



AGENDA FOR THE PLAN COMMISSION

Tuesday, June 20, 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 meeting minutes: 5/16/23	3
2. Public Invited to Speak	
<i>(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.)</i>	
3. Public Hearings	
3.a Conditional Use Permit	
The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 12 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 804/806 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin.	
4. New Business	7
4.a Conditional Use Request	9
Consider the request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 12 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 804/806 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin.	
4.b Greenfield Reserve CSM Review	11
Review and approve a two-lot Certified Survey Map Review for Greenfield Reserve LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 804/806 Roosevelt Street, being Lot 12 of the Greenfield Reserve subdivision and located in the NE1/4 of the SW1/4 of Section 31, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin.	
4.c Schider CSM Review	13
Review and approve a one-lot Certified Survey Map Review for a 0.51-acre lot to allow the development of a single-family residence at 910 Ott Lane, being part of Lots 17 and 18, Carriage Hills Estates Located in the SW1/4 of the SE 1.4, Section 25, T12N, R6E in the City of Baraboo, Sauk County, Wisconsin for	

Russell Schider.

- | | | |
|-----|--|----|
| 4.d | Equity CSM Review
Review and approve a two-lot Certified Survey Map of Lot 3 of Sauk County CSM No. 5479, located 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. | 15 |
| 4.e | Kriegl CSM Review
Review a one-lot Certified Survey Map for Michael Kriegl for A 1.38-acre lot on the south side of STH 33 in the City's Extraterritorial Plat Approval Jurisdiction, being part of Lot 1 of Sauk County CSM # 1752 and part of Lot 1 CSM # 1881, located in the NW1/4 of the SW1/4 of Section 32, T12N, R7E, Town of Greenfield, Sauk County, Wisconsin. | 20 |
| 4.f | Odd Acres LLC CSM Review
Review a one-lot Certified Survey Map for Odd Acres LLC for land on the north side of Johnson Road in the City's Extraterritorial Plat Approval Jurisdiction, being part of the NW1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 27, T12N, R7E, Town of Greenfield, Sauk County, Wisconsin. | 24 |

5. Adjournment

PLEASE TAKE NOTICE- Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires the meeting or materials at the meeting to be in an accessible location or format should contact the City Clerk at 101 South Blvd., Baraboo WI or phone (608) 355-2700 during regular business hours at least 48 hours before the meeting so reasonable arrangements can be made to accommodate each request.

Minutes of Plan Commission Meeting May 16, 2023

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

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

Also in attendance were Tom Pinion, Cody Pelton, Cari Benson, Andy Zimmer, Steve Holzhauer, Tom Greve, and Lester Schwartz.

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 Kolb, seconded by Franzen to approve the amended agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kolb to approve the minutes of April 18, 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. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 7 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 903/905 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- b. The request of Northcore Industries, Inc. for a Conditional Use Permit to expand and relocate their plastic fabrication company that is currently located at 1105 Lake Street to a 3.19-acre parcel being the northerly portion 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, Planned Industrial/Business zoning district, located on the east side of the 400 Block of Commerce Avenue, in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- c. The request of Seneca Foods Corporation (Applicant) and Custom Warehouse & Distribution, LLC (Owner) to grant a Conditional Use Permit to allow the southern warehouse located at 649 Industrial Court, City of Baraboo, Sauk County, Wisconsin to change the use of that existing building from warehouse/storage to manufacturing/storage – There being no speakers, the hearing was declared closed.

New Business

- a. Consider Greenfield Reserve, LLC's request for a conditional Use Permit to convert the existing two-unit residential dwelling on Lot 7 of Greenfield Reserve Subdivision to two side-by-side single-family attached residential dwellings at 903/905 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin – Pinion presented background to the Commission. It was moved by Kolb, seconded by Franzen to approve the Conditional Use Permit as presented. On roll call vote for the motion, Ayes – Kent, Franzen, O'Neill, Kolb, Boegner, and Nelson. Nay – 0, motion carried 6-0.
- b. Review and approve a two-lot Certified Survey Map Review for Greenfield Reserve LLC to create two side-by-side single-family attached dwellings in an R-3 Three- and Four-Family Residential zoning district at 903/905 Roosevelt Street, being Lot 7 of the Greenfield Reserve subdivision and located in the NE1/4 of the SW1/4 of Section 31, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin – I was moved by O'Neill, seconded by Kolb to approved the CSM as presented. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Boegner, Nelson, and Kent. Nay – 0, motion carried 6-0.
- c. Consider Northcore Industries, Inc.'s request for a Conditional Use Permit to expand and relocate their plastic fabrication company that is currently located at 1105 Lake Street to a 3.19-acre parcel being the northerly portion 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, Planned Industrial/Business zoning district, located on the east side of the 400 Block of Commerce Avenue, in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, in the City of Baraboo,

Sauk County, Wisconsin – Pinion presented background to the Commission. This property is in the overlay district which is the reason for the Conditional use. It was moved by Kent, seconded by Kolb to approve the request for a Conditional Use Permit as presented. On roll call vote for the motion, Ayes – O'Neill, Kolb, Boegner, Nelson, Kent, and Franzen. Nay – 0, motion carried 6-0.

- d. Consider Seneca Foods Corporation's and Custom Warehouse & Distribution, LLC's request to grant a Conditional Use Permit to allow the southern warehouse located at 649 Industrial Court, City of Baraboo, Sauk County, Wisconsin to change the use of that existing building from warehouse/storage to manufacturing/storage – Pinion said that this is in the Conditional Use Overlay District and the need for the conditional use is the change in use, going from warehouse use to a combined use of warehouse and manufacturing. It was moved by Franzen, seconded by Kolb to approve the request for the Conditional Use as requested. On roll call vote the motion, Ayes – Kent, Boegner, Nelson, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 6-0.
- e. 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 SE1/4 of the SE1/4 of Section 17, T12N, R7E, Town of Fairfield, Sauk County, Wisconsin – Pinion said this is a housekeeping item, since this is not creating a new lot, no minimum lot size is required. He said that it conforms to Extraterritorial Plat Jurisdiction Ordinance. It was moved by Kolb, seconded by O'Neill to approve the CSM as presented. On roll call vote for the motion, Ayes – Boegner, Nelson, Kent, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 6-0.
- f. Review and recommend approval of the Final Plat of Spirit Lake subdivision, a 53.343-acre mixed use development on the southwest quadrant of the intersection of CTH W and USH 12, being CSM No. 1685 and part of the NE1/4 of the SE1/4 and part of the SE1/4 of the SE1/4 in Section 4, T11N R6E, City of Baraboo, Sauk County, Wisconsin – Pinion said that this is the final plat for a seven lot subdivision in the SW corner of County Highway W and US Highway 12. They are proposing that they work with the DOT extensively to determine where the sole public access could be, DOT is insistent that it be pushed as far to the west as possible. He said this was approved by way of a developer's agreement on February 14 by City Council so they follow up with the subdivision plat and it does conform to Chapter 18 Subdivision and Platting Ordinances. Nelson asked if the Commission approved the subdivision plat what steps would be taken next. Pinion said site plan review for any project that is proposed on any of the 7 lots. Pinion said that the City did sign a contract with MSA for them to design the public infrastructure, will be taking bids on that June 7 and should be breaking ground July 1 and hope to finish it by the end of this fall. Pinion said that they did do a complete traffic impact analysis which is a requirement for any new connection to roadways that the State generates jurisdiction over, so this has been reviewed by the State and the County. It was stated that Phase 7 will consist of potentially 4 phases and he isn't sure whether it is 200 or 220 units. He said initially it is going to be two 20s and two 30s. Kolb said that the Council was 6-3 in favor of this development, he is not in favor of the development. Kolb moved to forward this Final Plat for Spirit Lake to Council with no recommendation. O'Neill seconded the motion. On roll vote for the motion, Nelson, Kent, Franzen, O'Neill, Kolb, and Boegner. Nay -0, motion carried 6-0.
- g. Consider the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for a proposed land division for a 10.15-acre lot to allow the development of a single-family residence 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 NE1/4 of Section 31, T12N, R7E, in the City of Baraboo, Sauk County, Wisconsin for Lester Schwartz – Pinion presented the background on the unique project discussed at the April Commission meeting. Steve Holzhauer addressed the Commission. He said that he has accommodated in this submittal additional information and requirements from the Fire Chief to coordinate access to the site. He said he spoke to Pinion about some of the other details. He said that they are looking for an approval from the Commission on this concept as a PUD. He said Pinion with working with City legal counsel on the first draft of the legal agreement. Lester Schwartz addressed the Commission saying he is a current resident of Pennsylvania and has owned this property for several decades. He said that he has sold his farm in Pennsylvania and wishes to take up residency in Wisconsin, preferably on this site. He said his desire is the 10-acres that the house will be on would be subdivided off as a separate parcel. Kolb said that to him it looks that if the driveway would go further north the contours could still be following, but there would be less grade and fewer trees would be eliminated. Schwartz said they are trying to protect as many trees as they can and the approach is trying to follow the southern-most portion of the property which tends to be relatively flat and the desire is to put the house on the knoll which is in the back quarter and will require some driveway turning and elevation because most the property in the back is elevated. He said they are hoping to cut out some of the grade. Holzhauer said that Chief Saye has made more conditions since his written approval which

