

#### AGENDA FOR THE PLAN COMMISSION

### Tuesday, August 15, 2023, 5:15 p.m. Council Chambers, 101 South Blvd., Baraboo, Wisconsin

## PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT <u>WILL NOT</u> BE HEARD BY THE COMMISSION !

			Pages
1.	Call t	o Order	
	1.a	Note compliance with the Open Meeting Law	
	1.b	Roll Call	
	1.c	Approve agenda	
	1.d	Approve July 18, 2023 meeting minutes	3
2.	(Any	<b>c Invited to Speak</b> citizen has the right to speak on any item of business that is on the agenda for mission action if recognized by the presiding officer.)	
3.	The r Cond Sauk reside	c Hearings request of Robert L & Karen M Luce Living Trust and Elaine M Dittrich for a litional Use Permit to convert the existing two-unit residential dwelling on Lot 2 of County Certified Survey Map No. 5411 to two side-by-side single-family attached ential dwellings at 1611/1613 Manassas Drive, City of Baraboo, Sauk County, onsin.	
4.	New	Business	5
	4.a	Zero Lot Line Conditional Use Request Consider the request of Robert L & Karen M Luce Living Trust and Elaine M Dittrich for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 2 of Sauk County Certified Survey Map No. 5411 to two side- by-side single-family attached residential dwellings at 1611/1613 Manassas Drive, City of Baraboo, Sauk County, Wisconsin.	
	4.b	Luce/Dittrich Certified Survey Map Review Review and approve a two-lot Certified Survey Map Review for Robert L & Karen M Luce Living Trust and Elaine M Dittrich to create two Side-By-Side Single-Family Attached Dwellings in an R-1A Single-Family Residential zoning district at 1611/1613 Manassas Drive, being Lot 2 of CSM No. 5411, located in the SW1/4 of Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin.	7
	4.c	Spirit Lake GDP/SIP Review the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for a proposed multi-family residential development on Lot 7 of the Plat of Spirit Lake located in the east half of the SE 1/4 of Section 4, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin for Pewit's Landing LLC.	9

4.d Pewit's Landing LLC CSM

Review and approve a three-lot Certified Survey Map Review for Pewit's Landing LLC to subdivide Lot 7 of the Plat of Spirit Lake and located in the east half of the SE 1/4 of Section 4, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin.

#### 4.e Mitchell Rezone Request

Consider a request to rezone 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, , from I-3, Industrial/Business to R-1A, Singe-Family Residential, in the NE1/4 of Section 11, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin by D Mitchell, LLC.

4.f Bluff Vista Conceptual Site Development Review conceptual site development plan for Lot 5 of Bluff Vista, located in the NE 1/4 of the SE 1/4 of Section 2, T11N, R6E in 800 block of Walnut Street in the City of Baraboo, Sauk County, Wisconsin for D Mitchell, LLC.

#### 5. Discussion Item

5.a Comprehensive Plan Update

#### 6. 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.

29

32

#### Minutes of Plan Commission Meeting July 18, 2023

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

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

Also in attendance were Tom Pinion, Kevin & Kari Benson, Donna Baker, Rick Eilertson, Paul Wolter, Chris Kielen, Seth Taft, Nate Day, Pat Cannon,

#### Call to Order

- a. <u>Note compliance with the Open Meeting Law</u>. Mayor Nelson noted compliance with the Open Meeting Law.
- b. <u>Agenda Approva</u>l: It was moved by Franzen, seconded by Kent to approve the agenda as posted. Motion carried unanimously.
- c. <u>Minutes Approval</u>: It was moved by O'Neill, seconded by Hartup to approve the minutes of June 20, 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.) – Donna Baker, 1362 Springbrook Drive addressed the Commission representing PUB. She said that members of Powered Up Baraboo believe that the Comprehensive Plan can and should include strategies to achieve sustainability, energy efficiency, and conservation metrics for the betterment of our community benefit for our community into the future. She said Powered Up Baraboo would like the Plan Commission to feel free to reach out to them during the development of the Comprehensive Plan Update. She said other communities such as Middleton, Fitchburg, and Sun Prairie have completed Comprehensive Plans recently which include sustainability and efficiency standards, there plans can be found on their community websites. She said that she looks forward to working with the City.

Rick Eilertson, 514 1<sup>st</sup> Street addressed the Commission. He said that he had the opportunity being on the Common Council in the early 2000s when the discussion on smart growth and comprehensive planning was starting and he was involved in the early stages of the Comprehensive Plan which was done in 2005, well beyond the 10-year requirement that the State has for communities to update their comprehensive plans. He said Powered Up is wanting the City and their consultant to look at is comparing what other communities are doing as far as sustainability, energy efficiency, and energy conservation and make sure they are brought into the comprehensive plan. He said he is a board member with Powered Up Baraboo and would be willing to help the City with the process as things continue to unfold.

