



AGENDA FOR THE PLAN COMMISSION

Tuesday, September 19, 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 August 15, 2023 meeting minutes

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2. Public Invited to Speak

(Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearings

3.a D Mitchell LLC Zero Lot Line Duplex

The request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 8 of St. Clare Acres subdivision to two side-by-side single-family attached residential dwellings at 1427/1429 Martiny Court, City of Baraboo, Sauk County, Wisconsin.

3.b Matthew Mueller/Spirit Lake CUP

The request of Matthew A Mueller (Applicant) and Spirit Lake, LLC (Owner) to grant a Conditional Use Permit to allow the construction of a new warehouse building on Lot 4 in the Plat of Spirit Lake, that will be used primarily as a distribution facility with a portion of the building equipped with several indoor batting cages, located at 1031 Spencer Court, City of Baraboo, Sauk County Wisconsin.

3.c Frank Liquor Company/Spirit Lake CUP

The request of Frank Liquor Company, Inc. (Applicant) and Spirit Lake, LLC (Owner) to grant a Conditional Use Permit to allow the construction of a new warehouse building on Lot 5 in the Plat of Spirit Lake, that will be used as a distribution facility, located at 1051 Spencer Court, City of Baraboo, Sauk County Wisconsin.

4. New Business

6

4.a D Mitchell CUP Request

9

Consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 8 of St. Clare Acres subdivision to two side-by-side single-family attached residential dwellings at 1427/1429 Martiny Court, City of Baraboo, Sauk County, Wisconsin.

- 4.b D Mitchell LLC CSM 12
Review and approve a two-lot Certified Survey Map Review for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-1A Single-Family Residential zoning district on Lot 8 of St. Clare Acres at 1427/1429 Martiny Court, City of Baraboo, Sauk County, Wisconsin.
- 4.c Mueller/Spirit Lake CUP Request
Consider Matthew A Mueller (Applicant) and Spirit Lake, LLC (Owner) request for a Conditional Use Permit to allow the construction of a new warehouse building on Lot 4 in the Plat of Spirit Lake, that will be used primarily as a distribution facility with a portion of the building equipped with several indoor batting cages, located at 1031 Spencer Court, City of Baraboo, Sauk County Wisconsin.
- 4.d I A.M. Dairy Site Plan Review 14
Review and approve the Site Plan for I A.M. Dairy's new building on Lot 4 of the Plat of Spirit Lake, a 2.043-acre vacant lot in an I-4, Planned Industrial/Business zoning district, located at 1031 Spencer Court.
- 4.e Frank Liquor/Spirit Lake CUP Request
Consider Frank Liquor Company, Inc.'s (Applicant) and Spirit Lake, LLC's (Owner) request for a Conditional Use Permit to allow the construction of a new warehouse building on Lot 5 in the Plat of Spirit Lake that will be used as a distribution facility, located at 1051 Spencer Court, City of Baraboo, Sauk County Wisconsin.
- 4.f D Mitchell, LLC 23
Review and approve a 2-Lot CSM that divides Lot 1, Sauk County Certified Survey Map No. 5551, recorded in the Sauk County Register of Deeds Office in Volume 31, Page 5551 as Document No. 930897, a 1.97-acre lot on the southwest side of the 400 block of Mine Street, across from the Baraboo Country Club in the NE1/4 of Section 11, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin for D Mitchell, LLC.
- 4.g Valhalla Valley, LLC 25
Review a conceptual site development plan for a prospective subdivision on 74 acres of property located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 11, T11N, R6E in the 1600 block of Walnut Street in the City of Baraboo, Sauk County, Wisconsin for Valhalla Valley, LLC.
5. Discussion Items
- 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.

Minutes of Plan Commission Meeting August 15, 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.

Also in attendance were Tom Pinion, Robert & Karen Luce, Jake Buswell, Dave Mitchell, and Donna Baker.

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 agenda as posted. Motion carried 6-0.
- c. Minutes Approval: It was moved by Boegner, seconded by Kent to approve the minutes of July 18, 2023 meeting. Motion carried 6-0.

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.

Barry Hartup arrived, all members now present.

Public Hearing

- a. The request of Robert L & Karen 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 - There being no speakers, the hearing was declared closed.

New Business

- a. Consider the request of Robert L & Karen 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– Pinion presented the background to the Commission. It was moved by O'Neill, seconded by Franzen to approve the CUP as requested. On roll call vote for the motion, Ayes – Kent, Franzen, O'Neill, Kolb, Hartup, Boegner, and Nelson. Nay – 0, motion carried 7-0.
- b. 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 –It was moved by Kolb, seconded by O'Neill to approved the CSM as presented. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Hartup, Boegner, Nelson, and Kent. Nay – 0, motion carried 7-0.
- c. 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 SE1/4 of Section 4, T11N, R6 in the City of Baraboo, Sauk County, Wisconsin for Pewit's Landing LLC – Pinion presented background. He said that Lot 7 is immediately south of the Alliant substation and the site that is proposed for a multi-family residential complex that consists of eight buildings, a total of 210 units. He said that there is a CSM map included in the GDP/SIP which is the subject of the next agenda item. He said that developers are proposing at least three phases, and perhaps the last and largest phase may be split into two more phases. Pinion said that this is the general development plan that shows how the developers intend to do it, also included is Phase I of the specific implementation plan. Pinion said that should something change down the road with a future phase and the configuration of these phases change or the lots change, they would have to amend the GDP at that same time. He said full color renderings were included. He said there will be eight one-bedrooms per building, four one-bedrooms and a den, four two bedrooms, and then four two-bedrooms and a den, so a variety of sizes within that with corresponding rental rates. He said there are some common amenities, which includes an office, fitness center, and a community room in the clubhouse. He said there will be EV charging available if people renting those garage spaces would choose to install them. All floor plans were include for Commissions review. Energy Star appliances will be included, stormwater retention and treatment system, that is part of the overall regional stormwater management facility for the entire 54-acres, that outlot, as well as two of the other three outlots have already been dedicated by way of the plat to the City so that's been sized to accommodate the stormwater for the entire subdivision.

Jake Buswell introduced himself to the Commission and provided samples of the building materials to them. He said the color scheme will be similar to that of the Rapid River project that was done. Kolb asked if there would be underground conduit installed so in the future EV charging could be added to on street parking. Buswell said that he would suspect that in the later phases it would certainly make sense to install conduit under the sidewalk towards the parking stall. Kolb said that he would like to personally see something like this in the first phase. Pinion said that the GDP is for lot 7 only, the SIP is for Phase I only. He said that if future phases substantially conform to the GDP, the Commission would be obliged to approve those. However, if they wanted to reconfigure something, then they would have to amend the GDP. Pinion said that the stormwater plan is enough to accommodate enough runoff from fully developed lots throughout the plat, including the commercial. A question was asked how garbage would be handled. Buswell did not have a good answer, he felt that between the garages would be a suitable space, and subsequent phases would have to be determined. Pinion said that a dumpster enclosure is required. It was stated that the garages are insulated but not climate-controlled. It was moved by Kolb, seconded by Kent to approve the GDP for Lot 7 and the SIP for Phase I of Lot 7, and that dumpster enclosures are required. Kolb said that he is really pushing for the conduit in the outdoor parking for EVs. May Nelson said that from his perspective he is not a supporter of the location of this project; however, he does appreciate the work that is being put in to it in making it as equal opportunity friendly as possibly. On roll call vote for the motion, Ayes – O'Neill, Kolb, Hartup (abstained), Boegner, Nelson, Kent, and Franzen. Nay – 0, motion carried 6-1. Hartup abstained.