have been incorporated in the agreement. He said that they have priced a sprinkler system for the house which is included in the proposal. Kolb said he feels that they are asking a lot of the City and is said he is uncomfortable approving this without the attorney, and he would like to see them consider some of the “asks” that the City would have. He asked if they have considered chip sealing the driveway which could be made to resemble gravel. Holzhauer said that the objective of a good engineered roadway is to crown it, but with maintenance like plowing could knock off the crown and create low spots or potholes that would need to be filled. He said this type of product may seal somewhat so it may not scrape as much. Kolb asked him to speak with his engineers, he feels it could be a reasonable alternative. Holzhauer feels that this is probably more of a maintenance decision on the part of the owners. Kolb said in speaking with the Street Superintendent, he would like to see the first 50-60 feet on the driveway coming off of Valley View be asphalt to keep debris from gravel driveway from getting on to City streets. Schwartz’s concern was he feels an asphalt approach would invite traffic in. Pinion said that there would be signs indicating a private drive. He said an easement would be required for a driveway over a public right-of-way. Kolb said he would like the indemnification clause holding harmless the City, Fire Dept., and EMS incorporated into the agreement. Kolb said the last thing he would ask is the consideration of giving the City a 25-foot right-of-way off of County Rd. T for future sidewalk or walking trail for neighbors to the north. Schwartz said that this could certainly be considered. Mayor Nelson said he struggles to find what the benefit to the City if for making all the concessions to allow Schwartz to do what he wants. Pinion said with any right-of-way, land division or subdivision land improvements would be made, they would like to defer the payment for those improvements, but they would be consenting to not oppose paying for those improvements if or when they occur within the right-of-way. After a lengthy discussion on the give and takes, and developer’s agreements, Pinion said that the Plan Commission does not have final say on either the zoning or the developer’s agreement, they can articulate conditions when forwarding to Council if they choose. Pinion asked the timeline. Schwartz said he was hoping for approval in June and starting the driveway the end of June. He said that if it did come back to Plan Commission, it would be June 20, which gives plenty of time to negotiate the terms of developer’s agreement. Franzen said he would like to see the agreement and to be able to answer Pinion’s questions. Pinion said the Commission has seen the general outline of the provisions that will be included in the developer’s agreement. Mayor Nelson moved to approve the GDP/SIP contingent upon Council’s receipt of a development agreement which address all of the following conditions:

<u>Description</u>	<u>City's Requirement</u>	<u>Developer's Proposal</u>
Building Permit requirement	Min of 30' of frontage on public right-of-way.	Dedication of southerly extension of Valley View Drive
Occupancy Permit requirement	Frontage on a fully improved right-of-way	No improvements. Easement for a private driveway on public right-of-way.
Private Driveway	Hard Surfaced	Gravel Chip Seal
Length of Driveway	< 400 ft in townships served by Fire Dept.	+/- 1,600 feet
Distance from a fire hydrant	No part of a building can be >350 ft from a hydrant	Monitored Fire Alarm(s) and sprinkler system with underground storage tank.
Width of a fire lane.	24 feet	16 feet with "passing lane" bump outs.
Sanitary Sewer	Connection to sewer if available	Private Septic System (25% of cost to connect to City's main.)
Water Main	Connection to water main if available	Private Well (25% of cost to connect to City's main.)
Required Public Improvements to dedicated r-o-w	Installed at developer's expense prior to occupancy	Postponed until surrounding property develops with waiver of objection for special assessments.
Driveway maintenance for year round Emergency Access	Plowed and 14' of vertical clearance	Contract with local contractor.
Indemnification and Hold Harmless	not required but it could/should be in this instance	Plan Commission recommend this be included. City and Baraboo Area Fire & EMS District.
Easement along CTH T easterly r-o-w (approximately 2480' x 25')	None but desirable	Plan Commission would like to see this.

Kolb seconded the motion. On roll call vote for the motion, Ayes – Kent, Franzen, O'Neill, Kolb, Boegner, and Nelson. Nay – 0, motion carried 6-0.

- h. Review and approve a one-lot Certified Survey Map Review for a 10.15acre lot to allow the development of a single-family residence 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 – Pinion said that this would be forwarded to the Council with the Commission’s recommendation. It was moved by Kent, seconded by Nelson to recommend approval of the subject on-lot Certified Survey Map contingent on the all contingencies listed in 4g. Holzhauer asked that the Commission

not tie the CSM to the GDP/SIP, but rather just as a stand along CSM. Kent and Nelson withdrew their previous motions. Kent moved to recommend approval of the one-lot CSM as presented. O'Neill seconded the motion. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Boegner, Nelson, and Kent. Nay – 0, motion carried 6-0.

- i. Review and recommendation to enter into a Professional Services Agreement with Short Elliot & Hendrickson, Inc. for updated the City's Comprehensive Plan – Nelson presented the background to the Commission. SEH gave a presentation to the 6-panel committee, they were the highest company cost-wise of the three; however, they also have far more hours to dedicate to the project. It was moved by Nelson, seconded by Kent to recommend to enter into a contract for the City's Comprehensive Plan with SEH. On roll call vote for the motion, Ayes – O'Neill, Kolb, Boegner, Nelson, Kent, and Franzen. Nay – 0, motion carried 6-0.

Adjournment – Mayor Nelson declared the Commission adjourned at 6:56 p.m.

Rob Nelson, Mayor

PLAN COMMISSION ITEM SUMMARY
June 20, 2023

SUBJECT: CONSIDER THE REQUEST OF GREENFIELD RESERVE, LLC FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 12 OF GREENFIELD RESERVE SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 804/806 ROOSEVELT 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. Greenfield Reserve 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 APPROVE A ONE-LOT CERTIFIED SURVEY MAP REVIEW FOR A 0.51-ACRE LOT TO ALLOW THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE AT 910 OTT LANE, BEING PART OF LOTS 17 AND 18, CARRIAGE HILLS ESTATES LOCATED IN THE SW1/4 OF THE SE 1.4, SECTION 25, T12N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR RUSSELL SCHIDER.

SUMMARY OF ITEM C: Russ Schider has an accepted Offer to Purchase this vacant property from the current owner, Joan M. Ploetz Revocable Trust. The Schiders intend to develop this property with a single-family residential dwelling. This existing property consists of part of two adjacent lots from the Carriage Hills subdivision and this CSM simply combines these two partial lots into a single Lot.

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP OF LOT 3 OF SAUK COUNTY CSM NO. 5479, LOCATED 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.

SUMMARY OF ITEM D: This item should sound familiar as we approved this CSM at our March 21st meeting earlier this year. The reason I have included it on this Agenda is primarily housekeeping. The Town of Baraboo did not approved it as originally anticipated. Equity Cooperative Livestock has since secured approval from both the Town of Baraboo Plan Commission and Town Board. Accordingly, I am asking you to “re-approve” this CSM. The only requirement the Town added is that each Lot and its “corresponding” Outlot cannot be sold independently, i.e. Lot 1 & Outlot 1 and Lot 2 & Outlot 2. Since both Outlots remain within the Town of Baraboo’s jurisdictional boundary, they are considered unbuildable, accordingly. The Owners are having their attorney draft a Deed Restriction that will be recorded along with the CSM.