#### New Business

- a. <u>Review and approve the Site Plan for Northcore Industries, Inc.'s new building on the 3.19-acre vacant lot located on the east side of the 400 Block of Commerce Avenue in an I-4 Planned Industrial/Business zoning district, in the 400 block of Commerce Avenue Pinion presented the background saying that they have went through the conditional use and rezoning process for this property. Chris Kielen, Kielen Engineering then addressed the Commission and presented the design of the proposed building. He said the proposed building is a 35,000 square foot metal building, with a potential expansion of 15,000 square feet. It was stated that the building is predominately production and warehousing with nine current employees. Pinion said the landscaping plan exceeds the number of points needed. He said the stormwater management plan conforms to the ordinance requirements. It was stated that EV conduit will be available for future electric car charging stations. It was moved by Kent, seconded by Hartup to approve the site plan for Northcore Industries, Inc. as presented. On roll call vote for the motion, Ayes Kent, Franzen, O'Neill, Hartup, Boegner, and Nelson. Nay 0, motion carried 6-0.</u>
- b. Consider a request to rezone the 2.98-acre vacant lot located on the northwest corner of CTH T (Taft Ave) and 12<sup>th</sup> Street, being Lot 1 of Sauk County Certified Survey Map No. 7223, from A-1 Agricultural Transitional to B-3, Highway Oriented Business by the Community Development Authority of the City of Baraboo Pinion presented background to the Commission. He stated that the City purchased this site in hopes of building Station No. 2 of the Baraboo Fire Department/EMS District facilities. Pinion said that the underlying zoning of this site is A-1 and all government facilities require a B-3 zoning classification. O'Neill moved, Kent seconded to approve the rezoning request as presented. On roll call for the motion, Ayes Franzen, O'Neill, Hartup, Boegner, Nelson, and Kent. Nay 0, motion carried 6-0.

#### **Discussion Items**

- a. <u>Comprehensive Plan Update</u> Pinion presented the background on the Comprehensive Plan Update. Nate Day, Project Manager for the Comprehensive Plan introduced himself to the Commission. It was stated that the public participation date with be May or June, 2024. Day explained what a POLCO Survey is, stating that it is a company based out of Madison that does surveys. He said that one of the advantages of using POLCO is that it tracks the IP address, giving a better idea of the demographics. He stated that an open house is being discussed at the high in October, with some pop-up events being held prior to the open house. Day said that discussion was to be present at the Night Market, and Art Fair On-The Square to encourage more public participation, survey, social media, and newspapers. Nelson said that the website is baraboocomprehensiveplan.com. Day said that the Comp Plan is going to need to meet State Statutes requirements and as information is collected from residents, and business owners it would be added into the Comp Plan.
- b. <u>Historic Preservation and Historic Property Designation Process</u> Pinion said that the Plan Commission also serves as the City's Historic Preservation Commission, whose duties include designation of historic places, structures and objects. Pinion gave a detailed history background of the Commission's previous designation, the last one being 1998. He stated that there are now five properties that are added for the Commission's consideration. It was stated that the properties were being brought to the attention of the Commission by the Historical Society. Nelson said that this is a discussion item only, because in order to consider the additional five parcels all public hearing requirement need to be met. It was the consensus of the Commission to move forward with public hearing requirements for the September 19 Commission meeting.
- Short-Term Rental Ordinance Mayor Nelson presented the background to the Commission. He said that Short-Term c. Rentals, a/k/a Air B&Bs are currently permitted in the City single-family dwellings only. He said that the City has received a request from a property owner to do something along this nature in the downtown district, above a retail property, which would require a change in the ordinance. Pinion said the ordinance was first enacted in 2019, and there was a year to eighteen months of deliberation, because a lot of people that were doing rentals felt that the City was intruding on their abilities and rights to regulate their properties the way that they deemed best. He said that several different communities were researched and the ordinance was developed, and it was a conscience decision by Plan Commission and Council at that point to amend the zoning code that would restrict its use to strictly singlefamily residential dwellings. He said that the primary purpose of that is a., it was a clear definition, relatively easy to administer and b., in most cases it would be almost be self-policed. He said that if it was in an exclusive single-family residential district, things get out of hand, the City would know about it real quick. Pinion said that it is a very elaborate process for property owners to go through. One Commission member said that the thought of a short term rental downtown above a retail would be great; however, if the cap was taken off, potentially, any apartment building downtown could be a hotel. Nelson said that he did pose this at a DBI meeting, which is not a representative sample, but a couple of the property owners that were in attendance were enthusiastic about the possibility of being allowed to do this. O'Neill feels that it should be left the way it is, Franzen agreed. Boegner questioned if it could be limited to a structure, such as a certain block. Pinion said that the ordinance states that short-term rentals must provide on-site, off-street parking, and downtown that would be difficult to do. It was the consensus of the Commission to not pursue amending the ordinance at this time.

Adjournment – O'Neill moved, Boegner seconded to adjourn at 6:09 p.m. Motion carried unanimously.

Rob Nelson, Mayor

#### PLAN COMMISSION ITEM SUMMARY August 15, 2023

#### SUBJECT: CONSIDER THE REQUEST OF ROBERT L & KAREN M LUCE LIVING TRUST AND ELAINE M DITTRICH FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 5411 TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 1611/1613 MANASSAS DRIVE, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

**SUMMARY OF ITEMS A & B:** The underlying zoning for this property is R-1A, Single-Family Residential and a two-family dwelling is a Permitted Use in that district. The existing duplex is co-owned by the applicants and they would like to convert the duplex to two side-by-side single-family attached dwellings so they can be owned 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.

<b>ACTION:</b>	Approve / Deny Conditional Use Permit (with certain conditions?)
<b>ACTION:</b>	Approve / Conditionally Approve / Deny CSM

#### SUBJECT: REVIEW THE GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 AND 4 OF THE PLANNED DEVELOPMENT PROCESS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON LOT 7 OF THE PLAT OF SPIRIT LAKE LOCATED IN THE EAST HALF OF THE SE 1/4 OF SECTION 4, T11N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR PEWIT'S LANDING LLC.

**SUMMARY OF ITEM C**: This project is part of the approved Development Agreement for the Spirit Lake project and a condition of that Agreement requires the applicant to construct a multi-family residential development. Included in the packet is their combined GDP/SIP submittal for this multi-phased project. The primary purpose for the PUD Overlay zoning to relax required building setbacks and density requirements for each phase of this project since each phase will be on its own separate lot with the lots configured to surround that phase. The proposed CSM is included in the submittal but will be acted on separately.

