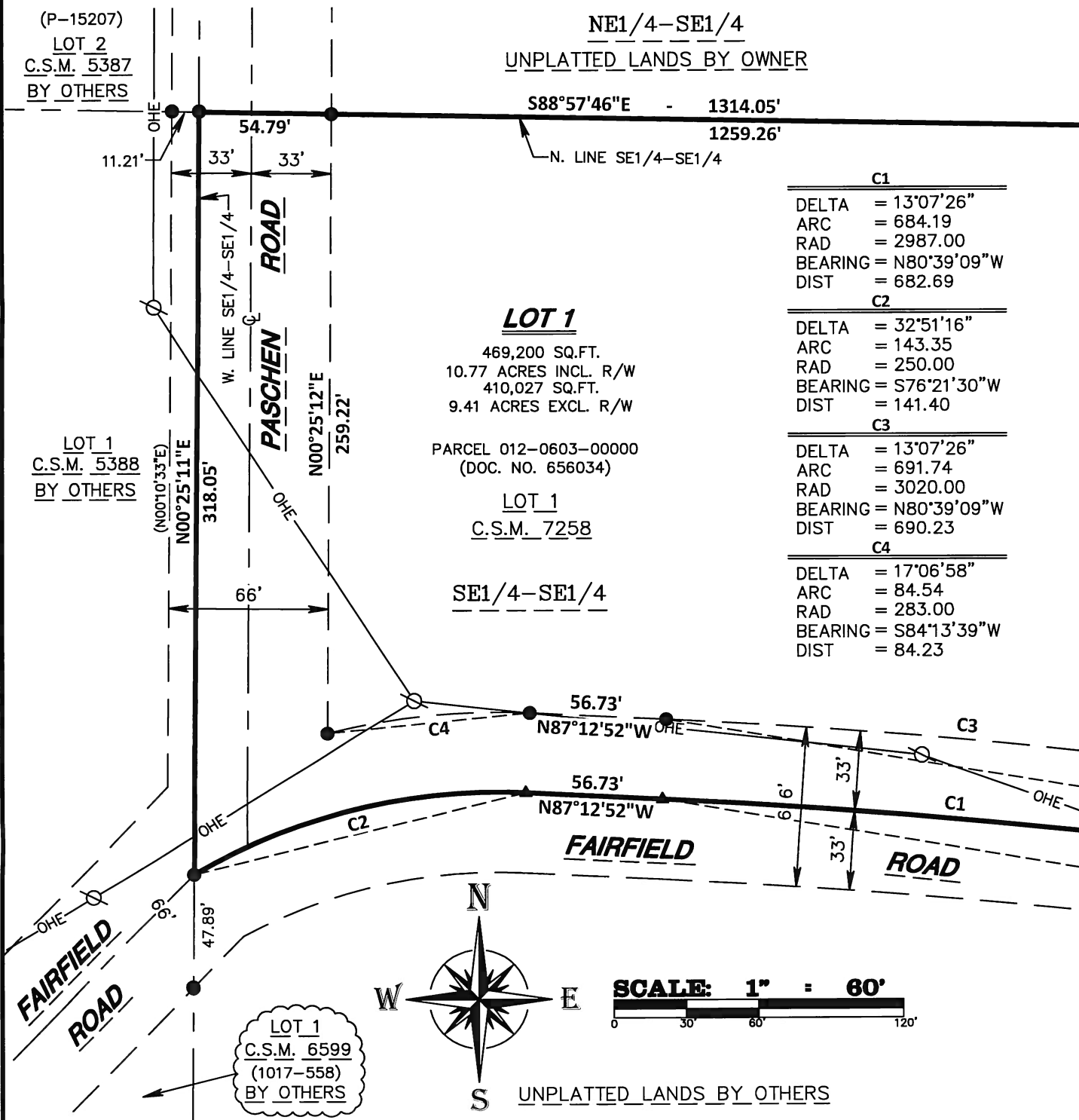
PROJ. 911-359

DWG. 1221-763CSM SHEET 2 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 7258 AS RECORDED IN VOL 45 OF C.S.M.S, PAGES 7258, 7258A, 7258B, 7258C AND 7258D AS DOCUMENT NO. 1246083, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 17, T. 12 N, R. 7 E, TOWN OF FAIRFIELD, SAUK COUNTY, WISCONSIN.



OWNER: GLACIER FARMS INC
S3394 C.T.H. "U"
BARABOO, WI 53913

CLIENT: MARK GUMZ
S3394 C.T.H. "U"
BARABOO, WI 53913

As prepared by:
GROTHMAN & ASSOCIATES S.C.
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 1221-763



DRAFTED BY: T. KASPER

CHECKED BY: TG

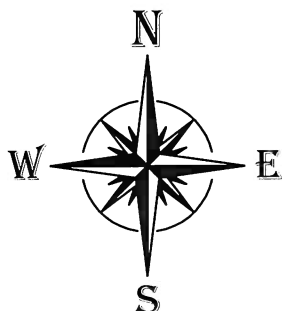
PROJ. 911-359

DWG. 1221-763CSM SHEET 3 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 7258 AS RECORDED IN VOL 45 OF C.S.M.S, PAGES 7258, 7258A, 7258B, 7258C AND 7258D AS DOCUMENT NO. 1246083, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 17, T. 12 N, R. 7 E, TOWN OF FAIRFIELD, SAUK COUNTY, WISCONSIN.



SE1/4-SE1/4

SW1/4-SW1/4

SCALE: 1" = 60'
0 30' 60' 120'