COMPLIANCE/NONCOMPLIANCE:

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

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

SUBJECT: **REVIEW A ONE-LOT CERTIFIED SURVEY MAP FOR MICHAEL KRIEGL FOR A 1.38-ACRE LOT ON THE SOUTH SIDE OF STH 33 IN THE CITY’S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, BEING PART OF LOT 1 OF SAUK COUNTY CSM # 1752 AND PART OF LOT 1 CSM # 1881, LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 32, T12N, R7E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

SUMMARY OF ITEM E: Mr. Kriegl currently owns a single parcel of land that consists of one lot that was created by CSM 1752 and the easterly half of the adjoining lot that was created by CSM 1881. As a matter of convenience, this CSM combines the existing lot-and-a-half into a single lot. No new lot is being created so the 20-acre minimum lots size for all new lots 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: **REVIEW A ONE-LOT CERTIFIED SURVEY MAP FOR ODD ACRES LLC FOR LAND ON THE NORTH SIDE OF JOHNSON ROAD IN THE CITY’S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, BEING PART OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 27, T12N, R7E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

SUMMARY OF ITEM F: The Burtons own a large (500-acre+) farm on the east end of Man Mound Road in the Town of Greenfield. They are requesting to create a new 35-acre lot by way of this CSM, which exceeds the City’s 20-acre minimum lot size for any new lot and meets the Town of Greefield’s and Sauk County’s 35-acre minimum lot size for a new lot in a Resource Conservancy zoning district. 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**

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 # _____

Account # 100-22-4440

Date of Petition: 5.9.2023

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:

- Name and address of each owner: (Please attach additional pages as necessary.)
Greenfield Reserve LLC, 51930 Glen Valley Dr, Reedsburg, WI 53959

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

- Address of site: 804/806 Roosevelt St, Baraboo, WI 53913 (Greenfield Reserve Lot #12)
- Tax parcel number of site: 206-3639-11000
- Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):
NE 1/4, SW 1/4, SEC 31 T 12N, R7E/W
Greenfield Reserve Lot #12

- Present zoning classification: R-3
- Requested conditional use: To have Lot #12 be separated into two separate lots at the common wall to create (2) zero lot line dwellings.

- Brief description of each structure presently existing on site:
A side-by-side single family structure is currently being constructed.

- Brief description of present use of site and each structure on site:

Present use of the site is residential with a side-by-side single family structure currently being constructed.

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

N/A

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

All infrastructure is in place.

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.)

Greenfield Reserve, 51930 Glen Valley Dr., Reedsburg, WI 53959
(same parcel #206-3639-11000)

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.

Each unit maintains a minimum lot of 33 feet in width. A CSM will be done to create the lots for the side-by-side single attached dwelling. The dwellings are attached by a one-hour firewall. The dwelling does not contain more than two single family dwellings.

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 9th day of May, 2023.

[Signature]
Property owner

[Signature]
Property owner

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

Date: _____ Zoning Administrator: _____



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

PROJECT NO.	21885002	OWNER:	
DRAWN BY:	KRZ	PELTON BUILDERS	
SURVEYOR:	KRZ	S1930 GLEN VALLEY DR.	
FILE NO.	G:\CADD\SURVEY\DRAWINGS\CSM	REEDSBURG, WI 53959	
SHEET NO.	1 OF 2	608-415-0889	

SAUK COUNTY CERTIFIED SURVEY MAP #

LOT 12 OF GREENFIELD RESERVE, LOCATED IN
THE NE1/4 OF THE SW1/4, SEC 31, T12N, R7E,
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SYMBOL LEGEND

	PROPERTY BOUNDARY		USPLS MONUMENT FOUND AS NOTED LOCATION AND TIES VERIFIED
	RIGHT-OF-WAY		EXISTING 1 1/4" IRON REBAR
	EASEMENT LINE		EXISTING 3/4" IRON REBAR
	SECTION 1/4 SECTION LINE		SET 3/4" X 18" IRON ROD WEIGHING 1.5 LBS / LINEAL FOOT
	CENTERLINE		
	LOT LINE		



GRAPHIC SCALE



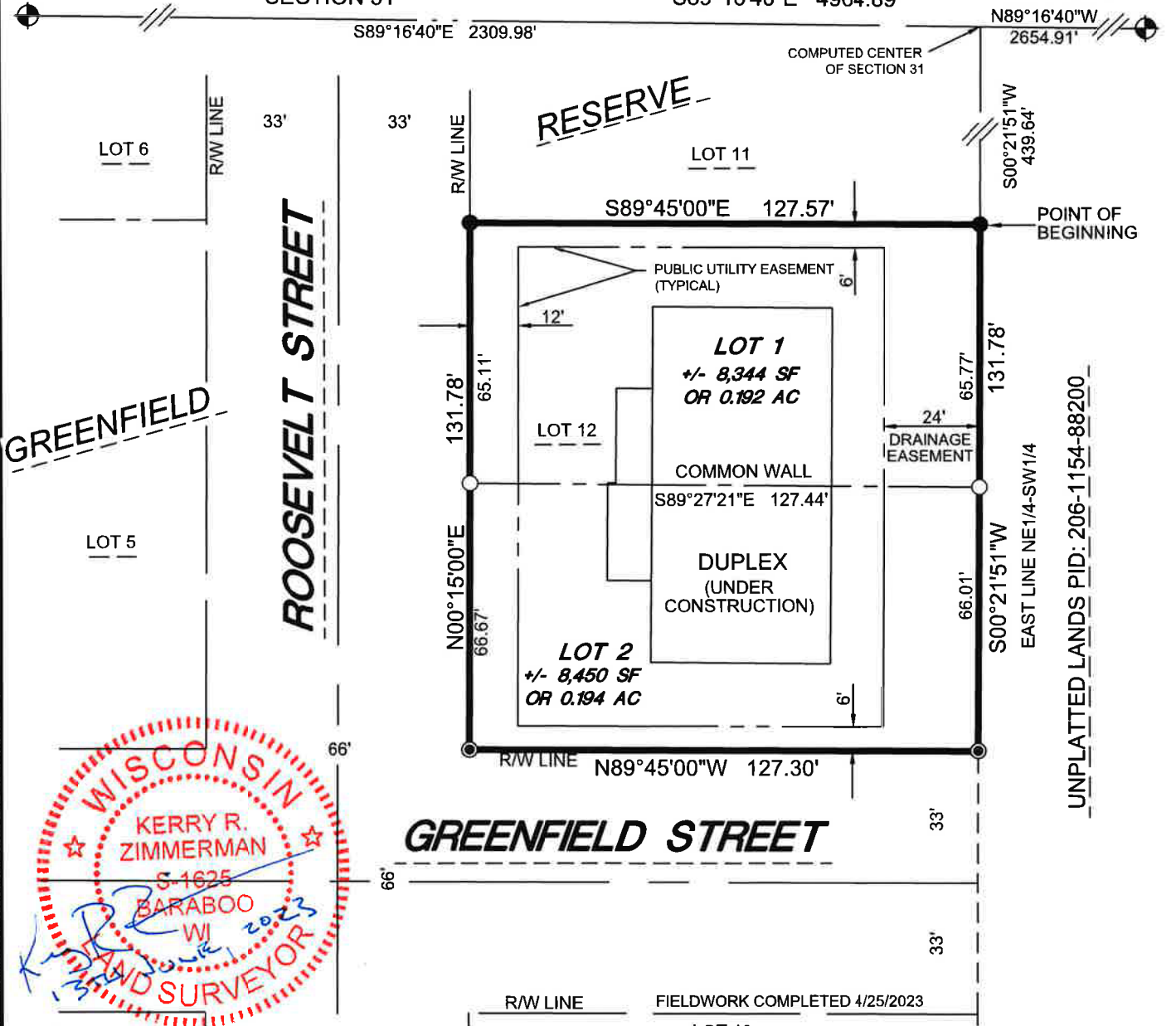
WEST 1/4 CORNER SEC 31
FOUND STANDARD
HARRISON C.I.
MONUMENT

EAST - WEST 1/4 LINE
SECTION 31

W1/4 COR TO E1/4 COR
S89°16'40"E 4964.89'

BEARINGS ARE REFERENCED TO THE
WCCS SAUK COUNTY (NAD88/11) THE
EAST - WEST 1/4 LINE OF SECTION 31
BEARS S89°16'40"E

EAST 1/4 CORNER SEC 31
FOUND 1/2" IRON ROD





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

PROJECT NO.	21885002
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	G:\CADD\SURVEY\DRAWINGS\CSM
SHEET NO.	2 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP #

LOT 12 OF GREENFIELD RESERVE, LOCATED IN
THE NE1/4 OF THE SW1/4, SEC 31, T12N, R7E,
CITY 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 City of Baraboo subdivision ordinance, that under the direction of Pelton Builders, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed to the best of my knowledge and belief; and that this land is Lot 12 of GREENFIELD RESERVE, recorded as Document No. 1237160 in Vol. D, P. 299C, and is located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin, containing 16,794 square feet or 0.386 acres more or less and being described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 31; thence S89°16'40"E along the east-west $\frac{1}{4}$ line of said Section 31, 2309.98 feet to the center of Section 31; thence S00°21'51"W along the east line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, 439.64 feet to the northeast corner of Lot 12 of said GREENFIELD RESERVE, also being the Point of Beginning; thence continuing S00°21'51"W along the east line of said Lot 12, 131.78 feet to the southeast corner of said Lot 12; thence N89°45'00"W along the south line of said Lot 12, 127.30 feet; thence N00°15'00"E along the west line of said Lot 12, 131.78 feet; thence S89°45'00"E along the north line of said Lot 12, 127.57 feet to the Point of Beginning. Together with and subject to any and all easements, restrictions, covenants and rights of way of record.