#### COMPLIANCE/NONCOMPLIANCE:

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

**ACTION:** Forward to Common Council for a Public Hearing with a recommendation to approve, conditionally approve, or deny the GDP and Phase 1 SIP for this property.

#### SUBJECT: REVIEW AND APPROVE A THREE-LOT CERTIFIED SURVEY MAP REVIEW FOR PEWIT'S LANDING LLC TO SUBDIVIDE LOT 7 OF THE PLAT OF SPIRIT LAKE AND LOCATED IN THE EAST HALF OF THE SE 1/4 OF SECTION 4, T11N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

**SUMMARY OF ITEM D:** The underlying property currently consists of a single lot and the owners would like to subdivide that lot into three lots with each lot boundary corresponding to the respective boundaries of each of the three proposed phases of this development. The development of Lots 2 and 3 would be predicated on the approval of the future corresponding Specific Implementation Plans for Phase 2 and 3.

#### **COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 18.06 – <u>Certified Survey Map</u>, I have found the CSM to be complete and have reviewed it for compliance with the ordinance. Since this CSM is part of the GDP and SIP for Phase 1, it would seem appropriate to conditionally approve this CSM pending approval of the PUD rezoning.

#### ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: CONSIDER A REQUEST TO REZONE CONSIDER A REQUEST TO REZONE 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, , FROM I-3, INDUSTRIAL/BUSINESS TO R-1A, SINGE-FAMILY RESIDENTIAL, IN THE NE1/4 OF SECTION 11, T11N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN BY D MITCHELL, LLC.

**<u>SUMMARY OF ITEM E</u>**: This location of this property should look familiar since we previously considered the conceptual rezoning of this same property for the VFW Post 987 at our April meeting. The new owner is requesting this rezoning to allow him to subdivide the property and construct two new single-family homes.

# ACTION: Forward to Common Council for a Public Hearing on the Rezoning with a recommendation to Approve/Conditionally Approve/or Deny the Proposed Rezoning to an R-1A, Single-Family Residential zoning classification.

#### SUBJECT: REVIEW A CONCEPTUAL SITE DEVELOPMENT PLAN FOR LOT 5 OF BLUFF VISTA, LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 2, T11N, R6E IN 800 BLOCK OF WALNUT STREET IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR D MITCHELL, LLC.

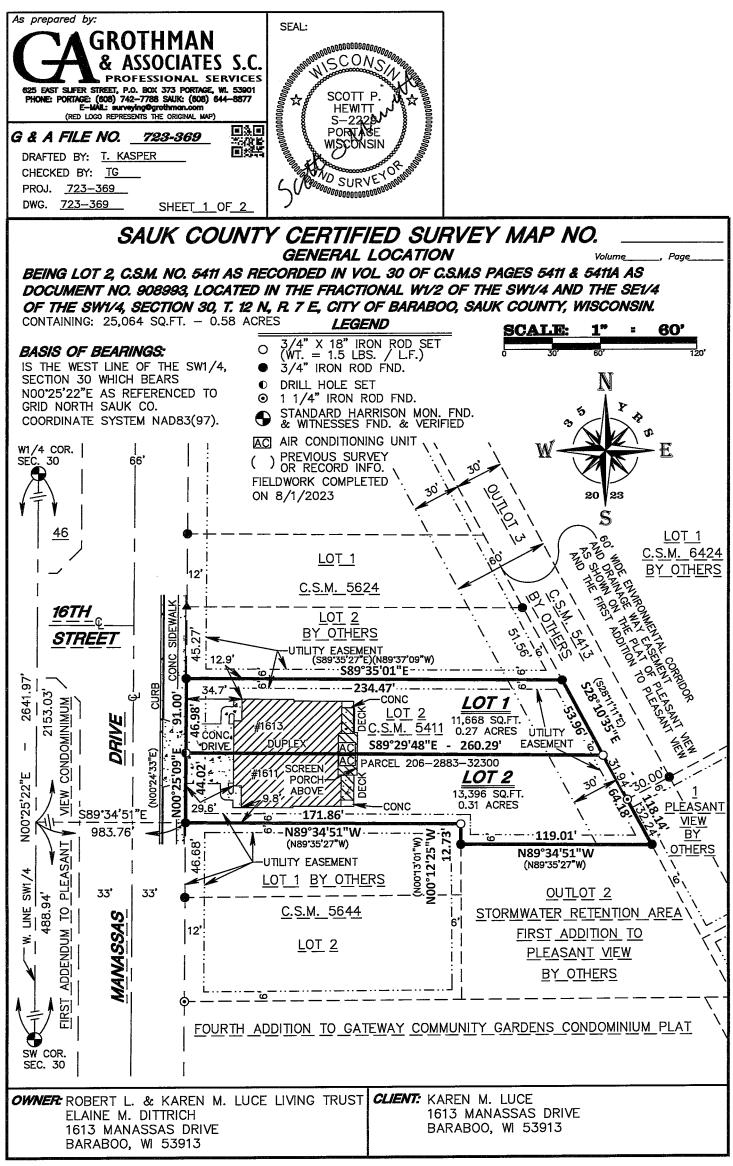
**SUMMARY OF ITEM F:** Bluff Vista subdivision plat was approved in 2017. This property was formerly occupied by the Blue & White Motel and in included a collection of small vacation cabins that have since been razed. Over the past several years, there have been a variety of concept plans for developing this property that were reviewed only at a staff level. The Developer has settled on this prospective plan, which consists of seven duplex buildings for a total of 14 units. This is roughly half of the maximum density that would be allowed by the underlying R-3 zoning. The Developer plans to construct these proposed duplexes and rent them out. He will be present at the meeting to address any questions or concerns.