- d. 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 SE1/4 of Section 4, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin – Pinion presented the background for this CSM. He said that they three uniquely shaped lots to match the current proposed phase lines. He said that there is no required lot size for the PUD. He said that if the Commission considers this to be acceptable based on what we have so far, he suggests that the Commission make the approval conditioned on Council's final approval of the GDP and SIP. Kent questioned the shapes of the lot. Buswell presented a detailed presentation as why the lot are split as they are. Pinion said that if the development phases are built as the current lot configurations it would leave 4.7 acres of green space, and the entirety of Lot 3 is green space. Kolb said that the City has always been very insistent on green space when we have developments. Nelson moved to approve the 3-lot CSM as shown conditioned on City Council approving the GDP/SIP. On roll call vote for the motion, Ayes – Kolb, Hartup (abstain), Boegner, Nelson, Kent, Franzen, and O'Neill. Nay – 0, motion carried 6-1. Hartup abstained.
- e. 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 5551as 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, Single-Family Residential, in the NE1/4 of Section 11, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin by D Mitchell, LLC – Pinion presented the background of Mitchell's request. He said that the balance of the property in the neighborhood is zoned Ag, it is a single owner. Pinion said that there is residential to the south. He said that the roadway could present some challenges, if it is developed it would likely require improvement to a fully improved section of roadway, at the least a full roadway, at this time the road is barely 20 feet wide. Nelson who would pay the bill for the improvements. Pinion said that if this follows the City's special assessment policy brand new sidewalk, and curb and gutter are assessed to the adjoining benefitting property owners; therefore, it would be the owner of this property, country club, and the City of Baraboo for the water tower. Pinion said that the road has zero chance of extending south. Kolb that the VFW came to the Commission regarding this property was asking about residential and Kolb was not in favor of residential due to the location next to industrial. Pinion said that the zoning is a bit unconventional zoning on the other side of the country club, it was all I-3 and then along the course it was converted to residential, this has created some concerns from the adjoining residences with noise and the traffic, but they knew it coming in. Kolb said that there are some elevation challenges there as well, Pinion said that topographically it is much higher on the curb and drops off to the southwest, which can be overcome with landscaping and retaining walls. He said that there is an abandoned gas main that would have an inherent setback if it were subdivided. Nelson asked if it is abandoned why a setback would be required, Pinion answered that it is in the documents and would have to be released by Northern Natural Gas. Kolb asked Mitchell if he proposed splitting the lot and building two single-family dwellings, Mitchell said his intentions were to build two duplexes. It was stated that the summary was incorrect. Kolb asked if his intentions would be to do zero lot line duplexes, why he did do it at this time. Mitchell said that the foundation has to be in before a survey can be done. Mitchell then explained where the proposed duplexes would go on the property. It was moved by Kent to forward to Council with a recommendation to approve the request to rezone Lot 1, Sauk County CSM Map No. 5551 from I-1 to R-1A. Boegner seconded the motion. On roll call vote for the motion, Ayes – Boegner, Nelson, Kent, and O'Neill. Nay – Hartup, Franzen, and Kolb. Motion carried 4 to 3.
- f. Review conceptual site development plan for Lot 5 of Bluff Vista, located in the NE1/4 of the SE1/4 of Section 2,

T11N, R6E in 800 block of Walnut Street in the City of Baraboo, Sauk County, Wisconsin for D Mitchell, LLC – Pinion presented the background to the Commission. He said this is the former Blue & White Motel property. He said the size of this lot, depending on the configuration of buildings could afford as many as 30 units. Mitchell’s current concept plan is 7 duplexes. Pinion said that these duplexes, unlike the others that is has built could not be subdivided into side-by-side single-family attached dwelling, because not all of them have frontage on a public road right-of-way. He said he understands that Mitchell’s intention is to build them, own them, and manage them. Ingress and egress into and out of the property was then discussed. Mitchell presented the proposed sizes of the duplexes. It was stated that the proposed storm water management is adequate. It was the consensus of the Commission that Mitchell proceed.

Discussion Items

- a. Comprehensive Plan Update – Mayor Nelson presented the Commission with a detailed update on the Comprehensive Plan.

Adjournment – Kolb moved, Kent seconded to adjourn at 6:39 p.m. Motion carried unanimously.

Rob Nelson, Mayor

PLAN COMMISSION ITEM SUMMARY
September 19, 2023

SUBJECT: CONSIDER THE REQUEST OF D MITCHELL LLC FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 8 OF ST. CLARE ACRES SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 1427/1429 MARTINY COURT, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEMS A & B: The underlying zoning for this property is R-4, Four – Twelve Unit Multi-Family Residential and a two-family dwelling is a Permitted Use in that district. D Mitchell LLC is the owner of the duplex that is currently under construction on this lot and they would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately, which is what triggers the need for a Conditional Use Permit. A Certified Survey Map that divides the property is also included for your consideration

COMPLIANCE/NONCOMPLIANCE:

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

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: CONSIDER MATTHEW A MUELLER'S (APPLICANT) AND SPIRIT LAKE, LLC'S (OWNER) REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW WAREHOUSE BUILDING ON LOT 4 IN THE PLAT OF SPIRIT LAKE, THAT WILL BE USED PRIMARILY AS A DISTRIBUTION FACILITY WITH A PORTION OF THE BUILDING EQUIPPED WITH SEVERAL INDOOR BATTING CAGES, LOCATED AT 1031 SPENCER COURT, CITY OF BARABOO, SAUK COUNTY WISCONSIN.

SUMMARY OF ITEM C: The underlying zoning for this property is I-4, Planned Industrial/Business, and this is a permitted use in that district; however, this property is also in the Conditional Use Overlay District so all uses are regulated as Conditional Uses. This project is a new building that will allow I A.M. Dairy to relocate from their current 105 Vine Street location and expand.

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.

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

SUBJECT: REVIEW AND APPROVE THE SITE PLAN FOR I A.M. DAIRY'S NEW BUILDING ON LOT 4 OF THE PLAT OF SPIRIT LAKE, A 2.043-ACRE VACANT LOT IN AN I-4, PLANNED INDUSTRIAL/BUSINESS ZONING DISTRICT, LOCATED AT 1031 SPENCER COURT, FOR MATTHEW A MUELLER.

SUMMARY OF ITEMS D: Mr. Mueller plans to construct a new warehouse building on this site. The attachments in the packet include a Site Plan, a Landscaping Plan and Colored Renderings of the proposed new building. Since the Plat of Spirit Lake has a regional storm water management facility, a separate Storm Water Management Plan is not necessary. The only information they have yet to provide is a Site Lighting Plan. Mr. Mueller and his contractor will be present at the meeting to address any questions or concerns.

COMPLIANCE/NONCOMPLIANCE: Pursuant to Section 17.47 – Site Plan Review and Approval, I have found the application to be complete and reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny Site Plan

SUBJECT: CONSIDER FRANK LIQUOR COMPANY, INC.'S (APPLICANT) AND SPIRIT LAKE, LLC'S (OWNER) REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW WAREHOUSE BUILDING ON LOT 5 IN THE PLAT OF SPIRIT LAKE THAT WILL BE USED AS A DISTRIBUTION FACILITY, LOCATED AT 1051 SPENCER COURT, CITY OF BARABOO, SAUK COUNTY WISCONSIN.

SUMMARY OF ITEM E: The underlying zoning for this property is I-4, Planned Industrial/Business, and this is a permitted use in that district; however, this property is also in the Conditional Use Overlay District so all uses are regulated as Conditional Uses. This project is a new building that Frank Liquor Company, Inc. intends to use as a local distribution center to better serve their existing customers' territory.

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.

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

SUBJECT: REVIEW AND APPROVE A 2-LOT CSM THAT DIVIDES LOT 1, SAUK COUNTY CERTIFIED SURVEY MAP NO. 5551, RECORDED IN THE SAUK COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 31, PAGE 5551 AS DOCUMENT NO. 930897, A 1.97-ACRE LOT ON THE SOUTHWEST SIDE OF THE 400 BLOCK OF MINE STREET, ACROSS FROM THE BARABOO COUNTRY CLUB IN THE NE1/4 OF SECTION 11, T11N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR D MITCHELL, LLC.