PLAN COMMISSION RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY 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 , 2023.

CITY CLERK BRENDA ZEMAN DATE

SURVEYOR'S SEAL



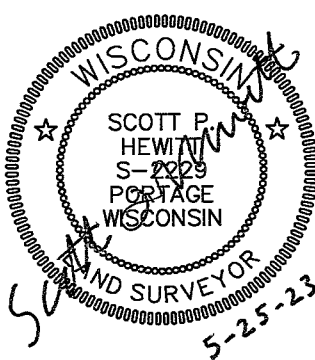
CLIENT:

PELTON BUILDERS
S1930 GLEN VALLEY DR.
REEDSBURG, WI
608-415-0889

As prepared by:

G & A 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
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 523-188



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 523-188

DWG. 523-188

SHEET 1 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

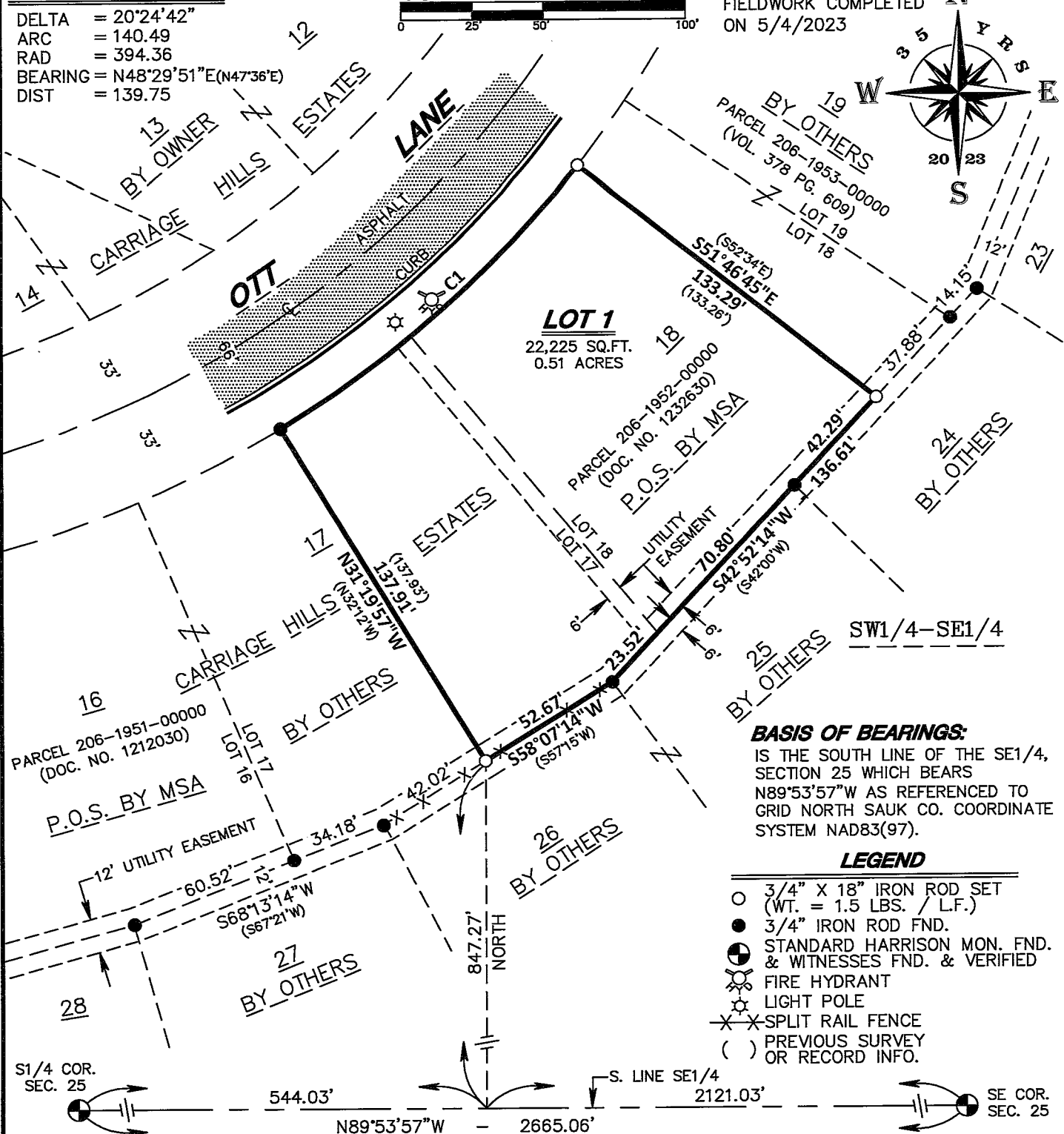
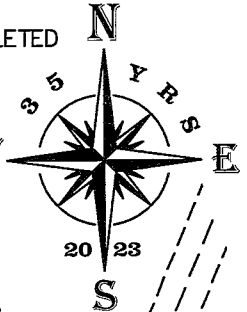
BEING PART OF LOTS 17 AND 18, CARRIAGE HILLS ESTATES LOCATED IN THE SW1/4 OF THE SE1/4, SECTION 25, T. 12 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

C1

DELTA = 20°24'42"
ARC = 140.49
RAD = 394.36
BEARING = N48°29'51"E (N47°36'E)
DIST = 139.75


SCALE: 1" = 50'

FIELDWORK COMPLETED
ON 5/4/2023



OWNER: JOAN M. PLOETZ REVOCABLE TRUST
PO BOX 529
BARABOO, WI 53913

CLIENT: RUSSELL SCHIDER
500 4TH AVENUE
BARABOO, WI 53913

As prepared by:		SEAL:
<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>E-MAIL: surveying@grothman.com</div><div>(RED LOGO REPRESENTS THE ORIGINAL MAP)</div></div><div><div>G & A FILE NO. 523-188</div><div>DRAFTED BY: T. KASPER</div><div>CHECKED BY: TG</div><div>PROJ. 523-188</div><div>DWG. 523-188</div></div><div></div></div>		<div><div>WISCONSIN</div><div>SCOTT P. HEWITT</div><div>S-2229</div><div>PORTAGE</div><div>WISCONSIN</div><div>LAND SURVEYOR</div></div>
<div><div>SAUK COUNTY CERTIFIED SURVEY MAP NO.</div><div>GENERAL LOCATION</div><div>BEING PART OF LOTS 17 AND 18, CARRIAGE HILLS ESTATES LOCATED IN THE SW1/4 OF THE SE1/4, SECTION 25, T. 12 N., R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.</div><div>SURVEYOR'S CERTIFICATE</div><div>I, SCOTT P. HEWITT, Professional Land Surveyor, do hereby certify that by the order of the Russell Schider, I have surveyed, monumented and mapped part of Lots 17 and 18, Carriage Hills Estates located in the Southwest Quarter of the Southeast Quarter, Section 25, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows: Commencing at the Southeast corner of Section 25; thence North 89°53'57" West along the South line of the Southeast Quarter of Section 25, 2,121.03 feet; thence North, 847.27 feet to the Southwest corner of lands described and recorded in Document 1232630 and the point of beginning; thence North 31°19'57" West along the Westerly line of lands described and recorded in Document 1232630, 137.91 feet to the Northwest corner thereof, said point being in the South right-of-way line of Otto Lane; thence Northeasterly along a 394.36 foot radius curve to the left in the South right-of-way line of Otto Lane having a central angle of 20°24'42" and whose long chord bears North 48°29'51" East, 139.75 feet to the Northeast corner of lands described and recorded in Document No. 1232630; thence South 51°46'45" East along the Easterly line of lands described and recorded in Document 1232630, 133.29 feet to the Southeast corner thereof, said point being in the Southerly line of Lot 18, Carriage Hills Estates; thence South 42°52'14" West along the Southerly line of Lots 17 and 18, Carriage Hills Estates and the South line of lands described and recorded in Document 1232630, 136.61 feet; thence South 58°07'14" West along the Southerly line of Lot 17, Carriage Hills Estates and the South line of lands described and recorded in Document 1232630, 52.67 feet to the point of beginning. Containing 22,225 square feet, (0.51 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.</div><div><div>Scott P Hewitt</div><div>SCOTT P. HEWITT</div><div>Professional Land Surveyor, No. 2229</div><div>Dated: May 25, 2023</div><div>File No.: 523-188</div></div><div><div>PLAN COMMISSION RESOLUTION</div><div>RESOLVED that this Certified Survey Map in the City of Baraboo, Sauk County, Wisconsin is hereby approved by the Plan Commission.</div><div><div>Mayor</div><div>City Engineer</div><div>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.</div><div>City Clerk</div></div><div><div>OWNER: JOAN M. PLOETZ REVOCABLE TRUST</div><div>PO BOX 529</div><div>BARABOO, WI 53913</div><div>CLIENT: RUSSELL SCHIDER</div><div>500 4TH AVENUE</div><div>BARABOO, WI 53913</div></div></div></div>		