#### COMPLIANCE/NONCOMPLIANCE: N/A

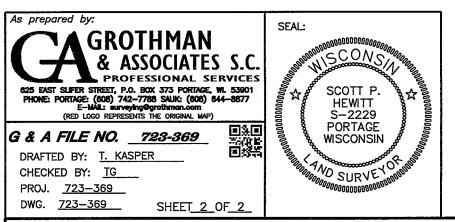
ACTION: Provide informal non-binding feedback to the developer for this proposed 14-unit residential development.

#### **DISCUSSION ITEMS:**

**ITEM A - COMPREHENSIVE PLAN UPDATE:** This will be a standing item on the agenda for the duration of Comprehensive Plan Update project. We have a regular monthly meeting with our consultant, SEH, prior to the Plan Commission meeting and our consultant will attend the Commission meeting to provide you with a brief summary of that meeting.



Page 7 of 32



SAUK COUNTY CERTIFIED SURVEY MAP NO. GENERAL LOCATION

Paae

BEING LOT 2, C.S.M. NO. 5411 AS RECORDED IN VOL. 30 OF C.S.M.S PAGES 5411 & 5411A AS DOCUMENT NO. 908993, LOCATED IN THE FRACTIONAL W1/2 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4, SECTION 30, T. 12 N, R. 7 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 25,064 SQ.FT. - 0.58 ACRES

#### SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, Professional Land Surveyor, do hereby certify that by the order of Karen M. Luce, I have surveyed, monumented, mapped and divided Lot 2, Certified Survey Map, No. 5411 as recorded in Volume 30 of Certified Survey Maps, page 5411 and 5411A as Document No. 908993 located in the fractional West Half of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, Section 30, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin.

Containing 25,064 square feet (0.58 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 Munth

SCOTT P. HEWITT Professional Land Surveyor, No. 2229 Dated: August 1, 2023 File No.: 723-369

#### PLAN COMMISSION RESOLUTION

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

Date

Date

Date

Mayor

City Engineer

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** 

OWNER: ROBERT L. & KAREN M. LUCE LIVING TRUST	CLIENT: KAREN M. LUCE
ELAINE M. DITTRICH	1613 MANASSAS DRIVE
1613 MANASSAS DRIVE	BARABOO, WI 53913
BARABOO, WI 53913	





## BARABOO, WISCONSIN





Page 9 of 32

## **PEWIT'S LANDING, LLC.**

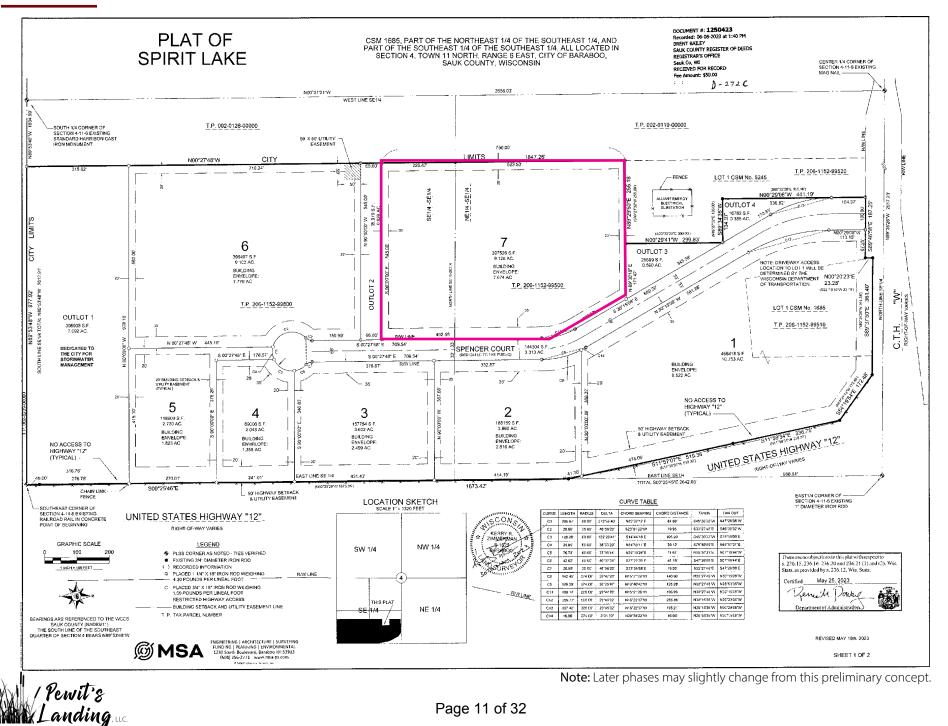
General Development Plan (GDP) Specific Implementation Plan (SIP) Phase 1