SUMMARY OF ITEM F: The underlying property currently consists of a single 1.98-acre lot and the owner would like to subdivide that lot in half to create two equal sized lots. The property is currently zoned I-3, Industrial/Business; however, there is a pending request to rezone this property to R-1A, Single-Family Residential. The first reading of that rezoning ordinance was approved by the Council at the September 12th meeting. The size of the new lots exceed the minimum area requirement for the R-1A zoning district.

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. Since this CSM creates two lots that conform to the proposed zoning district but not the existing zoning district, it would seem appropriate to conditionally approve this CSM pending approval of the pending rezoning or this property to R-1A.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW A CONCEPTUAL SITE DEVELOPMENT PLAN FOR A PROSPECTIVE SUBDIVISION ON 74 ACRES OF PROPERTY LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T11N, R6E IN THE 1600 BLOCK OF WALNUT STREET IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR VALHALLA VALLEY, LLC.

SUMMARY OF ITEM G: Valhalla Valley LLC owns 74 acres of predominant vacant property and they are considering the development of a residential subdivision on their property. This property is primarily vacant with one existing structure. The owners have created a conceptual plan for the property and are seeking feedback from the Commission. The Developer has provided a proposed 2-Phase project and they will be present at the meeting to address any questions or concerns.

COMPLIANCE/NONCOMPLIANCE: N/A

ACTION: Provide informal, non-binding feedback to the developers for this prospective residential subdivision.

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.

For Office Use:	Date	Date
<input type="checkbox"/> Application given by _____	_____	_____
<input type="checkbox"/> Received by Bldg. Inspector _____	_____	_____
<input type="checkbox"/> Fee received by Treasurer _____	_____	_____
<input type="checkbox"/> Building Insp. Certified _____	_____	_____
<input type="checkbox"/> Filed with City Clerk _____	_____	_____
<input type="checkbox"/> Referred for Staff Review _____	_____	_____
	<input type="checkbox"/> Referred to Council _____	<input type="checkbox"/> Public Hearing Set _____
	<input type="checkbox"/> Public Hearing Set _____	<input type="checkbox"/> Date Notices Mailed _____
	<input type="checkbox"/> Date Notices Mailed _____	<input type="checkbox"/> Public Hearing Published _____
	<input type="checkbox"/> Public Hearing Published _____	<input type="checkbox"/> Public Hearing Held _____
	<input type="checkbox"/> Public Hearing Held _____	<input type="checkbox"/> Plan Meeting Action _____
	<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: 8-30-2023

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.)
D Mitchell LLC (David Mitchell)

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

- Address of site: Lot 8 Maeting CT
- Tax parcel number of site: 3041-00000
- Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

- Present zoning classification: R-3
- Requested conditional use: 2nd lot line

- Brief description of each structure presently existing on site:
1 Duplex

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

Single Family Residence

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)

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

They are in

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

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.

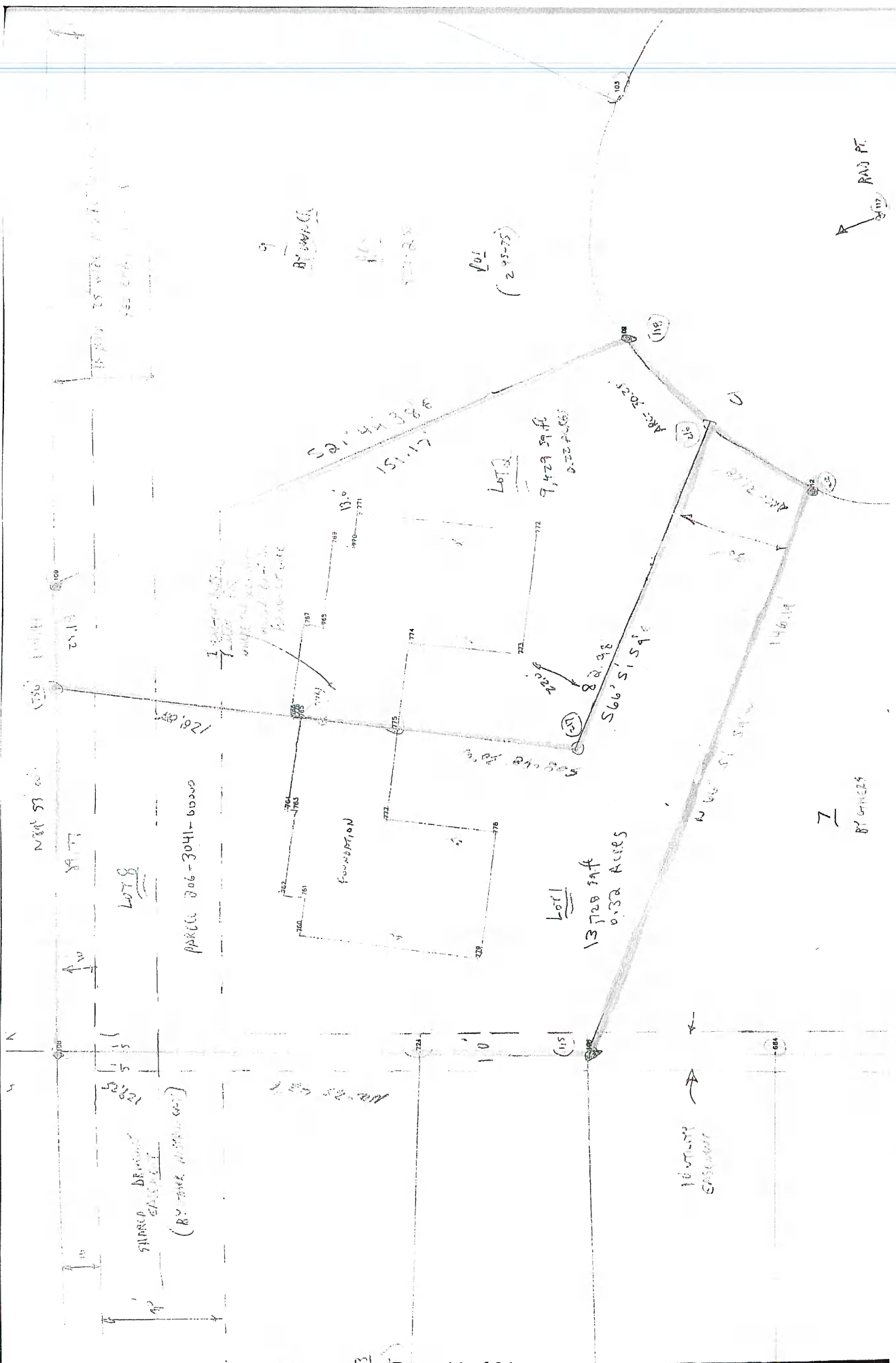
Dated this 30 day of August, 20 .