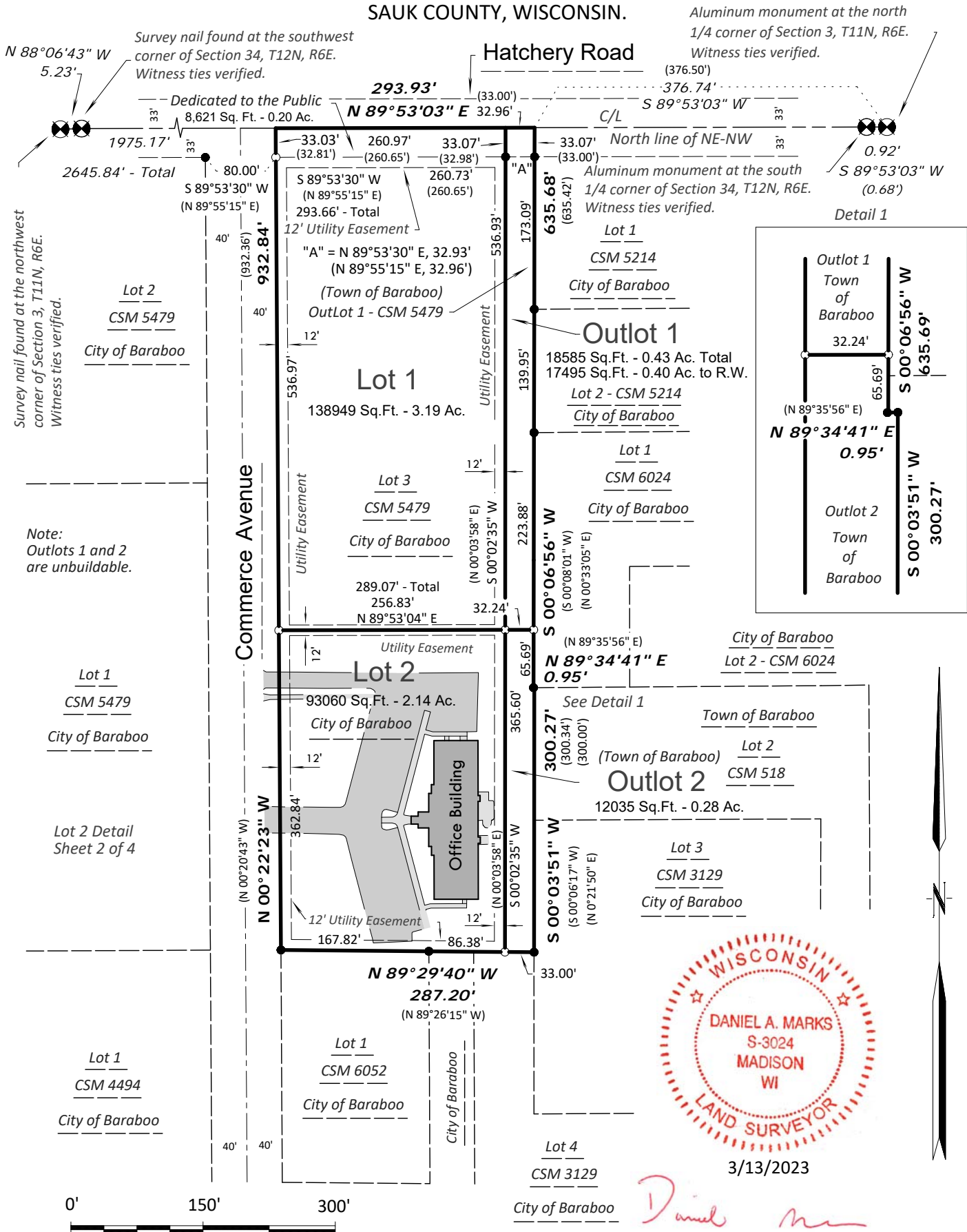
RIVER VALLEY LAND SURVEYING

DANIEL MARKS - PHONE (608)643-4391
721 KENNEDY STREET - SAUK CITY - WI - 53583

PREPARED FOR:
Equity Cooperative Livestock Sales Assoc.
Attn: Curt Larson
PO Box 1003
Baraboo, WI 53913

CERTIFIED SURVEY MAP NO. _____

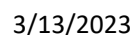
LOT 3 AND OUTLOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5479 LOCATED IN NE1/4 OF THE NW1/4 OF SECTION 3, T11N, R6E, CITY OF BARABOO AND TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.



LOT 3 AND OUTLOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5479 LOCATED IN NE1/4 OF THE
NW1/4 OF SECTION 3, T11N, R6E, CITY OF BARABOO AND TOWN OF BARABOO,
SAUK COUNTY, WISCONSIN.



- 1.) Bearings are grid based on the Sauk County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The north line of the NE1/4 of the NW1/4 of Section 3 bears S 89°53'03" W.
- 2.) Recorded bearings and distances are shown in parentheses.
- 3.) Field work completed 3/7/2023.



Daniel

CERTIFIED SURVEY MAP
LOT 3 AND OUTLOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5479
LOCATED IN NE1/4 OF THE NW1/4 OF SECTION 3, T11N, R6E, CITY OF BARABOO
AND TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

NOTES CONTINUED

- 4.) Lots 1 and 2 may be subject to the following:
- Easement for Overhead Electric Line Facilities and Communication Line Facilities to Wisconsin Power and Light Company and conditions as contained in instrument dated February 12, 1999 and recorded February 22, 1999 as Document No. 697612.
 - Grant of Private Right-of-Way Easement for Telephone Company Plant to CenturyTel of the Midwest-Kendall, Inc. and conditions as contained in instrument dated August 17, 2000 and recorded August 24, 2000 as Document No. 732987.
 - Partial Release of Easement recorded August 15, 2008 as Document No. 966797. Conveyance of Rights in Land by Wisconsin Power and Light and conditions as contained in instrument dated May 25, 2000 and recorded November 29, 2005 as Document No. 892730.
 - Utility Easement Line as set forth on Certified Survey Map No. 5479.
 - Notation on Certified Survey Map No. 5479: Outlot 1 shall be unbuildable.

SURVEYOR'S CERTIFICATE

I, Daniel Marks, Professional Land Surveyor, do hereby certify: That I have surveyed, divided, mapped, monumented and dedicated Lot 3 and Outlot 1 of Sauk County Certified Survey Map No. 5479 located in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, City of Baraboo and Town of Baraboo, Sauk County, Wisconsin more particularly described as follows:

Commencing at an aluminum monument at the northeast corner of the NE1/4 of the NW1/4 of said Section 3; thence S89°53'03"W along the north line of said NE1/4 of the NW1/4 and the centerline of Hatchery Road, 376.74 ft. (recorded as 376.50 ft.) to the northeast corner of Outlot 1 of Sauk County Certified Survey Map No. 5479; thence S00°06'56"W along the east line of said Outlot 1, 635.68 ft. (recorded as S00°08'01"W and N00°33'05"E, 635.42 ft.) to a 3/4" solid round iron rod; thence N89°34'41"E (recorded as N89°35'56"E) along said east line, 0.95 ft. to a 3/4" solid round iron rod; thence S00°03'51"W along said east line, 300.27 ft. (recorded as S00°06'17"W, 300.34 ft. and N0°21'50"E, 300.00 ft.) to a 3/4" solid round iron rod at the southeast corner of said Outlot 1; thence N89°29'40"W (recorded as N89°26'15"W) along the south line of Outlot 1 and the south line of Lot 3 of Sauk County Certified Survey Map No. 5479, 287.20 ft. to the southwest corner of said Lot 3; thence N00°22'23"W along the west line of said Lot 3, 932.84 ft. (recorded as N00°20'43"W, 932.36 ft.) to the northwest corner of said Lot 3 on the north line of the NE1/4 of the NW1/4 of said Section 3 and the centerline of Hatchery Road; thence N89°53'03"E along the north line of said Lot 3, the north line of Outlot 1 of Sauk County Certified Survey Map No. 5479, said north line of the NE1/4 of the NW1/4 and said centerline, 293.93 ft. to the point of beginning.