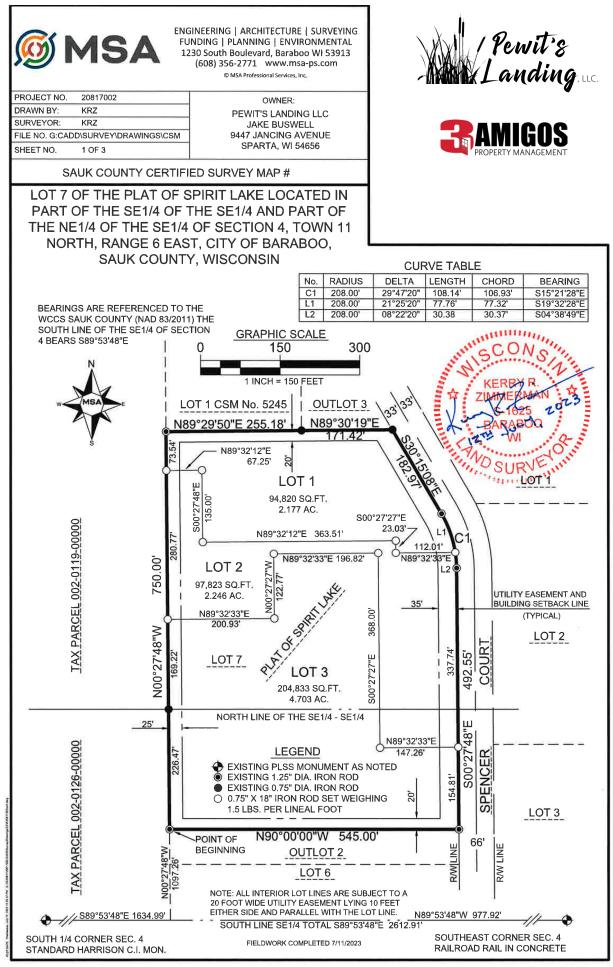
## City of Baraboo, WI





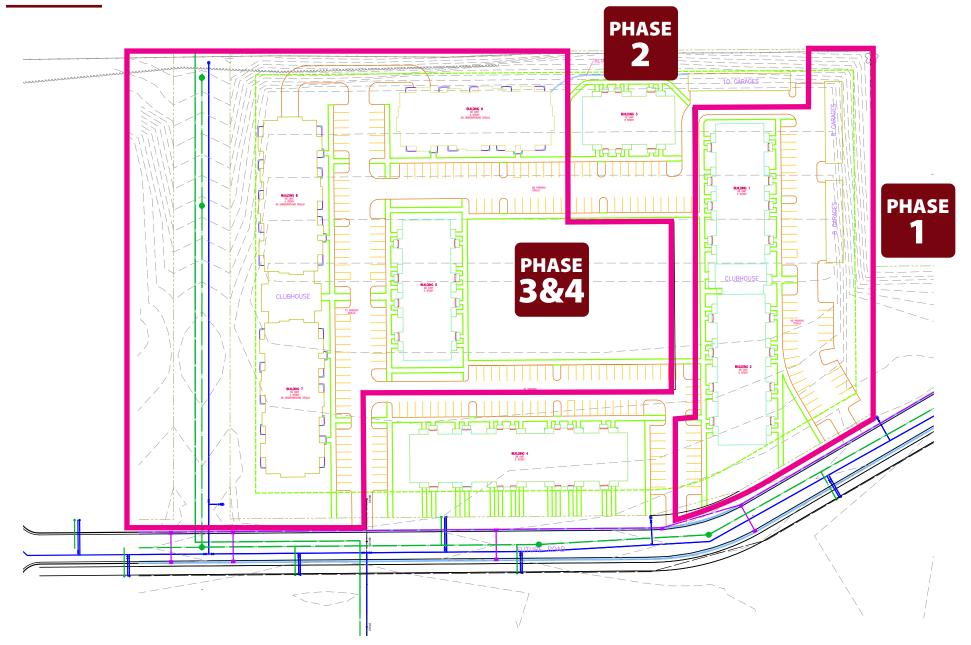
## PLAT OF SPIRIT LAKE MAP





Page 12 of 32

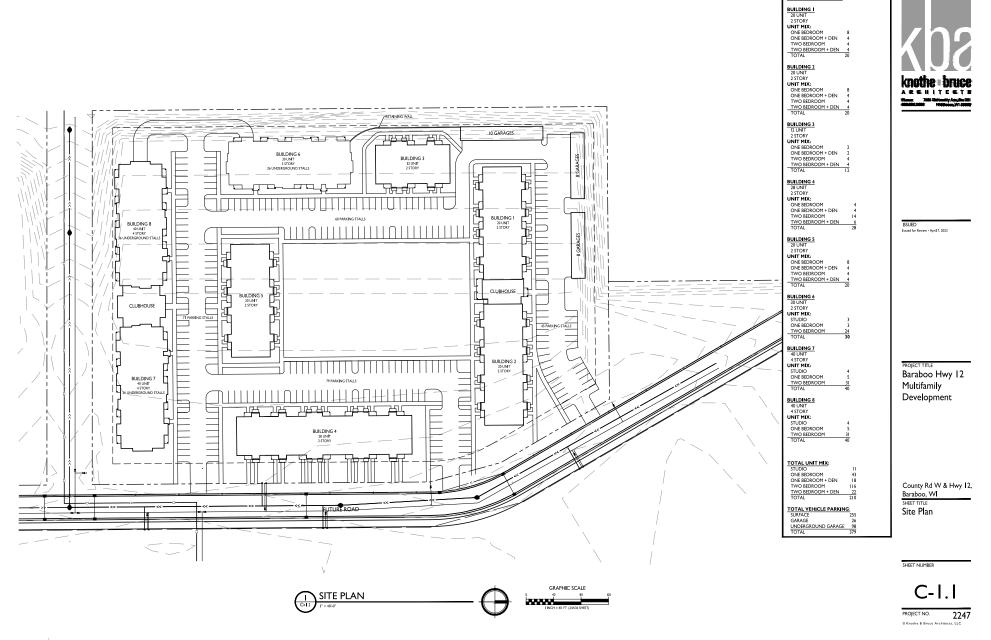
/ Pewit's Landing,.....



Note: Later phases may slightly change from this preliminary concept.

SITE PLAN - PLAT 7

/ Pewit's Landing,.....



Note: This is a preliminary layout. Final unit mix and building design may vary and is subject to change.