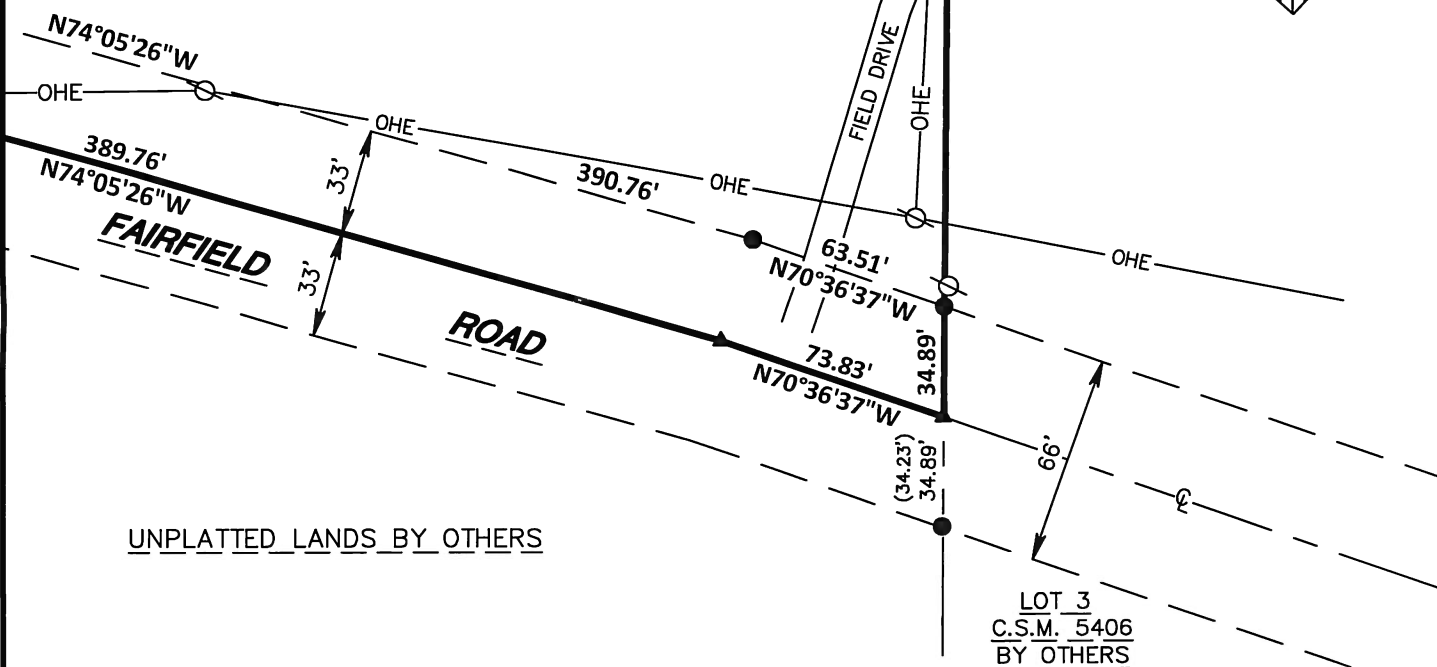
LOT 1
C.S.M. 7258

LOT 1

469,200 SQ.FT.
10.77 ACRES INCL. R/W
410,027 SQ.FT.
9.41 ACRES EXCL. R/W
PARCEL 012-0603-00000
(DOC. NO. 656034)