That I have made such survey and land division under the direction of Curt Larson.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter AE-7 per AE-7.05(8) of the Wisconsin Administrative Code, Town of Baraboo land division ordinance, Sauk County Subdivision Regulations in surveying, mapping and dividing the same and all of the provisions of the City's subdivision and land regulations.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and subdivision thereof made and is accurate and correct to the best of my knowledge and belief.

Dated this 13th day of March, 2023.



Daniel Marks, Professional Land Surveyor S-3024



CERTIFIED SURVEY MAP
LOT 3 AND OUTLOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5479
LOCATED IN NE1/4 OF THE NW1/4 OF SECTION 3, T11N, R6E, CITY OF BARABOO
AND TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

Equity Cooperative Livestock Sales Association, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said Corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. Equity Cooperative Livestock Sales Association, does further certify that this Certified Survey Map is required to be submitted for review of compliance with Wisconsin Surveying Laws by the City of Baraboo, Town of Baraboo and the Sauk County Land, Resources and Environmental Agency prior to being recorded with the Sauk County Register of Deeds.

Dated this _____ day of _____, 2023

Curt Larson, President and Chief Executive Officer

STATE OF WISCONSIN)
Personally came before me this _____ day of _____, 2023, the above named Curt Larson, President and Chief Executive Officer of the above named Corporation, to me known to be such Members of said Corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin
My commission expires on _____

Printed name



3/13/2023

Daniel Marks

TOWN BOARD RESOLUTION

Resolved that this certified survey map in the Town of Baraboo, Equity Cooperative Livestock Sales Association, are hereby approved by the Town of Baraboo.

Authorized Representative, Town of Baraboo

PLAN COMMISSION RESOLUTION

Resolved that this certified survey map, located in the City of Baraboo, Sauk County, Wisconsin, is hereby approved for recording by the Plan Commission. The public dedication is hereby acknowledged by the plan commission of the City of Baraboo.

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

CERTIFIED SURVEY MAP
LOT 3 AND OUTLOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5479
LOCATED IN NE1/4 OF THE NW1/4 OF SECTION 3, T11N, R6E, CITY OF BARABOO
AND TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

MORTGAGE CERTIFICATE

Prevail a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above-described lands described in document number 1089043 in the office of the Sauk County Register of Deeds, does hereby consent to the surveying, dedication, dividing and mapping of the land described on this certified survey map. We do hereby consent to the above certificate of Equity Cooperative Livestock Sales Association and do hereby release Hatchery Road, which is dedicated to the public, from lien and operation of the mortgage described in document number 1089043 and dated the 12th day of March, 2014.

In witness whereof the said Prevail has caused these presents to be signed by Nathan Quinnell, its President and countersigned by Lonnie Reetz, its Senior Vice President and its corporate seal to be hereunto affixed this ____ day of _____, 2023

Nathan Quinnell, President

Lonnie Reetz, Senior Vice President

State of Wisconsin)SS
Sauk County)SS
Personally came before me this ____ day of _____, 2023, Nathan Quinnell President of the above named corporation and Lonnie Reetz Senior Vice President of the above named corporation, to me known to be such President and Vice President of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin
My commission expires _____



3/13/2023

Daniel Marks

SAUK COUNTY LAND, RESOURCES AND ENVIRONMENT APPROVAL

Resolved that this certified survey in the Town of Baraboo is approved in compliance with section 236.34 of the Wisconsin statutes and the Sauk County subdivision regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Land, Resources and Environment Agency and made effective this _____ day of _____, 2023.

Brian Simmert

As prepared by:

G GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

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

G & A FILE NO. 423-183



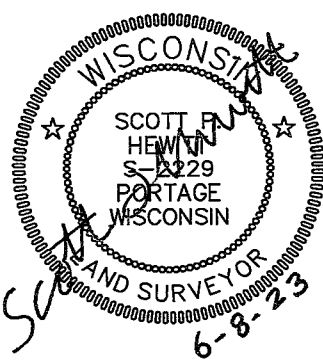
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 820-490

DWG. 423-183 SHEET 1 OF 3

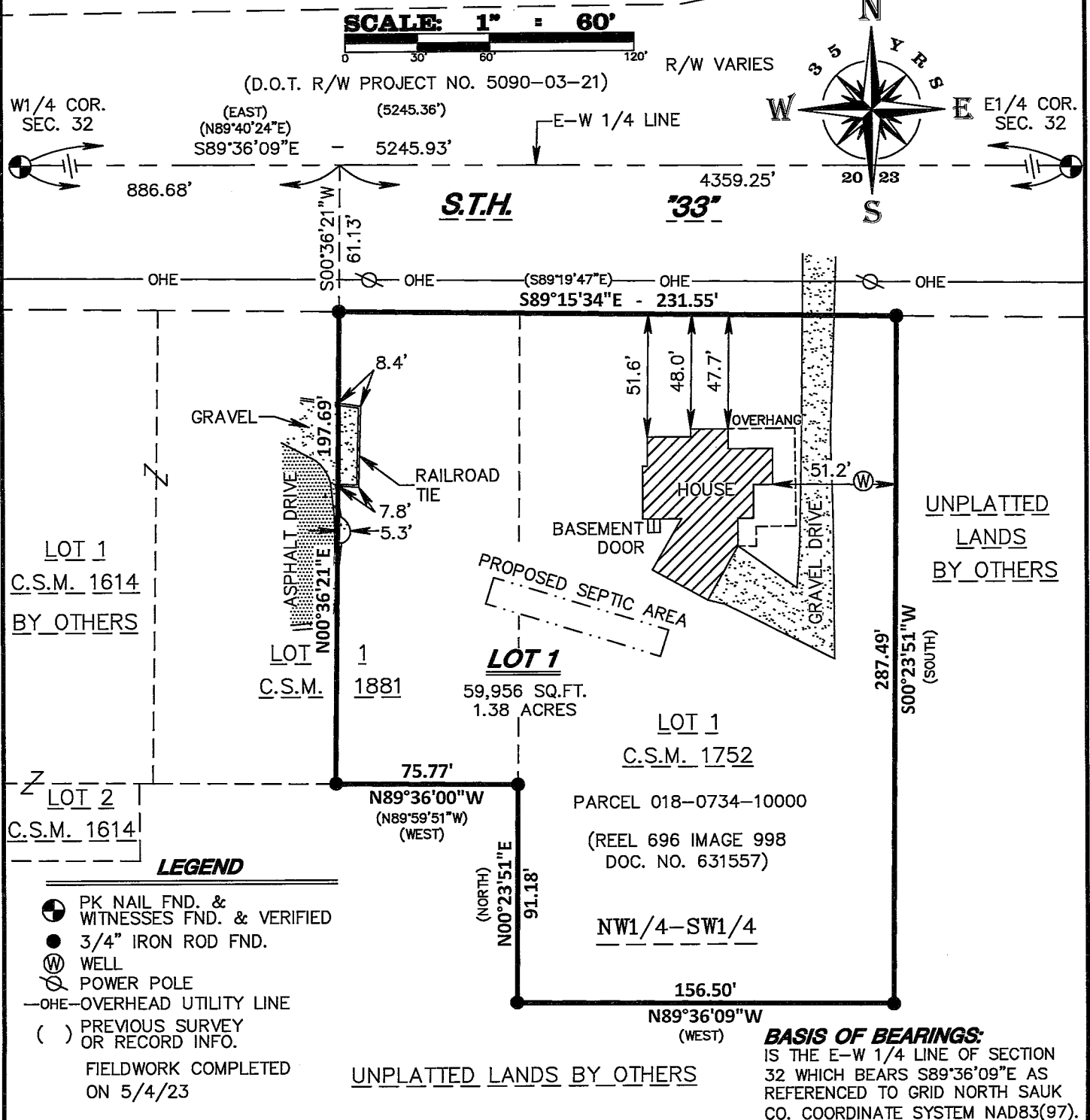
SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION


Volume _____, Page _____

BEING PART OF LOT 1, C.S.M. NO. 1752 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1752 AND 1752A AS DOCUMENT NO. 490164 AND PART OF LOT 1, C.S.M. NO. 1881 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1881 AND 1881A AS DOCUMENT NO. 503200, LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 32, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.