[Signature]
Property owner

Property owner

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

Date: _____ Zoning Administrator: _____



As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE (908) 742-7788 SAUK (908) 544-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 823-410

DRAFTED BY: T. KASPER

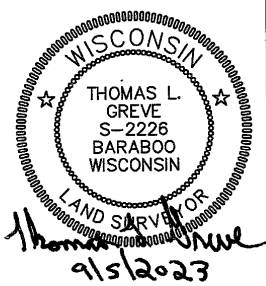
CHECKED BY: TG

PROJ. 522-250

DWG. 823-410

SHEET 1 OF 2

SEAL:

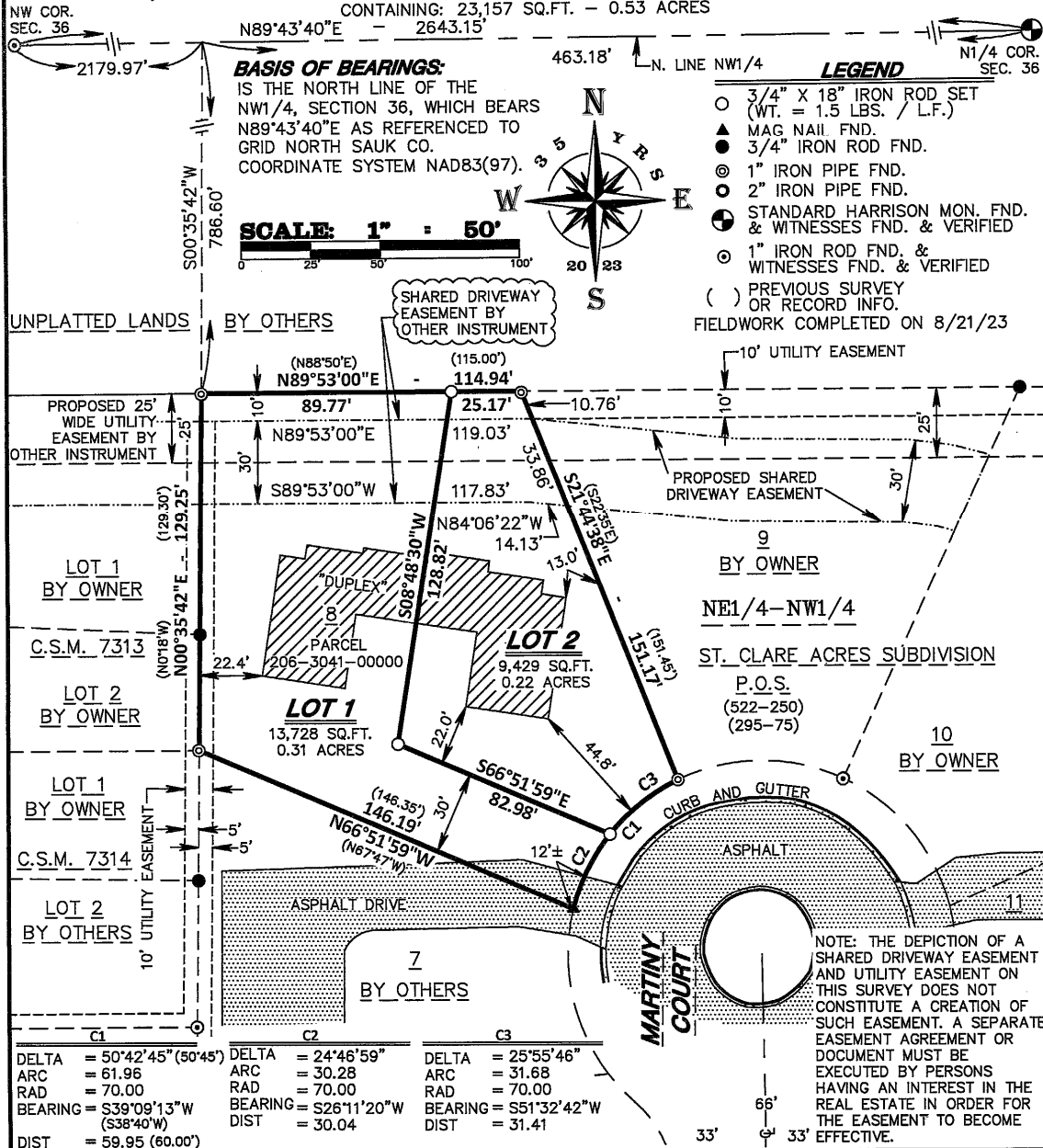


SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

BEING LOT 8, ST. CLARE ACRES SUBDIVISION, LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 36, T. 12 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 23,157 SQ.FT. - 0.53 ACRES



As prepared by:
G & GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 823-410

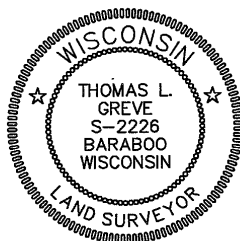
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 522-250

DWG. 823-410 SHEET 2 OF 2

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING LOT 8, ST. CLARE ACRES SUBDIVISION, LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 36, T. 12 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 23,157 SQ.FT. - 0.53 ACRES

SURVEYOR'S CERTIFICATE

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **David C. Mitchell**, I have surveyed, monumented, mapped and divided Lot 8, St. Clare Acres Subdivision located in the Northeast Quarter of the Northwest Quarter of Section 36, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin.

Containing 23,157 square feet (0.53 acres), more or less. Being subject to servitudes and easements of record, if any.

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

THOMAS L. GREVE

Professional Land Surveyor, No. 2226

Dated: September 5, 2023

File No.: 823-410

PLAN COMMISSION RESOLUTION

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

Mayor

Date

City Engineer

Date

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

Baraboo, Wisconsin, this _____ day of _____, 2023.

City Clerk

Date

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



B A R A B O O , W I S C O N S I N



Request For Conditional Land Use
I A.M. Dairy Distributing, LLC. - Baraboo, Wisconsin



OVERVIEW

Location

Spirit Lake Development - Plat Lot 4

Spirit Lake is located south of County Road W and west of U.S. Highway 12

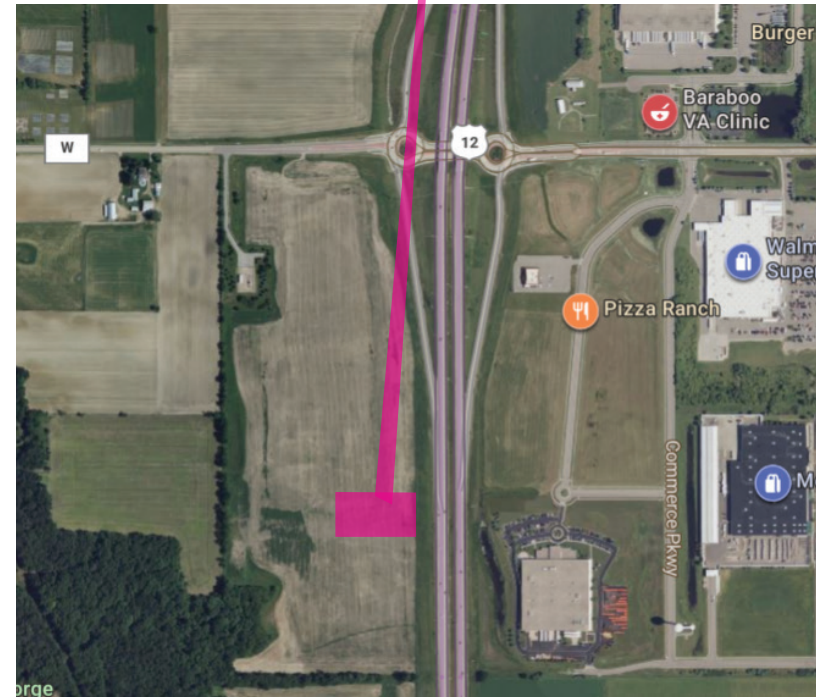
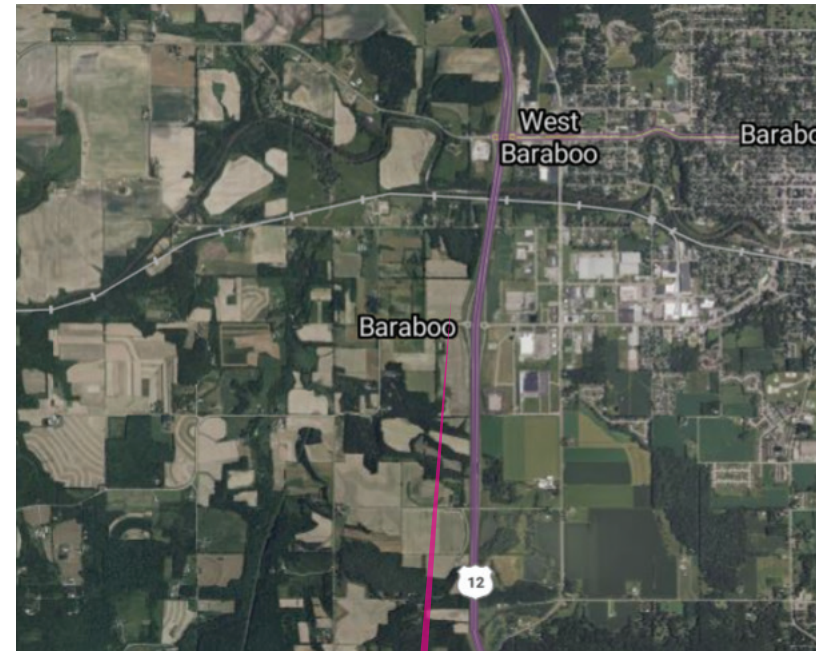
Purpose