UNPLATTED LANDS BY OWNER

CONC
BLOCK
BUILDING



OWNER: GLACIER FARMS INC
S3394 C.T.H. "U"
BARABOO, WI 53913

CLIENT: MARK GUMZ
S3394 C.T.H. "U"
BARABOO, WI 53913

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

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

WISCONSIN

★ ★

SCOTT P.
HEWITT
S-2229
PORTAGE
WISCONSIN


LAND SURVEYOR

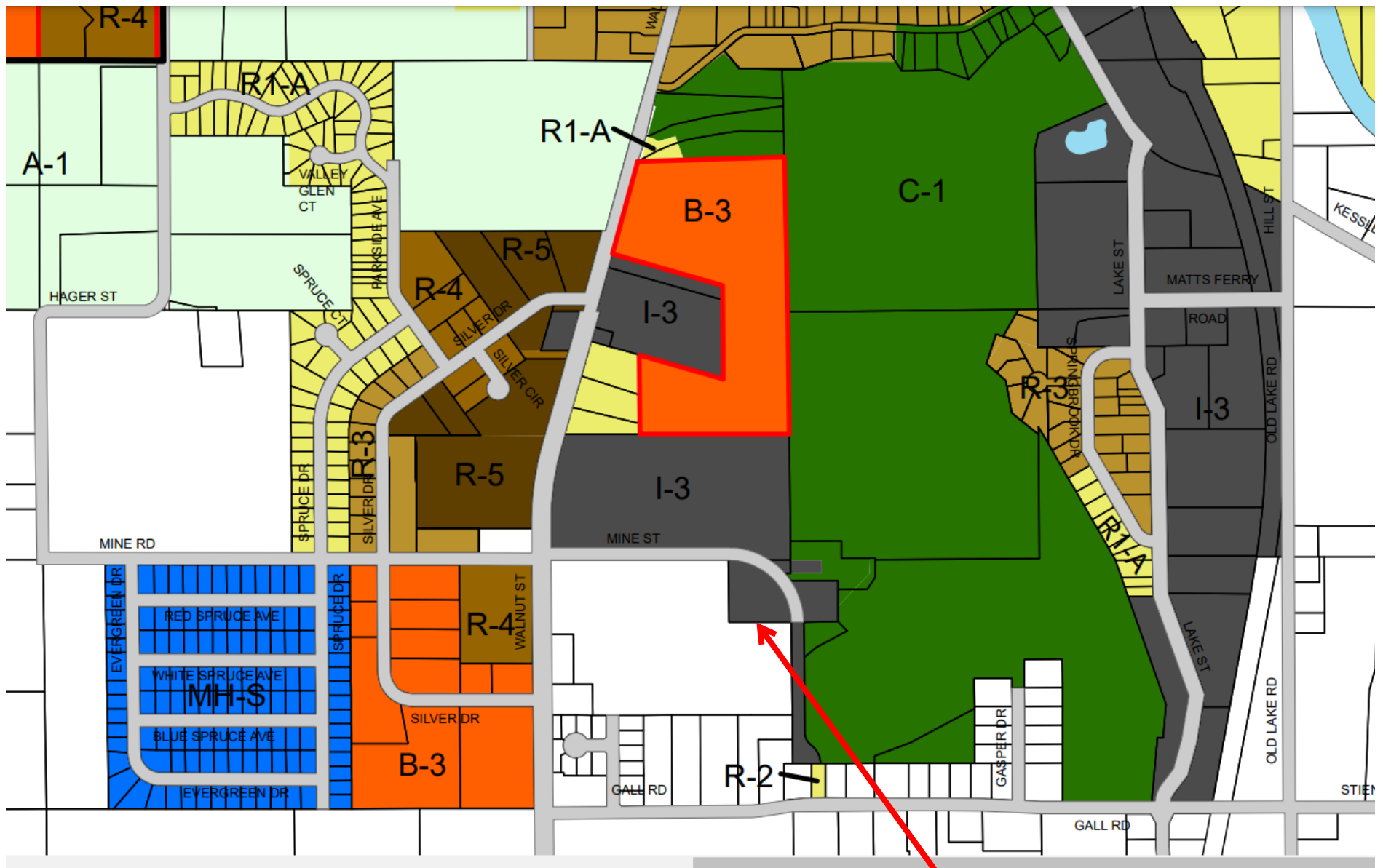


DWG. 1221-763CSM SHEET 4 OF 5

Volume____, Page____

Page 45 of 68

<div>As prepared by:</div> <div><div><div>GAGROTHMAN & ASSOCIATES S.C.</div><div>PROFESSIONAL SERVICES</div><div>625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901</div><div>PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877</div><div>FAX: (808) 742-0434 E-MAIL: surveying@grothman.com</div><div>(RED LOGO REPRESENTS THE ORIGINAL MAP)</div></div><div><div>SEAL:</div><div><div>WISCONSIN</div><div>SCOTT P. HEWITT</div><div>S-22229</div><div>PORTAGE WISCONSIN</div><div>LAND SURVEYOR</div><div>3-15-23</div></div></div></div> <div><div>G & A FILE NO. 1221-763</div><div><div>DRAFTED BY: T. KASPER</div><div>CHECKED BY: TG</div><div>PROJ. 911-359</div><div>DWG. 1221-763CSM SHEET 5 OF 5</div></div><div></div></div>		
<div><div>SAUK COUNTY CERTIFIED SURVEY MAP NO. _____</div><div>GENERAL LOCATION</div><div>Volume _____, Page _____</div><div>BEING LOT 1, C.S.M. NO. 7258 AS RECORDED IN VOL 45 OF C.S.M.S, PAGES 7258, 7258A, 7258B, 7258C AND 7258D AS DOCUMENT NO. 1246083, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 17, T. 12 N., R. 7 E, TOWN OF FAIRFIELD, SAUK COUNTY, WISCONSIN.</div></div>		
<div><div>TOWN BOARD RESOLUTION</div><div>RESOLVED THAT this certified survey map is hereby approved by the Town Board.</div><div>Dated this the _____ day of _____, 2023.</div><div>Town Chairperson</div><div>I HEREBY CERTIFY that the foregoing is a copy of a motion adopted by the Town Board.</div><div>Town Clerk</div></div>		
<div><div>PLAN COMMISSION RESOLUTION</div><div>RESOLVED THAT this Certified Survey Map in the City of Baraboo, extraterritorial jurisdiction is hereby approved by the Plan Commission.</div><div>MayorDate</div><div>City EngineerDate</div><div>I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the City of Baraboo,</div><div>Wisconsin, this _____ day of _____, 2023.</div><div>City ClerkDate</div></div>		
<div>OWNER: GLACIER FARMS INC</div> <div>S3394 C.T.H. "U"</div> <div>BARABOO, WI 53913</div>	<div>CLIENT: MARK GUMZ</div> <div>S3394 C.T.H. "U"</div> <div>BARABOO, WI 53913</div>	



Prospective Rezone: I-3 to ? ? ?

31 March 2023

Lester W. Schwartz & Joyce R. DeVol
PO Box 716
Kimberton, PA 19442

RE: Seeking a Favorable Opinion

Dear Mayor Nelson:

You will soon be receiving for review a Concept Plan and Certified Survey Map for a Planned Unit Development of a 10-acre parcel on the east side of Baraboo (east of County Rd T and north of State Rd 33). The plan will seek your approval to establish a separate tax parcel and the construction of a single-family, two-bedroom home. We are personally reaching out to offer a bit of background on this site and to request your favorable support.

The property was originally purchased by the Schwartz family in the mid-1940's and has since been continually managed by our family for agricultural use. The 10 acres selected for home construction is a wooded area never used by the family for crops or cattle pasture. In fact in 1960, this plot was used by myself (LWS) for an FFA conservation project which resulted in planting of some 1,000 Norway Spruce under the direction of the then Baraboo High School agricultural instructor. The project preserved the site and now sixty years later most of the spruce remaining have about exhausted their natural life span. During the subsequent decades the site had become overgrown with invasive species but there remain a few oak, cherry and aspen which we intend to preserve.

When purchased, this property contained three residences (Huntington, Grainer and Premo) which subsequently fell out of use, were abandoned and eventually demolished at my request. Currently a majority of the property is in agricultural use and under the excellent stewardship of the Larson family (Gene and Matt) which will continue as the Larson's see fit.

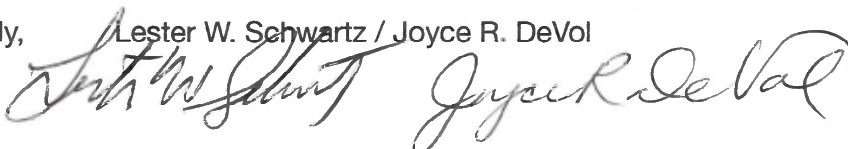
Our intent is to return to the Baraboo area and establish residency on the 10 acre parcel, once City approval and home construction is completed. It is also our intent, and that of the L&B Schwartz Properties Family Limited Partnership, to preserve the remaining acreage (~200) of this site in agricultural use, striving to protect the magnificent view-shed and its agricultural heritage.

So, our purpose here is to encourage your favorable opinion of this project which will in-turn include the donation of an easement for the extension of Valley View Rd. This is in consideration of our request to avoid excessive expenses and extensive land clearing to connect to public water and sewer for your approval of onsite well/septic systems and approval of an extended unpaved driveway.

We understand that this is "out of the norm" for construction of a residence within the City of Baraboo but we ask your approval of this concept. In addition, we understand that this approval may require several months in process and therefore would also request your approval for us to begin driveway development, at our risk, as spring weather permits prior to the City final approval.

We look forward to a productive interaction with the Planning Commission and the City Council.

Sincerely, Lester W. Schwartz / Joyce R. DeVol

The block contains two handwritten signatures in black ink. The first signature, on the left, is for Lester W. Schwartz and is written in a cursive, flowing style. The second signature, on the right, is for Joyce R. DeVol and is also written in a cursive, flowing style.

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NE¼-NW¼ AND THE NW¼-NE¼,
SECTION 31, TOWN 12 NORTH, RANGE 7 EAST,
CITY OF BARABOO, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP (CSM) LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE¼-NW¼) AND THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW¼-NE¼) OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 7 EAST;

THENCE S 89°10'02" E, A DISTANCE OF 329.62 FEET ALONG THE NORTH LINE OF THE NE¼ OF SECTION 31, ALSO BEING THE SOUTH LINE OF LOT 1 OF CSM 2529;

THENCE S 00°19'01" W, A DISTANCE OF 405.47 FEET ALONG THE WEST LINE OF THE E½-W½-W½-NE¼ OF SECTION 31;

THENCE N 88°15'14" W, A DISTANCE OF 1,220.75 FEET;

THENCE N 10°58'15" E, A DISTANCE OF 202.49 FEET;

THENCE N 00°39'06" E, A DISTANCE OF 66.00 FEET;

THENCE S 89°08'17" E, A DISTANCE OF 48.94 FEET;

THENCE WITH A CURVE TURNING TO THE LEFT, RADIUS 67.00 FEET, THE CHORD OF WHICH BEARS N 45°45'24" E, A DISTANCE OF 94.93 FEET, A DISTANCE OF 105.49 FEET;

THENCE N 00°39'06" E, A DISTANCE OF 53.85 FEET TO THE NORTH LINE OF THE NW¼ OF SECTION 31, ALSO BEING THE SOUTH LINE OF THE PLAT OF "PLEASANT VIEW";

THENCE S 89°08'17" E, A DISTANCE OF 736.09 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 10.54 ACRES OF LAND, MORE OR LESS.

THAT THE DESCRIBED CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AND RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF THE CITY OF BARABOO, WISCONSIN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF;

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF LESTER W SCHWARTZ.

THAT THIS CERTIFICATION APPLIES TO ALL FOUR (4) SHEETS OF THIS CERTIFIED SURVEY MAP.