OWNER: SYLVIA M. KRIEGL
E12581 S.T.H. "33"
BARABOO, WI 53913

CLIENT: MICHAEL KRIEGL
2685 NORTH MILLBROOK ROAD
APPLETON, WI 54914

As prepared by: GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (808) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)	SEAL: 
G & A FILE NO. 423-183 DRAFTED BY: T. KASPER CHECKED BY: TG PROJ. 820-490 DWG. 423-183 SHEET 2 OF 3	

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

BEING PART OF LOT 1, C.S.M. NO. 1752 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1752 AND 1752A AS DOCUMENT NO. 490164 AND PART OF LOT 1, C.S.M. NO. 1881 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1881 AND 1881A AS DOCUMENT NO. 503200, LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 32, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Michael Kriegl**, I have surveyed, monumented, mapped and combined a part of Lot 1, Certified Survey Map, No. 1752 as recorded in Volume 7 of Certified Survey Maps, page 1752 and 1752A as Document No. 490164 and part of Lot 1, Certified Survey Map, No. 1881 as recorded in Volume 7 of Certified Survey Maps, pages 1881 and 1881A as Document No. 503200 located in the Northwest Quarter of the Southwest Quarter of Section 32, Town 12 North, Range 7 East, Town of Greenfield, Sauk County, Wisconsin, described as follows:

Commencing at the West Quarter corner of Section 32;
thence South 89°36'09" East along the East - West Quarter line of Section 32, 886.68 feet;
thence South 00°36'21" West, 61.13 feet to a point in the South right-of-way line of State Trunk Highway 33, the Northwest corner of lands described and recorded in Reel 696, Image 998 and the point of beginning;
thence South 89°15'34" East along the South right-of-way line of State Trunk Highway 33, 231.55 feet to a point in the East line of Lot 1, Certified Survey Map, No. 1752;
thence South 00°23'51" West along the East line of Lot 1, Certified Survey Map, No. 1752, 287.49 feet to the Southeast corner thereof;
thence North 89°36'09" West along the South line of Lot 1, Certified Survey Map, No. 1752, 156.50 feet to the Southwest corner thereof;
thence North 00°23'51" East along the West line of Lot 1, Certified Survey Map, No. 1752, 91.18 feet to the Southeast corner of Lot 1, Certified Survey Map, No. 1881;
thence North 89°36'00" West along the South line of Lot 1, Certified Survey Map, No. 1881, 75.77 feet to the Southwest corner of lands described and recorded in Reel 696, Image 998;
thence North 00°36'21" East along the West line of lands described and recorded in Reel 696, Image 998, 197.69 feet to the point of beginning.
Containing 59,956 square feet, (1.38 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 Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code AE-7, the Sauk County Land Division and Subdivision Regulations and the Town of Greenfield Land Division Ordinance to the best of my knowledge and belief.

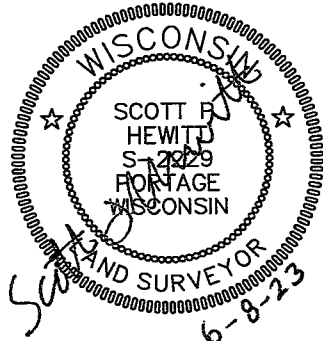

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: June 8, 2023
File No.: 423-183

OWNER: SYLVIA M. KRIEGL E12581 S.T.H. "33" BARABOO, WI 53913	CLIENT: MICHAEL KRIEGL 2685 NORTH MILLBROOK ROAD APPLETON, WI 54914
---	--

As prepared by:

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

SEAL:



G & A FILE NO. 423-183



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 820-490

DWG. 423-183 SHEET 3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING PART OF LOT 1, C.S.M. NO. 1752 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1752 AND 1752A AS DOCUMENT NO. 490164 AND PART OF LOT 1, C.S.M. NO. 1881 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1881 AND 1881A AS DOCUMENT NO. 503200, LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 32, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

TOWN BOARD RESOLUTION

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

Dated this the _____ day of _____, 2023.

Town Chairperson

SAUK COUNTY PLANNING AGENCY

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

Dated this the _____ day of _____, 2023.

Land Resources & Environment Department

OWNER: SYLVIA M. KRIEGL
E12581 S.T.H. "33"
BARABOO, WI 53913

CLIENT: MICHAEL KRIEGL
2685 NORTH MILLBROOK ROAD
APPLETON, WI 54914

As prepared by:

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

G & A FILE NO. 423-183



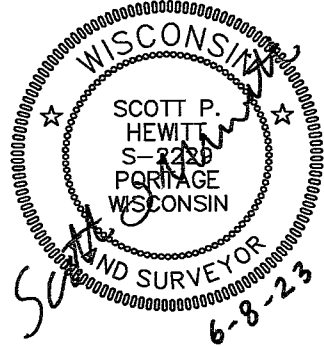
DRAFTED BY: T. KASPER

CHECKED BY: IG

PROJ. 820-490

DWG. 423-183 SHEET 3 OF 3

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING PART OF LOT 1, C.S.M. NO. 1752 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1752 AND 1752A AS DOCUMENT NO. 490164 AND PART OF LOT 1, C.S.M. NO. 1881 AS RECORDED IN VOL 7 OF C.S.M.S, PAGES 1881 AND 1881A AS DOCUMENT NO. 503200, LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 32, T. 12 N., R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

CITY OF BARABOO

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

City Engineer

Date

TOWN BOARD RESOLUTION

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

Town Chairperson

Dated this the ____ day of _____, 20 ____.

SAUK COUNTY PLANNING AGENCY

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

Dated this the ____ day of _____, 20 ____.

Land Resources & Environment Department

OWNER: SYLVIA M. KRIEGL
E12581 S.T.H. "33"
BARABOO, WI 53913

CLIENT: MICHAEL KRIEGL
2685 NORTH MILLBROOK ROAD
APPLETON, WI 54914

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. **523-212**

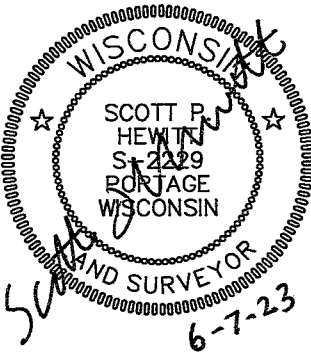
DRAFTED BY: A. JEROME

CHECKED BY: IG

PROJ. 523-212

DWG. 523-212 SHEET 1 OF 5

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

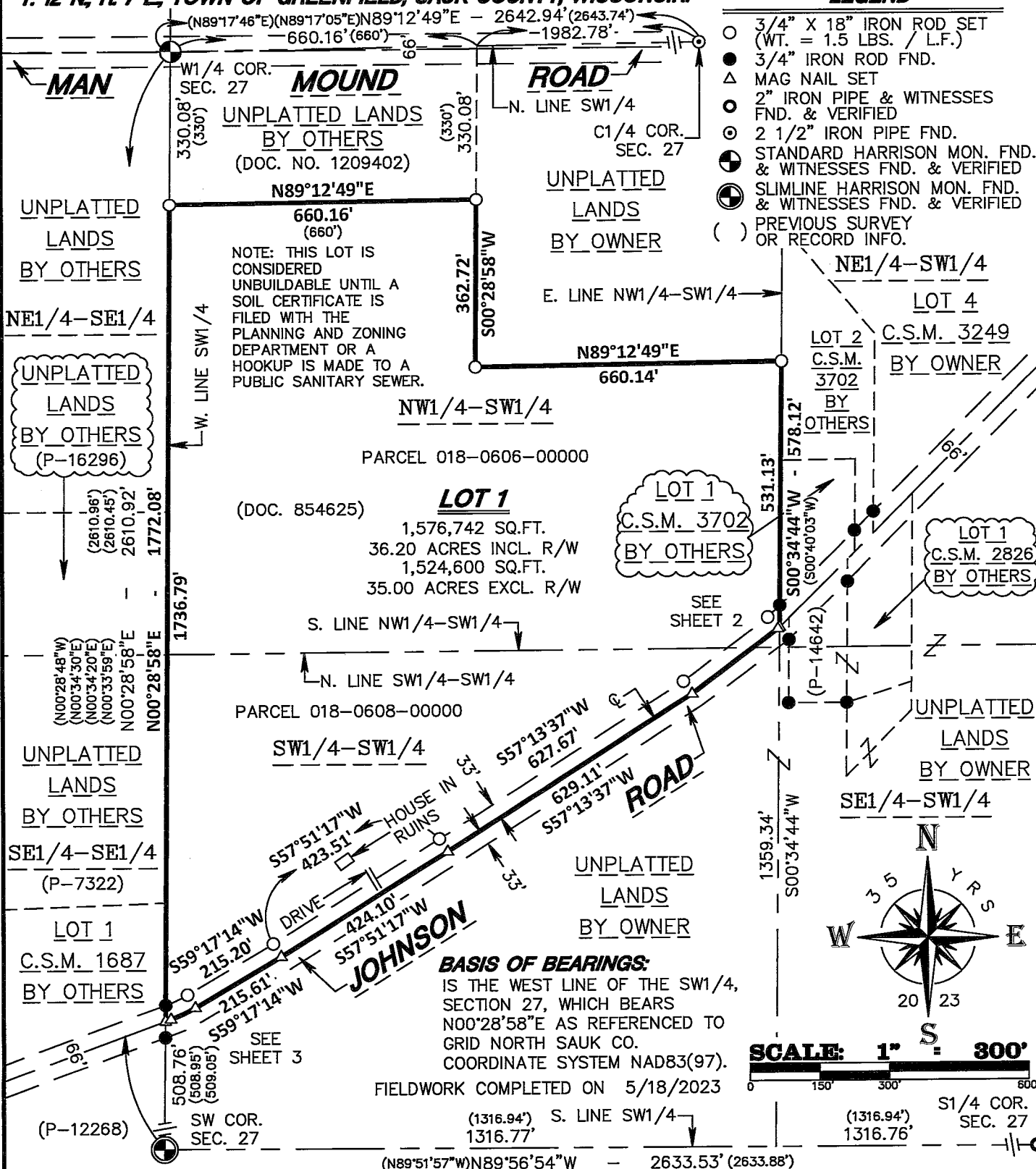
GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 27,
T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- 2" IRON PIPE & WITNESSES FND. & VERIFIED
- ⊙ 2 1/2" IRON PIPE FND.
- ⊕ STANDARD HARRISON MON. FND. & WITNESSES FND. & VERIFIED
- ⊗ SLIMLINE HARRISON MON. FND. & WITNESSES FND. & VERIFIED
- () PREVIOUS SURVEY OR RECORD INFO.