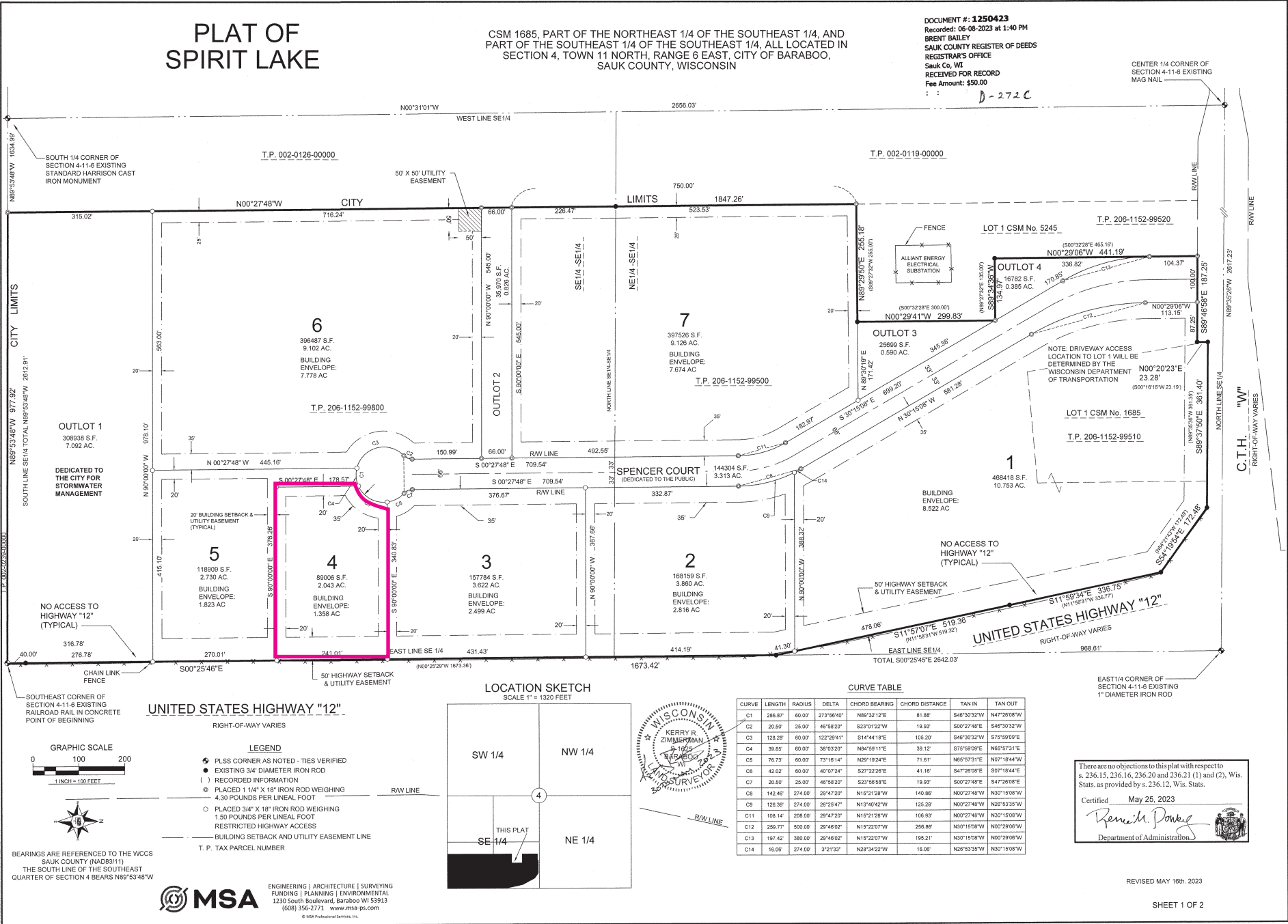
The business owners would like to construct a new facility, located at Lot 4, Spirit Way Development, Baraboo.

Background

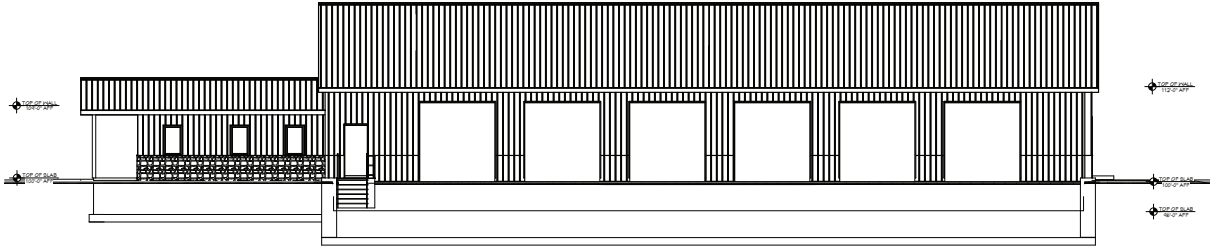
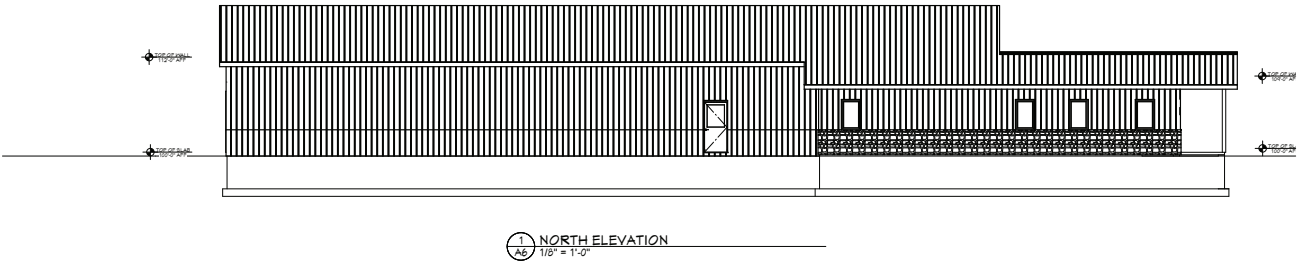
I A.M. Dairy Distributing has seen substantial growth in recent years. In the past three years they have more than doubled the volume of school districts they serve. They currently serve 32 school area school districts.

A new larger facility is beneficial to the Baraboo Community, as it provides jobs, and increases the potential to expand their workforce in the near future as the business continues to grow.