SURVEYOR'S SEAL	CLIENT(S):	OWNER(S):
<div>REVIEW COPY</div>	LESTER W SCHWARTZ PO BOX 716 KIMBERTON, PA 19442	L & B SCHWARTZ PROPERTIES LIMITED PARTNERSHIP 619 OAK STREET PO BOX 443 BARABOO, WI 53913
	PREPARED BY:	
		MATTHEW M FILUS, PLS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959 PHONE: (608) 747-4363 E-MAIL: SURVEY@EG-WI.COM WEB: WWW.EG-WI.COM
DATE: MARCH 13TH, 2023	PROJECT NUMBER: 2023-0001	SHEET 1 OF 4 SHEETS

Table with 8 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT BEARING-IN, TANGENT BEARING-OUT. Rows include C1 and C2 curve data.

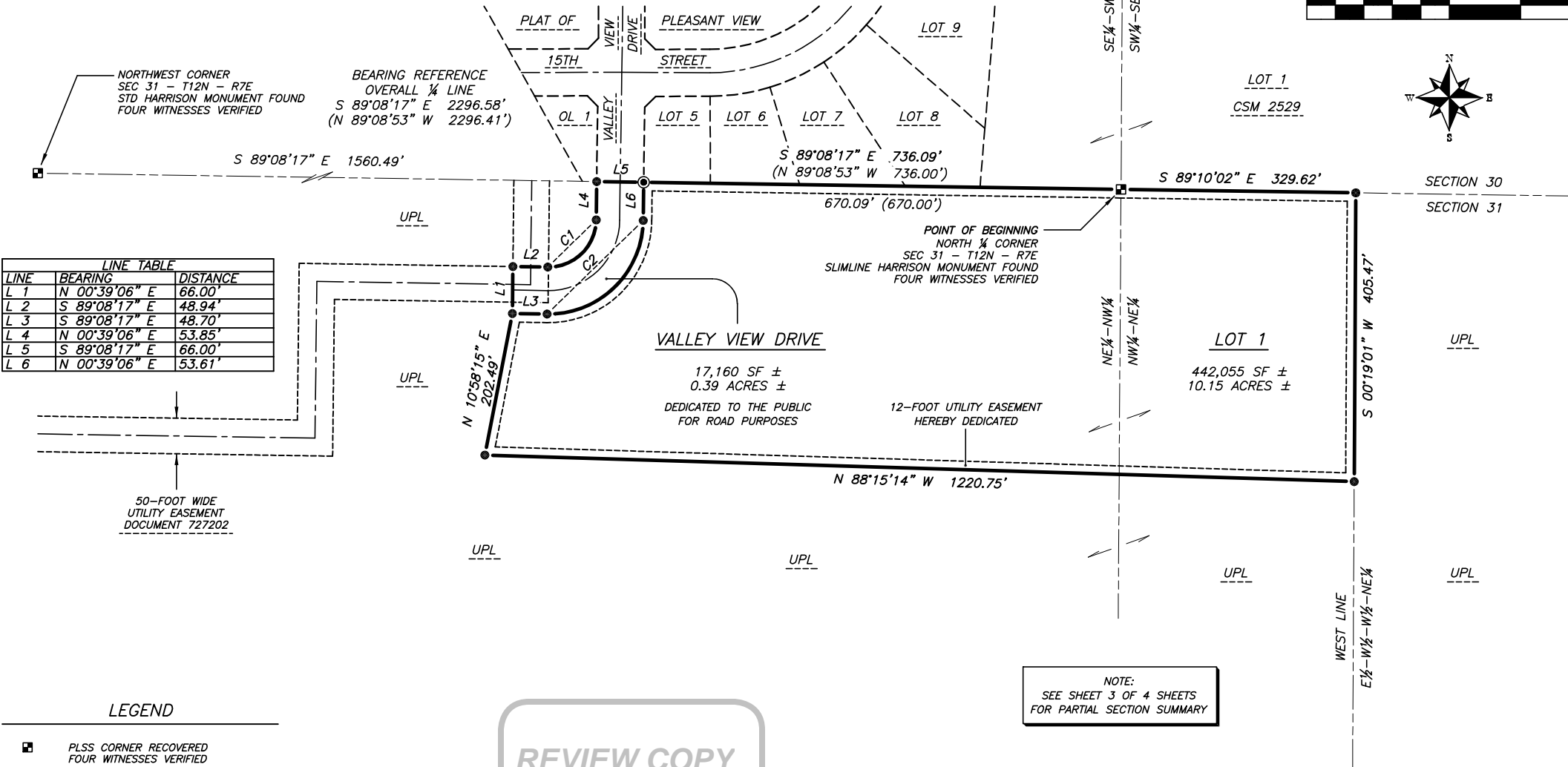
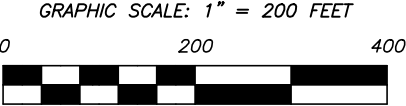


Table with 3 columns: LINE, BEARING, DISTANCE. Rows include L1 through L6 with specific survey measurements.

- LEGEND
- PLSS CORNER RECOVERED FOUR WITNESSES VERIFIED
- 1.25" Ø STEEL ROD FOUND
- 0.75" Ø X 18" STEEL ROD PLACED WEIGHING 1.502 # / LF
- (XXX) RECORD DATA
- CSM CERTIFIED SURVEY MAP
- POS PLAT OF SURVEY
- UPL UNPLATTED LANDS
- FIELD WORK COMPLETED 1/26/2023

REVIEW COPY

NOTE: SEE SHEET 3 OF 4 SHEETS FOR PARTIAL SECTION SUMMARY

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NE¼-NW¼ AND THE NW¼-NE¼, SECTION 31, TOWN 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

MATTHEW M FILUS DATE WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NE¹/₄-NW¹/₄ AND THE NW¹/₄-NE¹/₄,
SECTION 31, TOWN 12 NORTH, RANGE 7 EAST,
CITY OF BARABOO, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNER, L & B SCHWARTZ PROPERTIES LIMITED PARTNERSHIP HEREBY CERTIFIES THAT IT HAVE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

L & B SCHWARTZ PROPERTIES LIMITED PARTNERSHIP ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

~ CITY OF BARABOO PLANNING COMMISSION
~ CITY OF BARABOO COMMON COUNCIL

PRINTED NAME AND TITLE

DATE _____

FOR: L & B SCHWARTZ PROPERTIES LIMITED PARTNERSHIP

DATE _____

CITY OF BARABOO APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP, ATTACHED HERETO, AND FILED WITH THE CITY OF BARABOO, WISCONSIN, IS HEREBY APPROVED BY THE PLAN COMMISSION AND COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN.

APPROVED BY: _____ PLAN COMMISSION AND COMMON COUNCIL
CITY OF BARABOO, WISCONSIN

BARABOO CITY ENGINEER

DATE _____

BARABOO CITY MAYOR

DATE _____

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE PLAN COMMISSION AND COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN ON THIS _____ DAY OF _____, 2023.