UNIT MIX BY BUILDING

Page 14 of 32





## **BUILDING 1**

20 Units

19,355 SF

## **CLUBHOUSE**

Entertainment Bldg. 2,056 SF

## **BUILDING 2**

20 Units 19,355 SF

## GARAGES

(2) 8-Car Garages









### NORTH ELEVATION

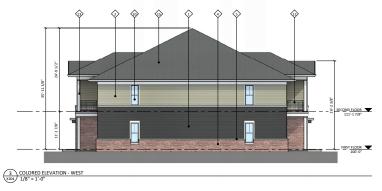


© Knothe & Bruce Architects, LLC



## SOUTH ELEVATION





EXTERIOR MATERIAL SCHEDULE				
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR	
1	COMPOSITE LAP 6"	LP SMARTSIDE	IRON GRAY	
2	COMPOSITE LAP 4"	LP SMARTSIDE	MONTEREY TAUPE	
4	BRICK VENEER	INTERSTATE BRICK	MOUNTAIN RED	
5	CAST STONE	ROCKCAST	CRYSTAL WHITE	
9	WOOD ACCENT		WOOD	
10	COMPOSITE WINDOW	ANDERSEN 100	BLACK	
11	ALUMINIUM STOREFRONT	N/A	BLACK	
12	RAILINGS & HAND RAILS	SUPERIOR	BLACK	
13	WRAPPED COLUMN	LP SMARTSIDE	MATCH TRIM	
15	ASPHALT SHINGLE ROOF	· · · · · ·	· · · · · · · · · · · · · · · · · · ·	

PROJECT TITLE Baraboo Hwy 12 Multifamily Development BLDG #1&2

ISSUED

knothe bruce

A R C H I T E C T S Phone: 7601 University Ave. #201 608.836.3690 Middleton, WI S3352

County Rd W & Hwy 12, Baraboo, WI SHEET TITLE EXTERIOR ELEVATIONS COLORED

SHEET NUMBER

#### X204

PROJECT NUMBER 2247

/Pewit's Landing,.....

### BUILDING 1 - WEST WING

20 Unit, 2-Story Building (8) 1 BR (4) 1 BR + Den (4) 2 BR (4) 2 BR + Den

All units have stainless steel energy appliances including dishwasher, refrigerator, stove, and microwave, plus in-unit washer and dryer. High end finishes including soft close cabinets and quartz counter top islands.



/Pewit's Landing,.....



Amenities Include: Office Fitness Center Community Room



/ Pewit's Landing, .....

### BUILDING 2 - EAST WING

20 Unit, 2-Story Building (8) 1 BR (4) 1 BR + Den (4) 2 BR (4) 2 BR + Den

All units have stainless steel energy appliances including dishwasher, refrigerator, stove, and microwave, plus in-unit washer and dryer. High end finishes including soft close cabinets and quartz counter top islands.



Pewit's Landing....



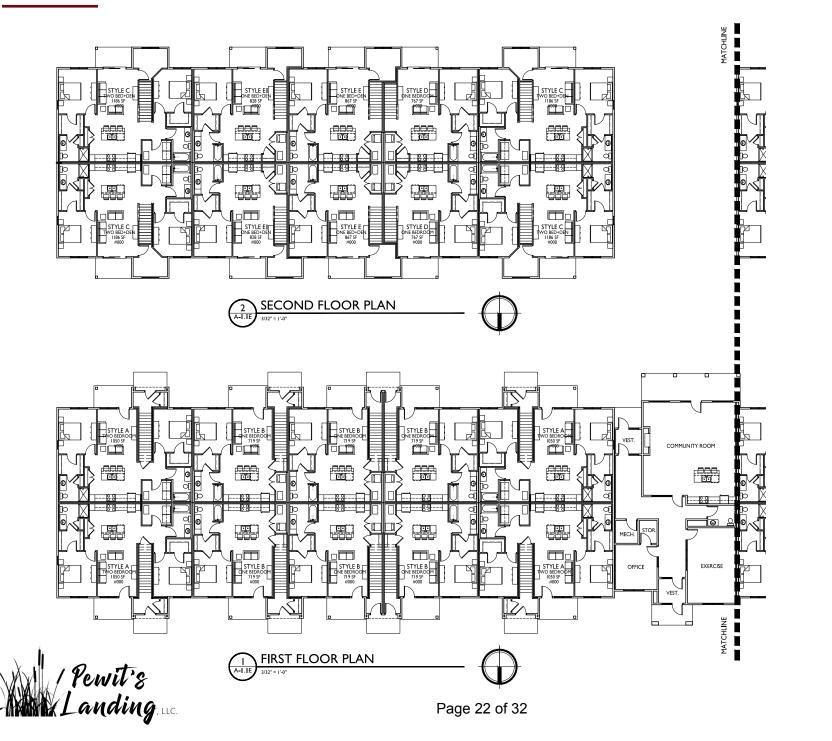
(2) 8-Car Garages With EV Charging



NOTE: Photo used is an example from one of our other Properties.



### FLOOR PLAN: BUILDING 1 - WEST WING (& CLUBHOUSE)



ISSUED Issued for Review - December 21, 2022 Issued for Review - May 18, 2023

PROJECT TITLE Baraboo Hwy 12 Multifamily Development

County Rd W & Hwy 12, Baraboo, WI SHEET TITLE Buildings # 1 & 2 & Clubhouse Floor Plans -East Wing (20 Units) SHEET NUMBER

A-I.IE PROJECT NO. 2247 © Knothe & Bruce Architects, LLC FLOOR PLAN: BUILDING 2 - EAST WING