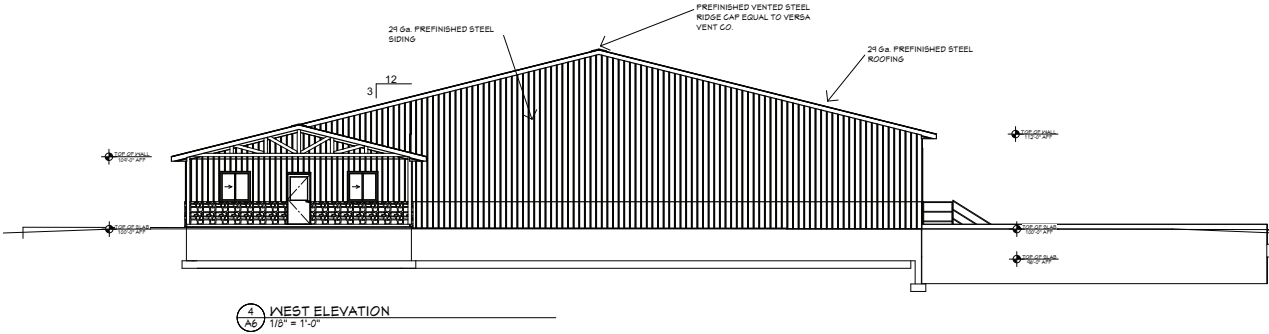
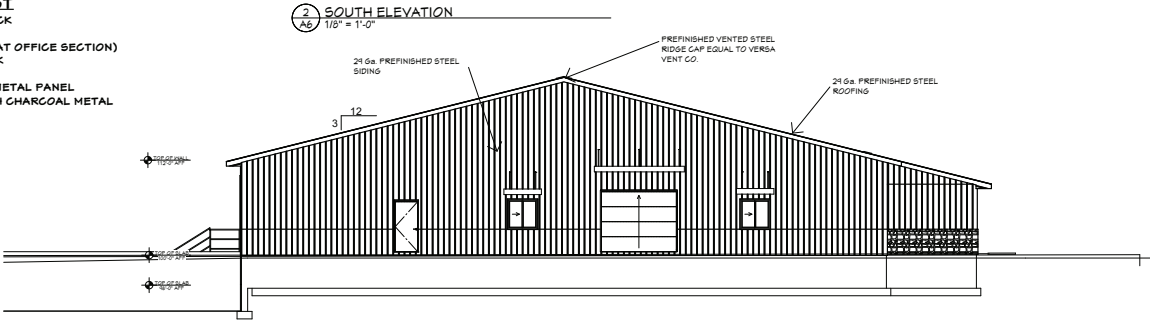




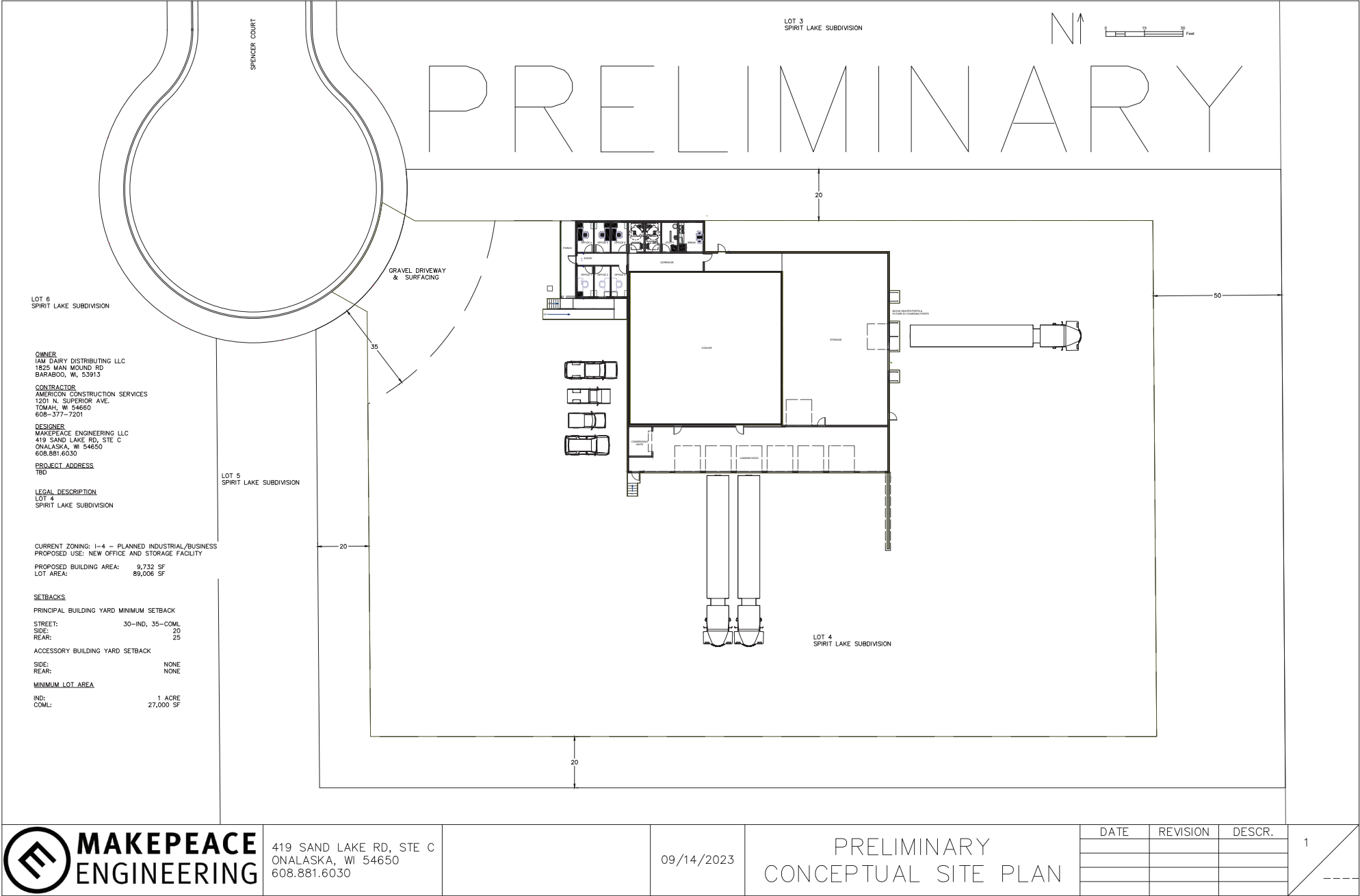
PROJECT OVERVIEW



- EXTERIOR MATERIALS LIST**
- A - MAINSCOT - METAL PANEL, BLACK
 - B - SIDING - METAL PANEL, WHITE
 - C - STONE - FAUX STONE PANELS (AT OFFICE SECTION)
 - D - ROOFING - METAL PANEL, BLACK
 - E - METAL SOFFIT, FASCIA, - BLACK
 - F - MISC. TRIM - MATCH ADJACENT METAL PANEL
 - G - FLASHING AT MAINSCOT - MATCH CHARCOAL METAL PANEL