CITY OF BARABOO

BARABOO CITY CLERK

DATE _____

REVIEW COPY

MATTHEW M FILUS
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

PROJECT DESCRIPTION

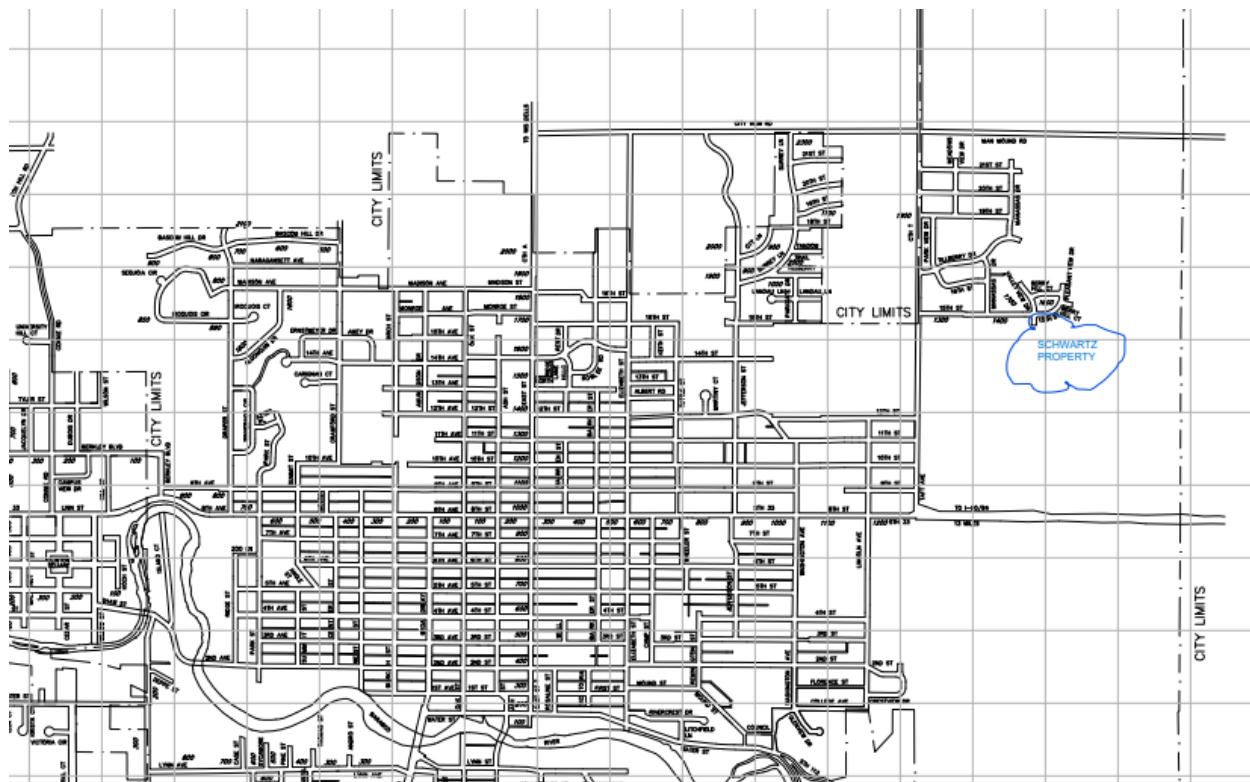
SCHWARTZ HOUSE · BARABOO, WISCONSIN

04.04.2023

Overview

Lester Schwartz (Owner) wishes to develop a 10-acre parcel of land just east of downtown Baraboo, north of STH 33. The property is adjacent to a larger parcel of land owned by the Schwartz family for generations. (see map below)

The Owner seeks approval to develop the 10-acre parcel for a single-family home. The two-bedroom, 3,600 square-foot home is all on one level and includes extended patio areas on three sides. A separate 900-square-foot garage is intended for vehicles and yard maintenance tools.



Project Location Street Map - Baraboo

Conservation Goals

The property is fully-wooded and gently slopes from north to south. The Owner has engaged landscape experts to identify numerous hardwood trees with the intention of protecting most of the trees on the property. In 2022 all undergrowth and invasive growth was professionally cut and shredded to encourage growth of substantial hardwoods that include Burr Oak, Red Oak, Hickory, Cherry, Aspen and other species. The property does not extend into open fields presently used for farming.

It is the Owner's intent and objective to have minimal impact on the forest ecosystem that exists on this property. A goal to "tread lightly" and conserve the land helped to inform the design concept and Planned Unit Development approach.

City Process and Zoning

There is an existing single-family subdivision north of the property. City sewer and water are installed but are not reasonably close for extension to the proposed new single-family house. After consulting with City Engineer Tom Pinion and Fire Chief Kevin Stieve, and after analysis by civil engineers at Quam Engineering, it was determined that a private well and on-site septic system is many times more feasible and practical than extension of existing municipal utilities through the property to the proposed home. In addition to the added costs, considering the conservation objectives identified above, all agreed that trenching utilities over 1,000 feet through the wooded site would be highly disruptive to the forest ecosystem.

The single-family home with two-bedrooms is located on an elevated knoll at the northwest quadrant of the property. Access to the public roadway is by the existing dead-end at Valley View Drive. In December of 2022, the design and construction team walked the site to carefully consider a pathway for the driveway leading to the new house. We propose a path that treads lightly through the forest, follows existing natural grades, winds past specific trees and we intentionally curve the drive past a grove of Aspen trees before finally winding up to the house location. We discussed the width and grading of the driveway with the Chief, and also discussed that that a gravel driveway is preferred to remain consistent with the eco-friendly development approach desired.