STYLE D NE BEDROOM 767 SF STYLE C WO BED+DF II86 SF STYLE EI ONE BED+DEN 828 SF STYLE C WO BED+DE I 186 SF STYLE E NE BED+DEN 867 SF ∕⊑ -89-1-1 ਕ 1-63-1-1 09 00 88------ 68 - - -1-68-(-) d П Π-Π STYLE C TWO BED+DEI 1186 SF #000 STYLE D ONE BEDROOI 767 SF #000 STYLE E NE BED+DE 867 SF #000 STYLE EI ONE BED+DEN 828 SF #000 STYLE C WO BED+DEN I I86 SF #000 Ч SECOND FLOOR PLAN 2 A-1.1W  $\sqrt{2}$ ſ STYLE A STYLE A ' ROOM ∕ℾ T പ ā <u>┌--83---</u>ſ-┤│ -68----- 88-89-----00 - 0 0 - 00 -----89 To STYLE A TVYO BEDROC 1050 SF #000 STYLE B NE BEDROOM 719 SF #000 STYLE B NE BEDROOM 719 SF #000 STYLE B ONE BEDROC 719 SF #000 EXERCISE 4 Ζ FIRST FLOOR PLAN /Pewit's Landing,..... A-1.1W 3/32" = 1'-0"



ISSUED Issued for Review - December 21, 2022 Issued for Review - May 18, 2023

PROJECT TITLE Baraboo Hwy 12 Multifamily Development

County Rd W & Hwy 12, Baraboo, WI SHEET TITLE Building # I & 2 Floor Plans -West Wing (20 Units)

SHEET NUMBER

A-1.1W PROJECT NO. 2247 © Knothe & Bruce Architects, LLC

Page 23 of 32

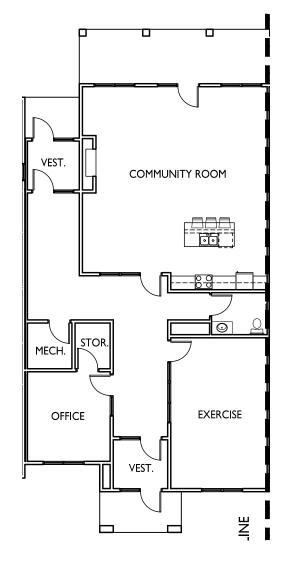




PROJECT TITLE Baraboo Hwy I2 Multifamily Development

County Rd W & Hwy 12, Baraboo, WI SHEFT ITTLE Buildings # 1 & 2 & Clubhouse Floor Plans -East Wing (20 Units) SHEFT NUMBER





/ Pewit's Landing,.....

### ENVIRONMENTAL IMPACT INITIATIVES



**RECYCLED INSULATION** Cellulose - Above Code R-Value insulation to be installed.



**EXTERIOR SIDING** LP SmartSide Trim & Siding to be used. Green Builder Media recognized as "Most Sustainable Siding Supplier" in 2022.



**EV CHARGING** 16 Garages for Buildings 1 & 2 will have EV (Electric Vehicle) charging access.



**ENERGY SAVERS** Energy Star appliances and windows are used throughout the development.



## **STORM WATER RETENTION & TREATMENT SYSTEM**

Storm water runoff retention system to be built for the entire development. See next page for additional information about this system.



## ENVIRONMENTAL IMPACT INITIATIVES: STORM WATER RETENTION

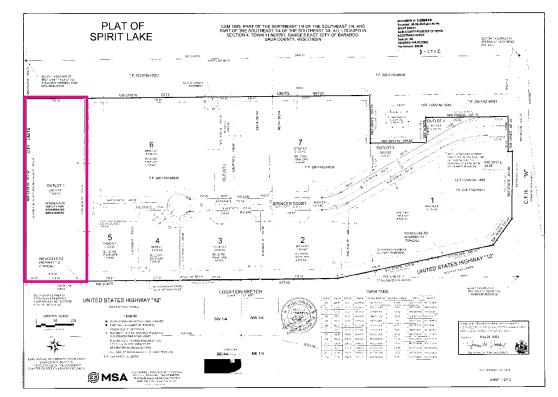
All storm water throughout the Plat of Spirit Lake development will flow to a regional storm water basin at the south end of the development.

The first storm water basin will be a wet pond, which will decrease flow rates from the site. The rate reduction requirement exceeds both state and local requirements. This wet pond also removes total suspended solids or sediment from the storm water, which also exceeds state requirements.

Once the water is "cleaned" and detained in the wet pond, it will flow to an infiltration basin. The infiltration basin will recharge the local storm water aquifer.

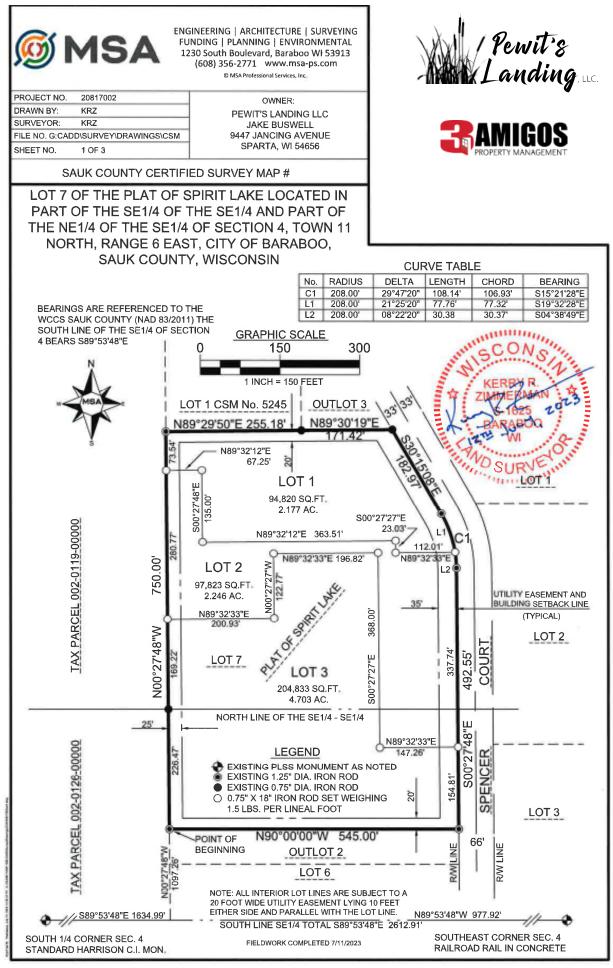
The requirement for the development is to have a minimum of 75% of the average annual runoff infiltrate. The size of the development's infiltration pond will allow greater than 75% of the average annual runoff to infiltrate, and reduces the volume of runoff from the site for low intensity storms.