PROJECT OVERVIEW





Square Footage

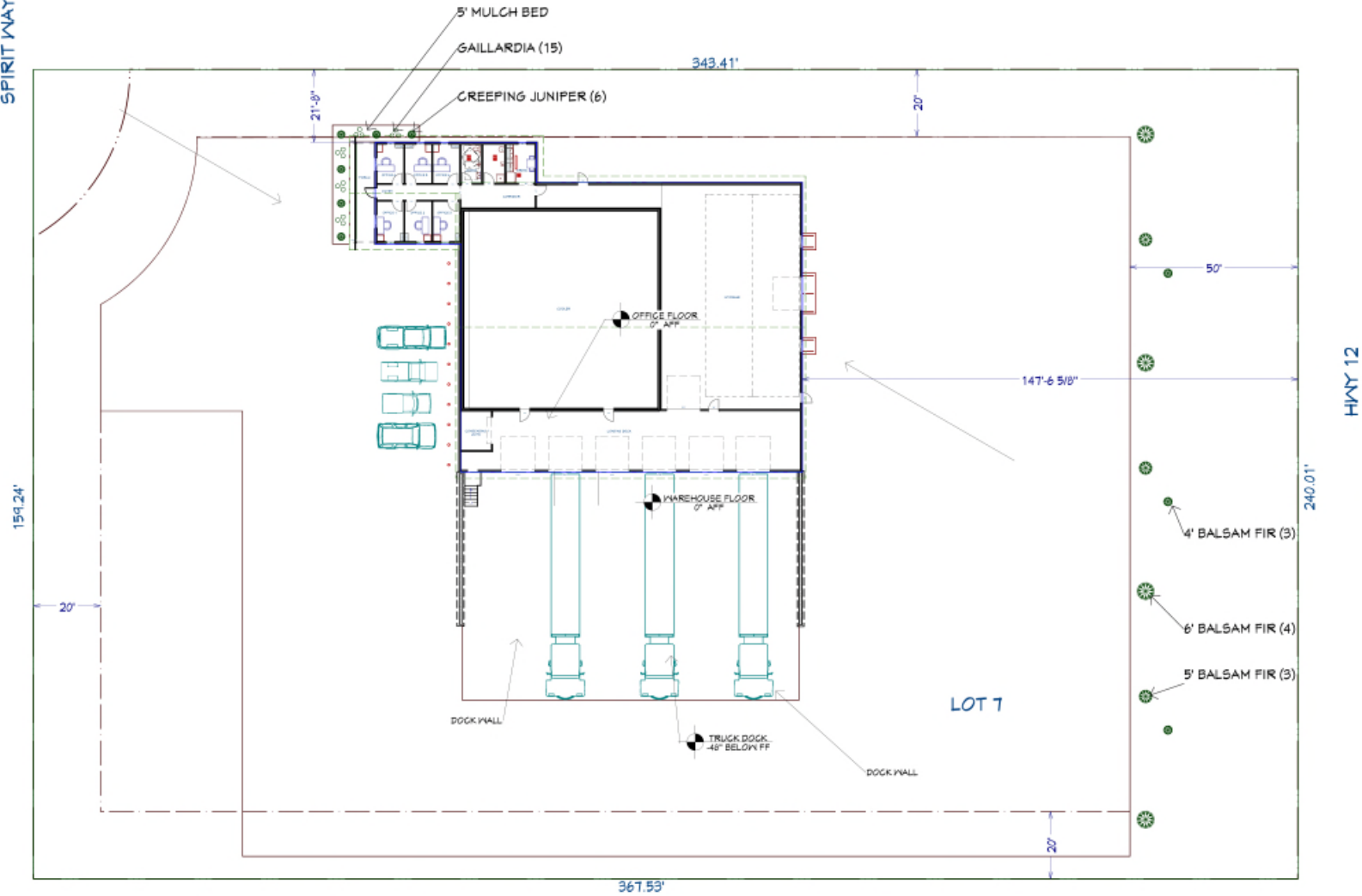
9,732 SF

Sustainability

The proposed building will include the following initiatives:

- Electric Vehicle Charging Ports (For future “EV” Delivery Trucks)
- Block Heater Warming Ports
- Recycled Insulation: Cellulose above building code R-Value Insulation on ceiling & walls
- LED Lighting

SPRIT WAY



1 ARCHITECTURAL SITE PLAN
1" = 15'-0"



DesignFocus LLC
Onalaska, Wisconsin 54650
Ernie Tourville/Architect 608-780-1826

NEW OFFICE AND STORAGE FACILITY
I AM DAIRY
LOT 7, SPRIT WAY
SAUK COUNTY
BARABOO, WISCONSIN 53413

SCALE @ 24" X 36"

DATE: 09/14/2023

SHEET

A3

© 2023



1 3D VIEW FROM SPIRIT WAY
A2 NO SCALE



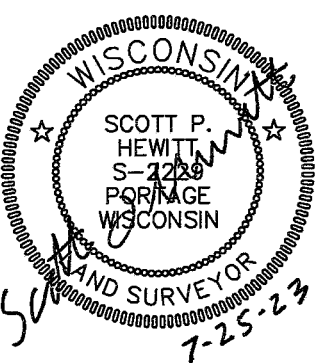
2 3D VIEW FROM HWY 12
A2 NO SCALE

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES

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

SEAL:



G & A FILE NO. **723-329**



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 723-329

DWG. 723-329 SHEET 1 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

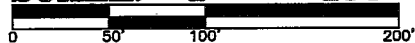
BEING LOT 1, C.S.M. NO. 5551 AS RECORDED IN VOL. 31 OF C.S.M.S, PAGES 5551 AND 5551A AS DOCUMENT NO. 930897, LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 11, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 85,619 SQ.FT. - 1.97 ACRES

BASIS OF BEARINGS:

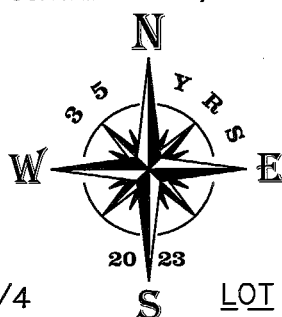
IS THE EAST LINE OF THE NE1/4, SECTION 11 WHICH BEARS N00°37'46"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

SCALE: 1" = 100'



FIELDWORK COMPLETED

ON 7/19/2023 NE1/4-NE1/4



LOT 1 C.S.M. 1711
BY DEPPE ENTERPRISES

NE COR.
SEC. 11

UNPLATTED
LANDS
BY BARABOO
COUNTRY CLUB INC.

NW1/4-NW1/4

LOT 1
C.S.M. 5526
BY BARABOO

COUNTRY CLUB INC.

LOT 1
C.S.M. 1698
BY CITY
OF BARABOO

SANITARY SEWER
EASEMENT BY
OTHER INSTRUMENT

SW1/4-NW1/4

LOT 1
C.S.M. 3888
BY BARABOO
COUNTRY
CLUB INC.

E1/4 COR.
SEC. 11

C1	OHE	SEE DETAIL
DELTA	= 88°42'52"	
ARC	= 517.03	
RAD	= 333.92	
BEARING	= S45°15'12"E(S45°20'26"E)	
DIST	= 466.91	
C2		
DELTA	= 44°05'14"	
ARC	= 256.94	
RAD	= 333.92	
BEARING	= S67°34'00"E	
DIST	= 250.65	
C3		
DELTA	= 44°37'38"	
ARC	= 260.09	
RAD	= 333.92	
BEARING	= S23°12'35"E	
DIST	= 253.56	
C4 - EASEMENT		
DELTA	= 36°03'54"	
ARC	= 210.19	
RAD	= 333.92	
BEARING	= S18°55'44"E	
DIST	= 206.73	

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ STANDARD HARRISON MON. FND. & WITNESSES FND. & VERIFIED
- ⊙ SANITARY MANHOLE
- SAN-SANITARY SEWER LINE
- GAS-UNDERGROUND GAS LINE
- ⊙ POWER POLE
- OHE-OVERHEAD UTILITY LINE
- () PREVIOUS SURVEY OR RECORD INFO.

OWNER: VETERANS GREENWOOD MEMORIAL
POST #987
MINE STREET
BARABOO, WI 53913

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

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) 844-8877

E-MAIL: surveying@grothman.com

(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 723-329

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 723-329

DWG. 723-329

SHEET 2 OF 2



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____


BEING LOT 1, C.S.M. NO. 5551 AS RECORDED IN VOL 31 OF C.S.M.S, PAGES 5551 AND 5551A AS DOCUMENT NO. 930897, LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 11, T. 11 N., R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

CONTAINING: 85,619 SQ.FT. – 1.97 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **David C. Mitchell**, I have surveyed, monumented, mapped and divided Lot 1, Certified Survey Map, No. 5551 as recorded in Volume 31 of Certified Survey Maps, pages 5551 and 5551A as Document No. 930897 located in the Southeast Quarter of the Northeast Quarter of Section 11, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin. Containing 85,619 square feet (1.97 acres), more or less. Being subject to servitudes and easements of record, if any.

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



SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: July 25, 2023

File No.: 723-329

PLAN COMMISSION RESOLUTION

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

Mayor

Date

City Engineer

Date

I **HEREBY** certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**, Wisconsin, this _____ day of _____, 2023.