Fire and Rescue Service

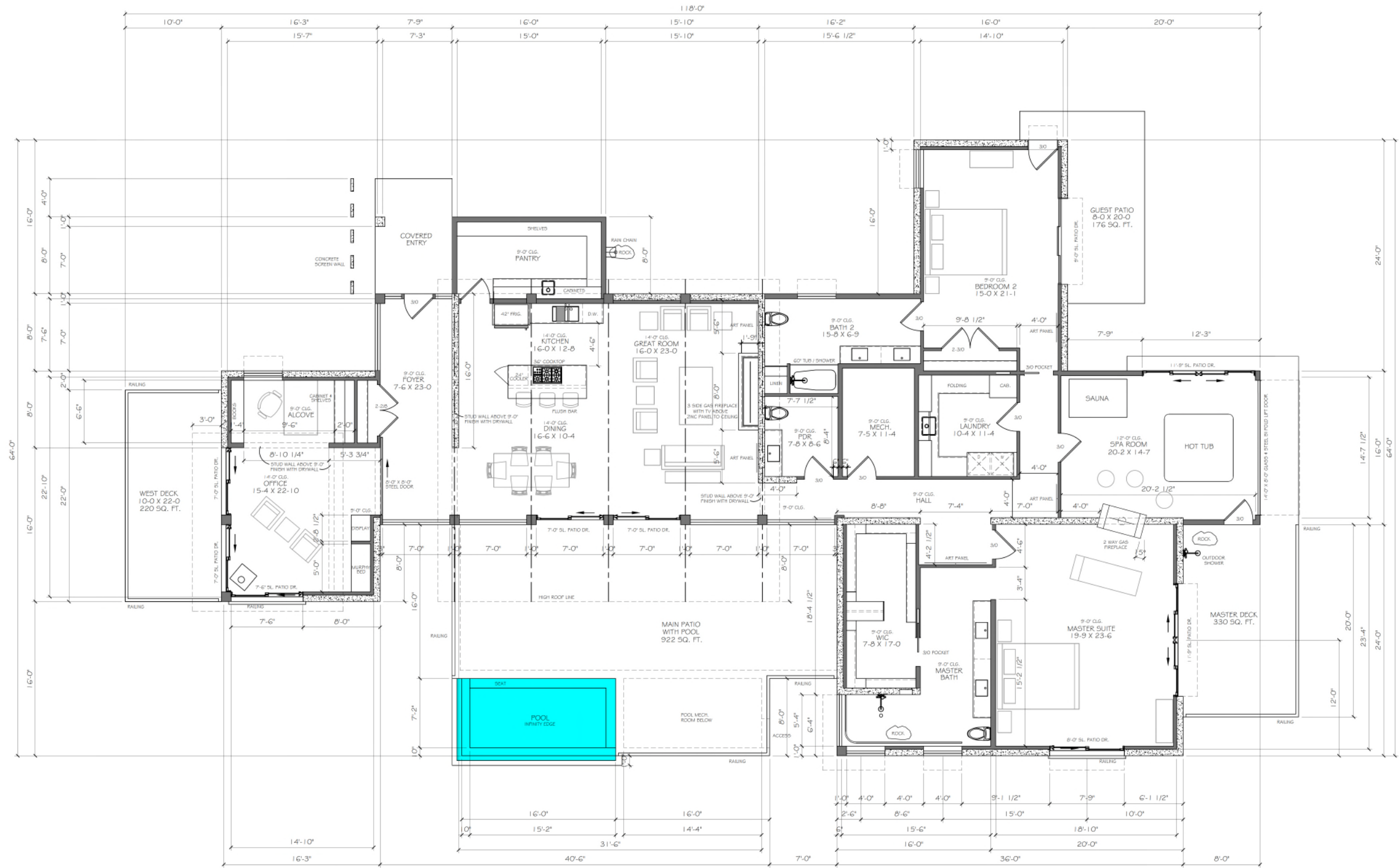
The home is approximately 2.0 miles from the Baraboo Fire Department, a 5-minute drive by posted speed limits. With input from Chief Stieve, we modified our original driveway plan and added a bypass lane and turnaround space at the end of the driveway for emergency vehicles. Chief Stieve reviewed the proposed grades, driveway width (16') and access plan. Chief Stieve was supportive of our plans, but he requested we install a fire sprinkler system throughout the house to compensate for the added response time likely at this location. The home will be further protected by fire alarms in all occupied rooms. The driveway be kept clear and maintained for emergency access at all times.

House Details

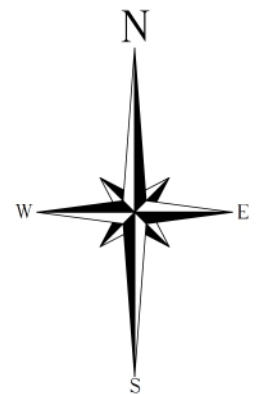
The house is a single-story, slab-on-grade building constructed of concrete and metal-clad wood walls. A higher ceiling is proposed in some areas and steel beams and columns will allow more glass windows in those areas. Each bedroom will have an exterior door and adjacent patio for emergency exit. A swimming pool is designed on a patio south of the house, overlooking the woods and lower knoll including substantial Oaks and the Aspen grove mentioned previously.

Project Schedule

The Owner is hopeful to secure City approval and begin construction in June 2023 so that construction can be substantially complete before February 2024.



MAIN FLOOR
SQ. FT. = 3684
SQ. FT. = 1648 ALL DECKS W/ POOL
SCALE 3/16" = 1'-0"