Pewit's Landing, LC.



Page 28 of 32

## JUL 2 1 2023

For Office Use:	Date	C	Date	22
<ul> <li>Application given by</li> <li>Fee received by Treasurer</li> <li>Filed with City Clerk</li> <li>Zoning Administrator Certification</li> <li>Referred for Staff Review</li> <li>Public Hearing Set</li> </ul>		<ul> <li>Notices Mailed by</li> <li>Public Hearing Published by</li> <li>Plan Commission Held</li> <li>Public Hearing Held</li> <li>Council Action</li> </ul>		

City	of	Ba	taboo
------	----	----	-------

#### PETITION FOR ZONING CHANGE

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

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

Date of Petition:

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

The undersigned, being all the owners of the real property covered by this zoning change request, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

- 1. Name and address of each owner: VFW Burn boo Applicant & DMSchell UC 8.0 W Barchoo, Wissard 2. Address of site: Miwe Ro
- 3. Tax parcel number of site: 206 1153 54000

1-21-2023

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

5.	Present zoning classification	n:Con	imerco	zial		
6.	Requested zoning change:	Divido	into	Two	R-L	Lo

- 7. Brief description of structures presently existing on site (include photos):
- 8. Brief description of present use of site and structures thereon:
  - Vacant Lan

JUNCO

- 9. Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees):
- 10. The following arrangements have been made for serving the site with municipal sewer and water: A + S + e

- 11. Name, address, and tax parcel number of all owners of <u>each</u> parcel immediately adjacent to the boundaries of the site and extending 200 feet from and all the owners of the land directly opposite from the site extending 200 feet from the street frontage of such opposite land. (see section 17.11(1)(c) and City Code).
- 12. A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet, plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.
- 13. A statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the Zoning 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.

Dated this 2( day of 5), 20**2-3**.

Property Owner

Property Owner

Property Owner

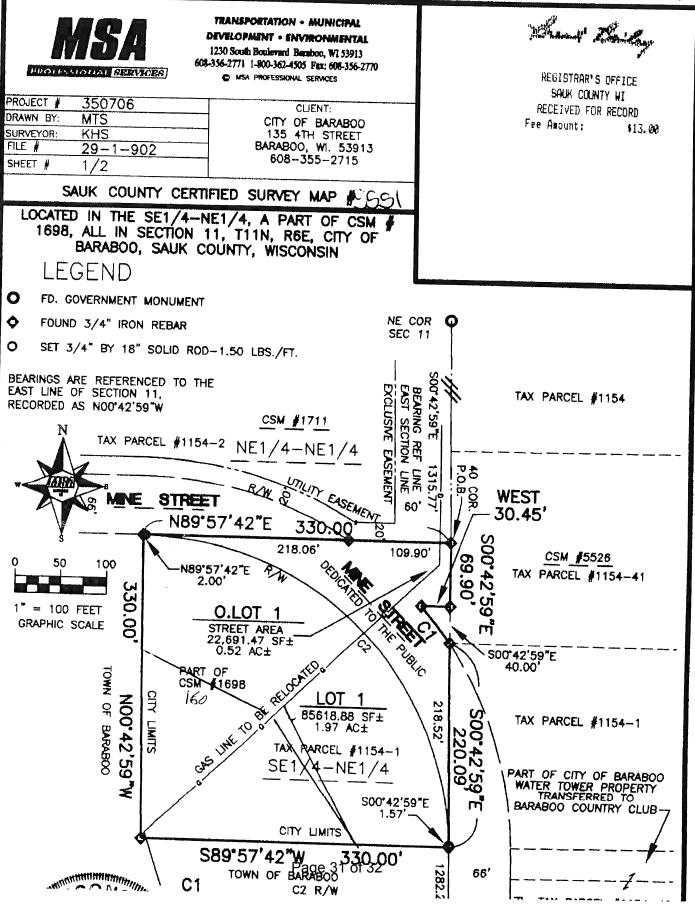
I have reviewed this application for completeness:

Date:

Zoning Administrator: \_\_\_\_\_

DUC# 930897

Recorded MAR. 22,2007 AT 02:35PM





	GROTHMAN BROTHMAN & ASSOCIATES, S.C. PROFESSIONAL SERVICES 625 EAST SUFER STREET P.O.BOX 373 PORTAGE, WI 53901 PORTAGE (608) 742–7788 SAUK: (608) 742–7788 SAUK: (608) 742–0434 WWW.GROTHMAN.COM Surveying@Grothman.com
	NORTH SCALE: 1" · 20"
	CUENT: D. MITCHELL LLC
	CLIENT ADDRESS: P.O. BOX 102 BARABOO, WI 53913
	REVISIONS:           #         DATE         DESCRIPTION           x         xx-xx-xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
<u>A.</u>	
	DESIGNED/DRAWN: AJJ APPROVED: TAT DRAWING ISSUE DATE: 4/10/2023 PROJECT NAME: BLUFF VISTA CONDOMINIUM
	PROJECT LOCATION: LOT 5 BLUFF VISTA, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 2, T.11N., R.6E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN.
	PARCEL 206-1119-50000
	SHEET NAME: PROPOSED SITE LAYOUT

LOT 1

<u>C.S.M. 4229</u>

<u>P.O.S. BY M.S.A.</u>



TOLL FREE: 800-242-8511

G&A PROJECT NO.: 721-484 SHEET NO. **C3.0**