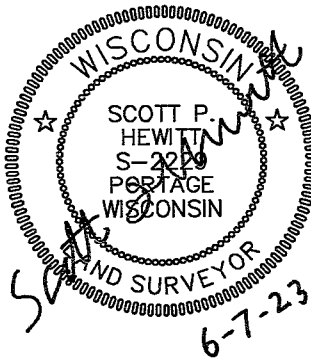
OWNER: ODD ACRES LLC
S4285 MAN MOUND ROAD
BARABOO, WI 53913

CLIENT: JENEANE BURTON
S4285 MAN MOUND ROAD
BARABOO, WI 53913

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. 523-212



DRAFTED BY: A. JEROME

CHECKED BY: TG

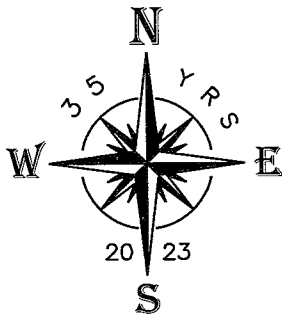
PROJ. 523-212

DWG. 523-212 SHEET 2 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 27,
T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**



SCALE: 1" = 40'
0 20 40 80

NW1/4-SW1/4

PARCEL 018-0606-00000

LOT 1

1,576,742 SQ.FT.
36.20 ACRES INCL. R/W
1,524,600 SQ.FT.
35.00 ACRES EXCL. R/W

S. LINE NW1/4-SW1/4

N. LINE SW1/4-SW1/4

PARCEL
018-0608-00000

228.87'
S52°51'18"W
232.33'
S52°51'18"W

ROAD

JOHNSON

SW1/4-SW1/4

UNPLATTED
LANDS
BY OWNER

E. LINE NW1/4-SW1/4
531.13'
578.12'
500°34'44"W
(S00°40'03"W)

S45°11'31"W
36.00'
(47.01')
46.99'

LOT 1
C.S.M. 3702
BY OTHERS

S45°11'31"W
4.77'

NE1/4-SW1/4

(P-14642)

UNPLATTED
LANDS
BY OTHERS

SE1/4-SW1/4

UNPLATTED LANDS
BY OWNER

OWNER: ODD ACRES LLC
S4285 MAN MOUND ROAD
BARABOO, WI 53913

CLIENT: JENEANE BURTON
S4285 MAN MOUND ROAD
BARABOO, WI 53913

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) 644-6877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 523-212



DRAFTED BY: A. JEROME

CHECKED BY: TG

PROJ. 523-212

DWG. 523-212 SHEET 3 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 27,
T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.**

C1	
DELTA	= 10°25'25"
ARC	= 58.22
RAD	= 320.00
BEARING	= S64°30'05"W
DIST	= 58.14

C2	
DELTA	= 10°25'25"
ARC	= 52.21
RAD	= 287.00
BEARING	= S64°30'05"W
DIST	= 52.14

LOT 1

1,576,742 SQ.FT.
36.20 ACRES INCL. R/W
1,524,600 SQ.FT.
35.00 ACRES EXCL. R/W

SW1/4-SW1/4

PARCEL
018-0608-00000

LOT 1
C.S.M. 1687
BY OTHERS

(N00°28'48"W)
(N00°34'30"E)
(N00°34'20"E)
(N00°33'58"E)
N00°28'58"E

1772.08'
1736.79'
W. LINE SW1/4

SE1/4-SE1/4

S59°17'14"W
215.20'

215.61'
S59°17'14"W

JOHNSON

ROAD

S69°42'38"W
12.52'

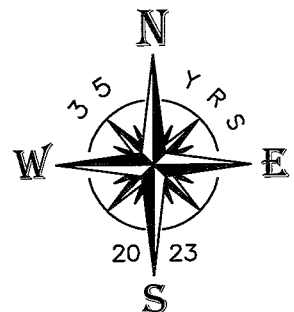
35.29'

35.30'

UNPLATTED
LANDS
BY OWNER

UNPLATTED
LANDS
BY OTHERS

(P-12268)



SCALE: 1" = 40'
0 20' 40' 80'

OWNER: ODD ACRES LLC
S4285 MAN MOUND ROAD
BARABOO, WI 53913

CLIENT: JENEANE BURTON
S4285 MAN MOUND ROAD
BARABOO, WI 53913

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

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



DWG. 523-212 SHEET 4 OF 5

Volume____, Page____

SURVEYOR'S CERTIFICATE

Commencing at the Southwest corner of Section 27;
thence North 00°28'58" East along the West line of the Southwest Quarter of Section 27, 508.76 feet to a point in the centerline of Johnson Road, the Southeast corner of Lot 1, Certified Survey Map, No. 1687 and the point of beginning;
thence continuing North 00°28'58" East along the West line of the Southwest Quarter of Section 27, 1,772.08 feet to the Southwest corner of lands described and recorded in Document No. 1209402;
thence North 89°12'49" East along the South line of lands described and recorded in Document No. 1209402, 660.16 feet to the Southeast corner thereof;
thence South 00°28'58" West, 362.72 feet;
thence North 89°12'49" East, 660.14 feet to a point in the East line of the Northwest Quarter of the Southwest Quarter of Section 27;
thence South 00°34'44" West along the East line of the Northwest Quarter of the Southwest Quarter of Section 27, 578.12 feet to a point in the centerline of Johnson Road and the Southwest corner of Lot 1, Certified Survey Map, No. 3702;
thence South 45°11'31" West along the centerline of Johnson Road, 4.77 feet;
thence South 52°51'18" West along the centerline of Johnson Road, 232.33 feet;
thence South 57°13'37" West along the centerline of Johnson Road, 629.11 feet;
thence South 57°51'17" West along the centerline of Johnson Road, 424.10 feet;
thence South 59°17'14" West along the centerline of Johnson Road, 215.61 feet;
thence Southwesterly along a 320.00 foot radius curve to the right in the centerline of Johnson Road having a central angle of 10°25'25" and whose long chord bears South 64°30'05" West, 58.14 feet;
thence South 69°42'38" West along the centerline of Johnson Road, 12.52 feet to the point of beginning.
Containing 1,576,742 square feet, (36.20 acres), more or less. Being subject to Johnson Road right-of-way along the Southerly side thereof and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code AE-7, the Sauk County Land Division and Subdivision Regulations and the Town of Greenfield Land Division Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: June 7, 2023
File No.: 523-212

CLIENT: JENEANE BURTON
S4285 MAN MOUND ROAD
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: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 523-212



DRAFTED BY: A. JEROME

CHECKED BY: IG

PROJ. 523-212

DWG. 523-212 SHEET 5 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 27,
T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN**

TOWN BOARD RESOLUTION

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

Town Chairperson

Dated this the _____ day of _____, 20____.

PLAN COMMISSION RESOLUTION

RESOLVED THAT this Certified Survey Map in the **City of Baraboo**, extraterritorial jurisdiction is hereby approved by the Plan Commission.

Mayor

Date

City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**,

Wisconsin, this _____ day of _____, 20____.

City Clerk

SAUK COUNTY PLANNING AGENCY

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

Dated this the _____ day of _____, 20____.

Land Resources & Environment Department

OWNER: ODD ACRES LLC
S4285 MAN MOUND ROAD
BARABOO, WI 53913

CLIENT: JENEANE BURTON
S4285 MAN MOUND ROAD
BARABOO, WI 53913