SQ. FT.
3684
DATE REV.
3-24-2023



HOLZHAUSER PARTNERS
ARCHITECT
(608) 333-2144
holzhauserpartners.com

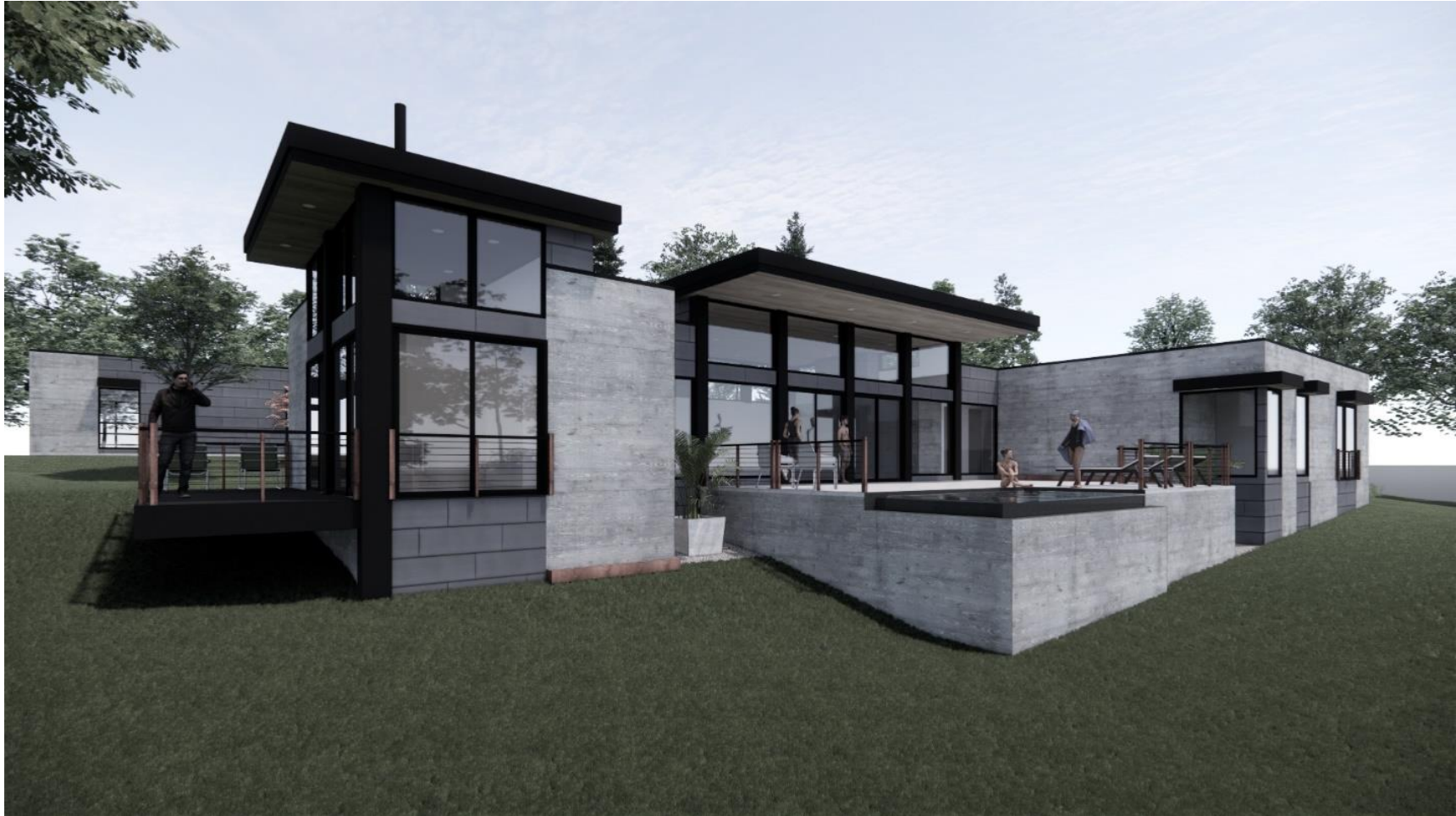
FRIEDE & ASSOCIATES
BUILDER

SCHWARTZ
HOUSE
BARABOO, WI
53913

BID PLAN 1
MAIN FLOOR PLAN

106

SCHWARTZ HOUSE · BARABOO



1

HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023

SCHWARTZ HOUSE · BARABOO



2

HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023

SCHWARTZ HOUSE · BARABOO



3

HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023

SCHWARTZ HOUSE · BARABOO



4

HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023

SCHWARTZ HOUSE · BARABOO



5

HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023

SCHWARTZ HOUSE · BARABOO



6

HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023

SCHWARTZ HOUSE · BARABOO



7

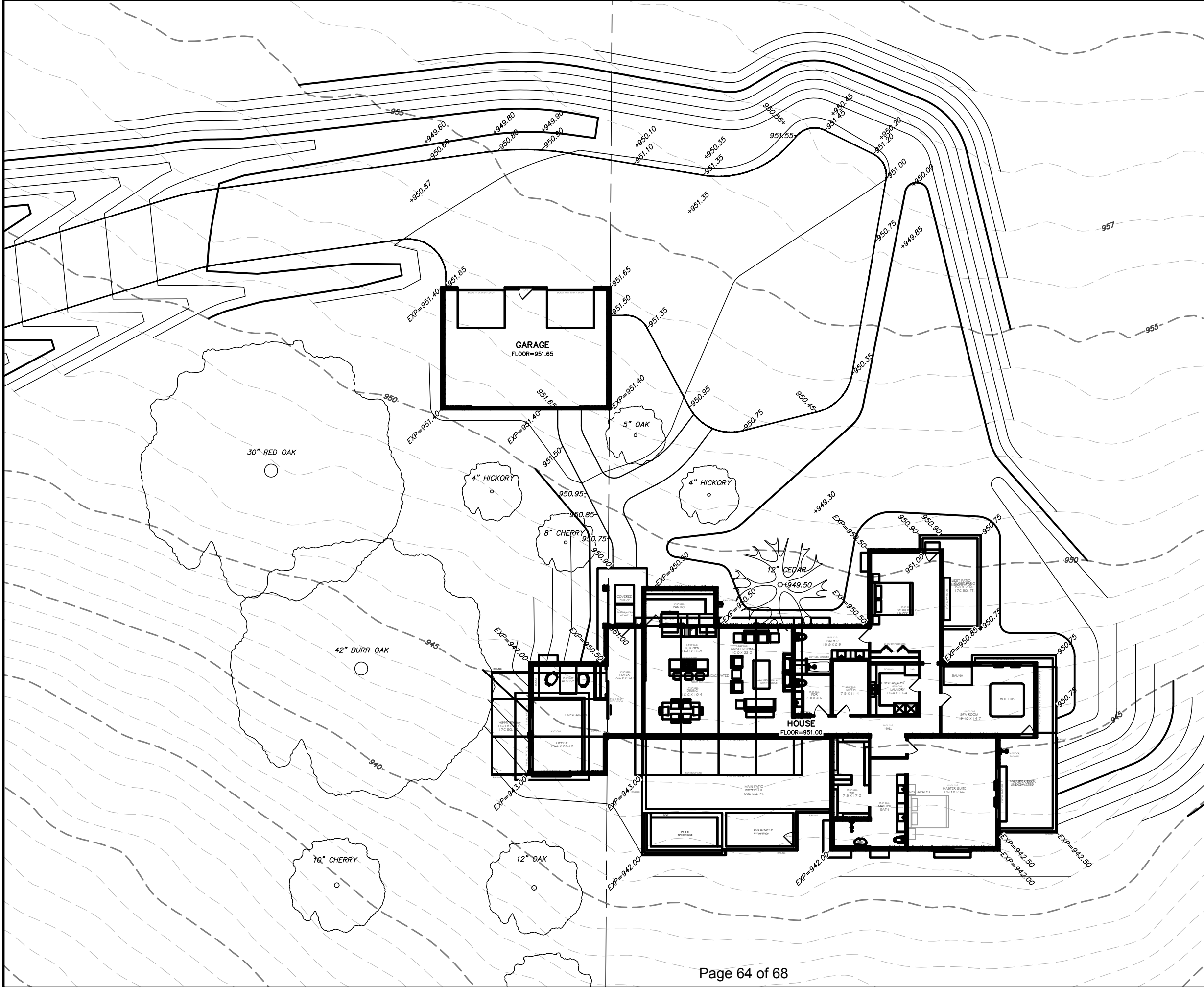
HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023

SCHWARTZ HOUSE · BARABOO



8

HOLZHAUER PARTNERS LLC · FRIEDE & ASSOCIATES · 03.21.2023



SCHWARTZ PROPERTY
PRELIMINARY GRADING PLAN – HOUSE SITE
SHEET: C-0
DATED: APRIL 3, 2023

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



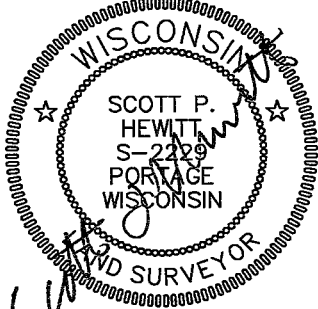
SCHWARTZ PROPERTY
PRELIMINARY GRADING PLAN - OVERALL
SHEET: C-1
DATED: APRIL 3, 2023

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

As prepared by:

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

SEAL:



G & A FILE NO. 1022-559



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1022-559

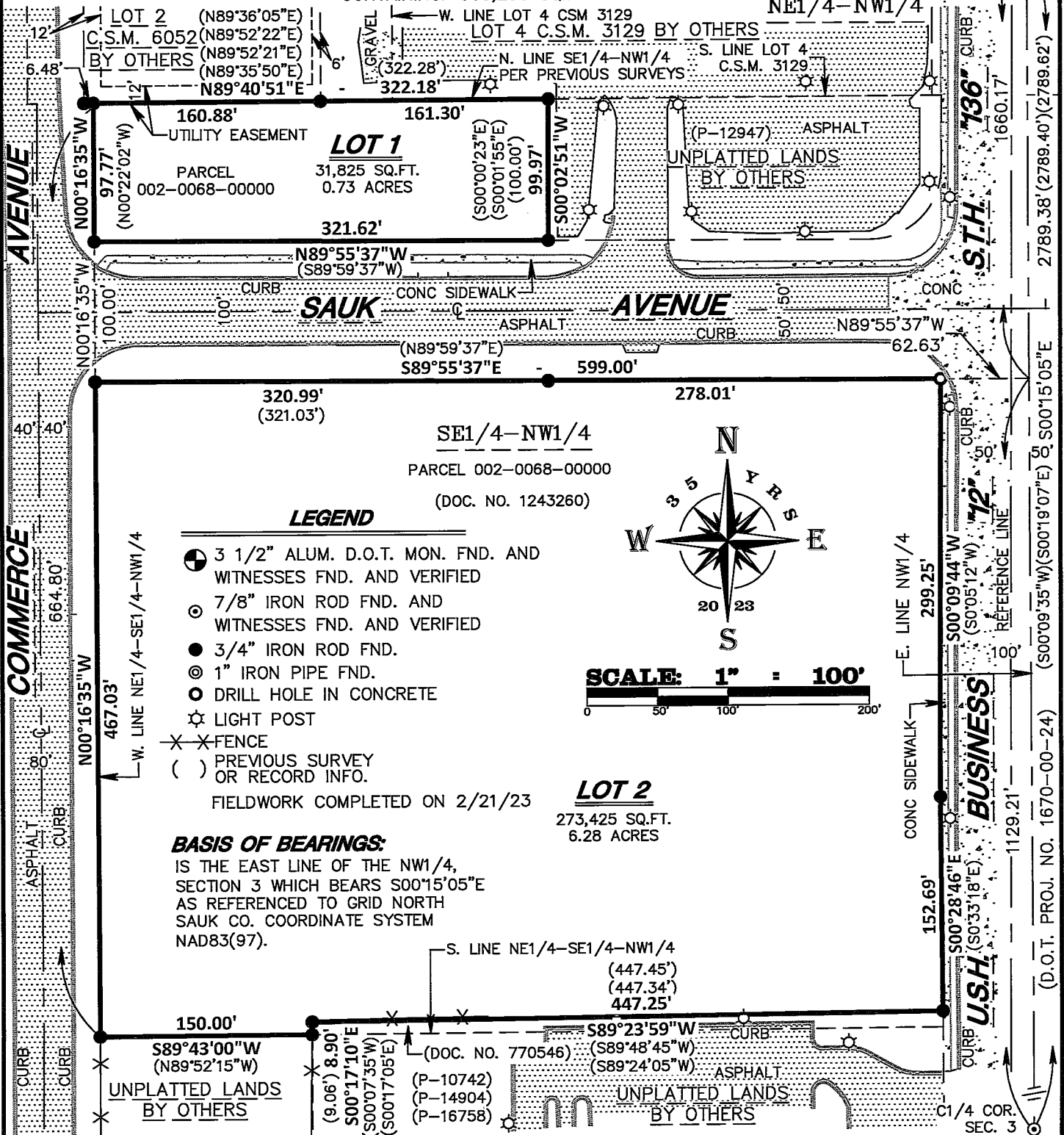
DWG. 1022-559CSM SHEET 1 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP NO. GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 3,
T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 305,250 SQ.FT. - 7.01 ACRES



CLIENT/OWNER: CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

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

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)



DWG. 1022-559CSM SHEET 2 OF 3

Volume . Page

CONTAINING: 305.250 SQ.FT. - 7.01 ACRES

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of the **City of Baraboo**, I have surveyed, monumented, mapped and divided part of the Southeast Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 3;
thence South 00°15'05" East along the East line of the Northwest Quarter of Section 3, 1,660.17 feet;
thence North 89°55'37" West, 62.63 feet to a point in the West right-of-way line of State Trunk Highway 136, the South right-of-way line of Sauk Avenue and the point of beginning;
thence South 00°09'44" West along the West right-of-way line of State Trunk Highway 136, 299.25 feet;
thence South 00°28'46" East along the West right-of-way line of State Trunk Highway 136, 152.69 feet to the Northeast corner of lands described and recorded in Document No. 770546;
thence South 89°23'59" West along the North line of lands described and recorded in Document No. 770546, 447.25 feet to the Northwest corner thereof;
thence South 00°17'10" East along the West line of lands described and recorded in Document No. 770546, 8.90 feet to the Southwest corner thereof, said point being in the South line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3;
thence South 89°43'00" West along the South line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 150.00 feet to the Southwest corner thereof, said point being in the East right-of-way line of Commerce Avenue;
thence North 00°16'35" West along the West line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3 and the East right-of-way line of Commerce Avenue, 664.80 feet to a point in the South line of Lot 2, Certified Survey Map, No. 6052;
thence North 89°40'51" East along the South line of Lot 2, Certified Survey Map, No. 6052 and the South line of Lot 4, Certified Survey Map, No. 3129, 322.18 feet;
thence South 00°02'51" West, 99.97 feet to a point in the North right-of-way line of Sauk Avenue;
thence North 89°55'37" West along the North right-of-way line of Sauk Avenue, 321.62 feet to the East right-of-way line of Commerce Avenue;
South 00°16'35" East, 100.00 feet to a point in the South right-of-way line of Sauk Avenue and the East right-of-way line of Commerce Avenue;
thence South 89°55'37" East along the South right-of-way line of Sauk Avenue, 599.00 feet to the point of beginning.

Containing 305,250 square feet, (7.01 acres), more or less. 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 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.

Scott J Minnatt

File No.: 1022-559

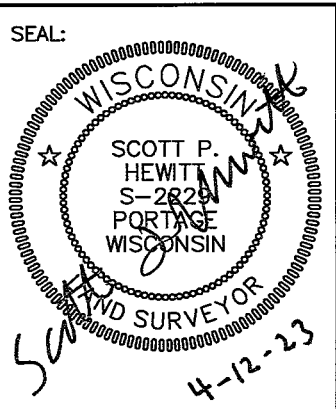
CLIENT/OWNER: CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

As prepared by:

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

G & A FILE NO. 1022-559

DRAFTED BY: T. KASPER
CHECKED BY: IG
PROJ. 1022-559
DWG. 1022-559CSM SHEET 3 OF 3



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 3,
T. 11 N., R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

CONTAINING: 305,250 SQ.FT. — 7.01 ACRES

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 _____, 2023.

City Clerk

Date

CLIENT/OWNER: CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913