City Clerk

Date

OWNER:

VETERANS GREENWOOD MEMORIAL

POST #987

MINE STREET

BARABOO, WI 53913

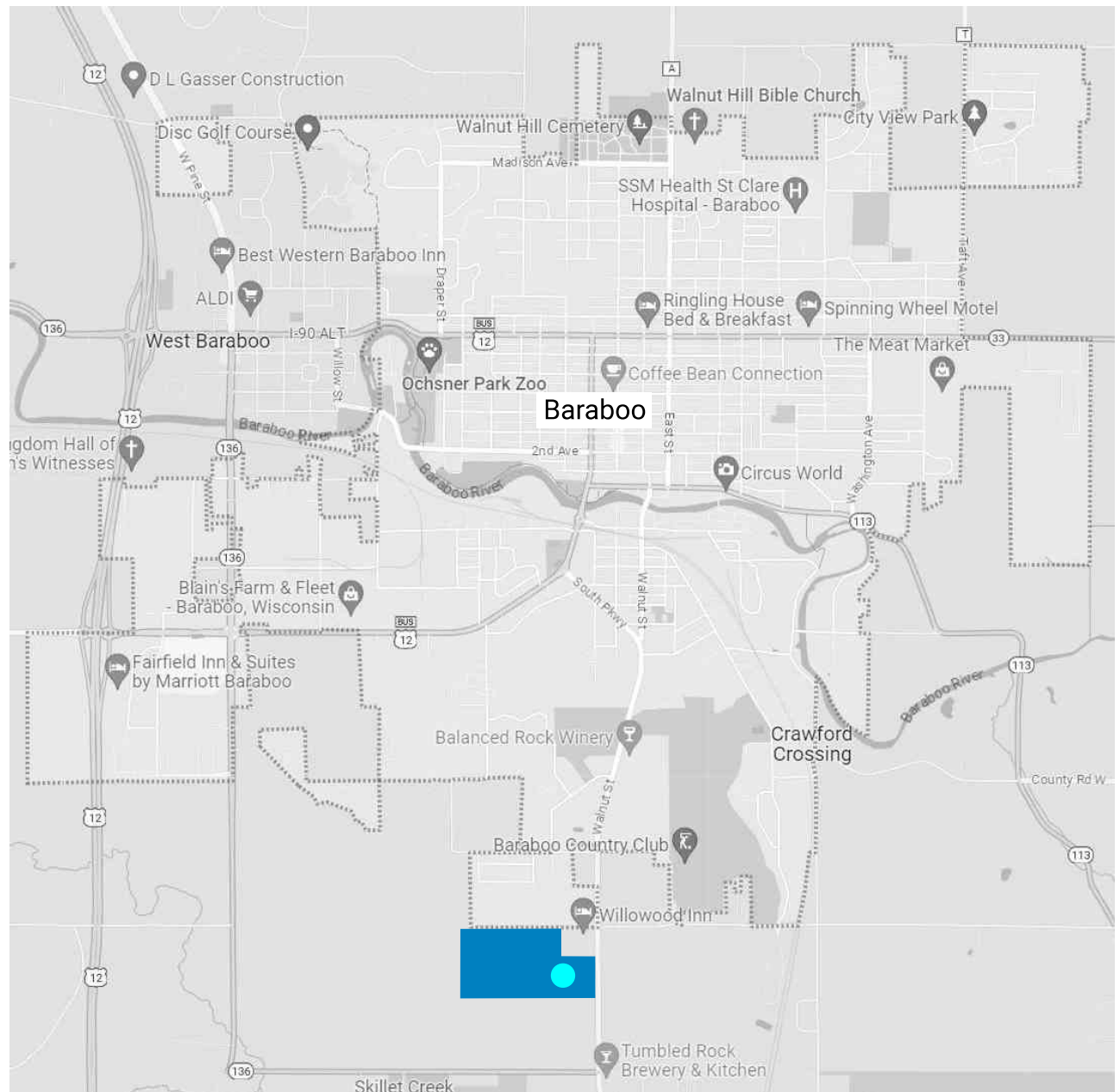
CLIENT:

DAVID C. MITCHELL

P.O. BOX 102

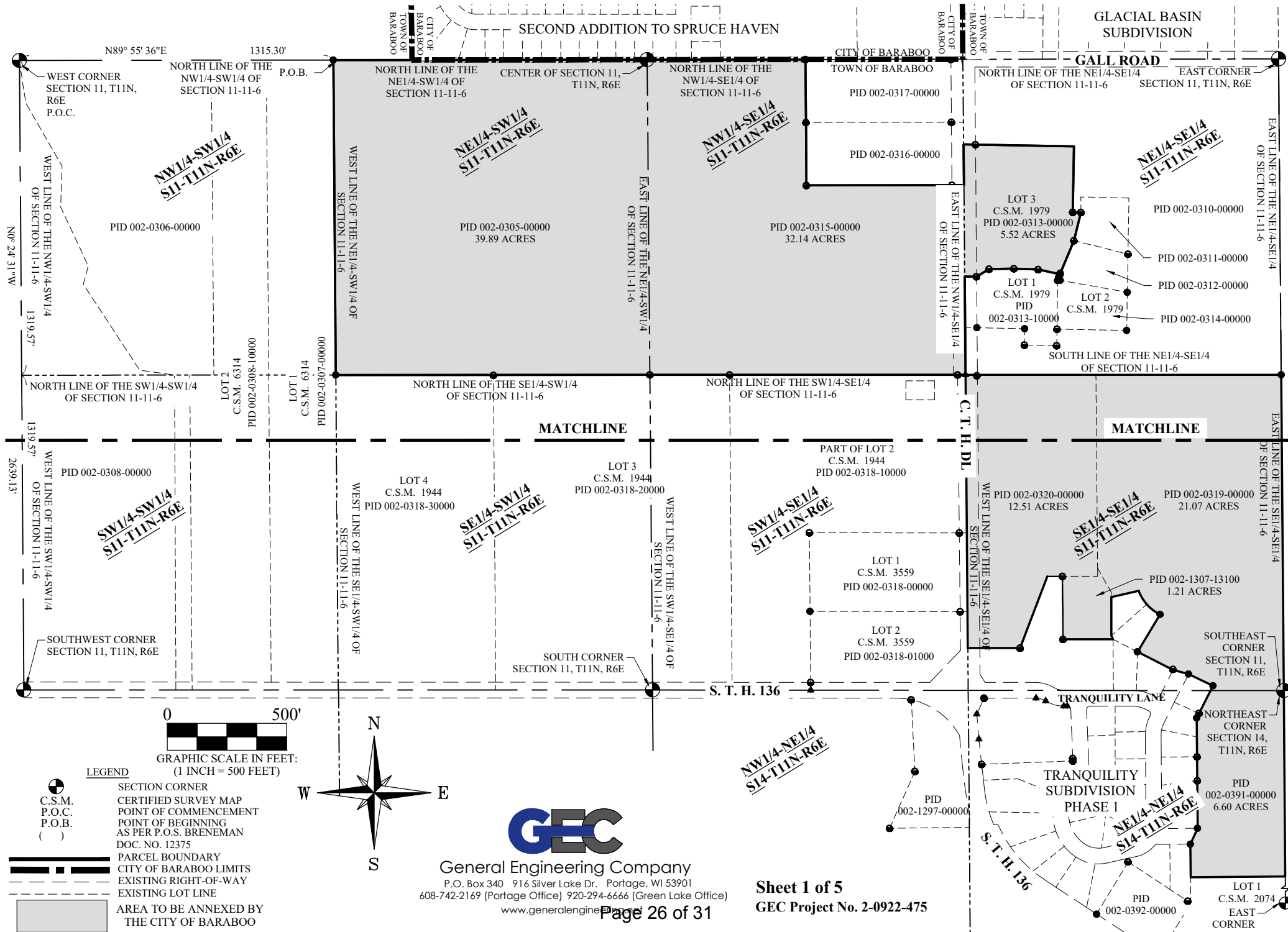
BARABOO, WI 53913

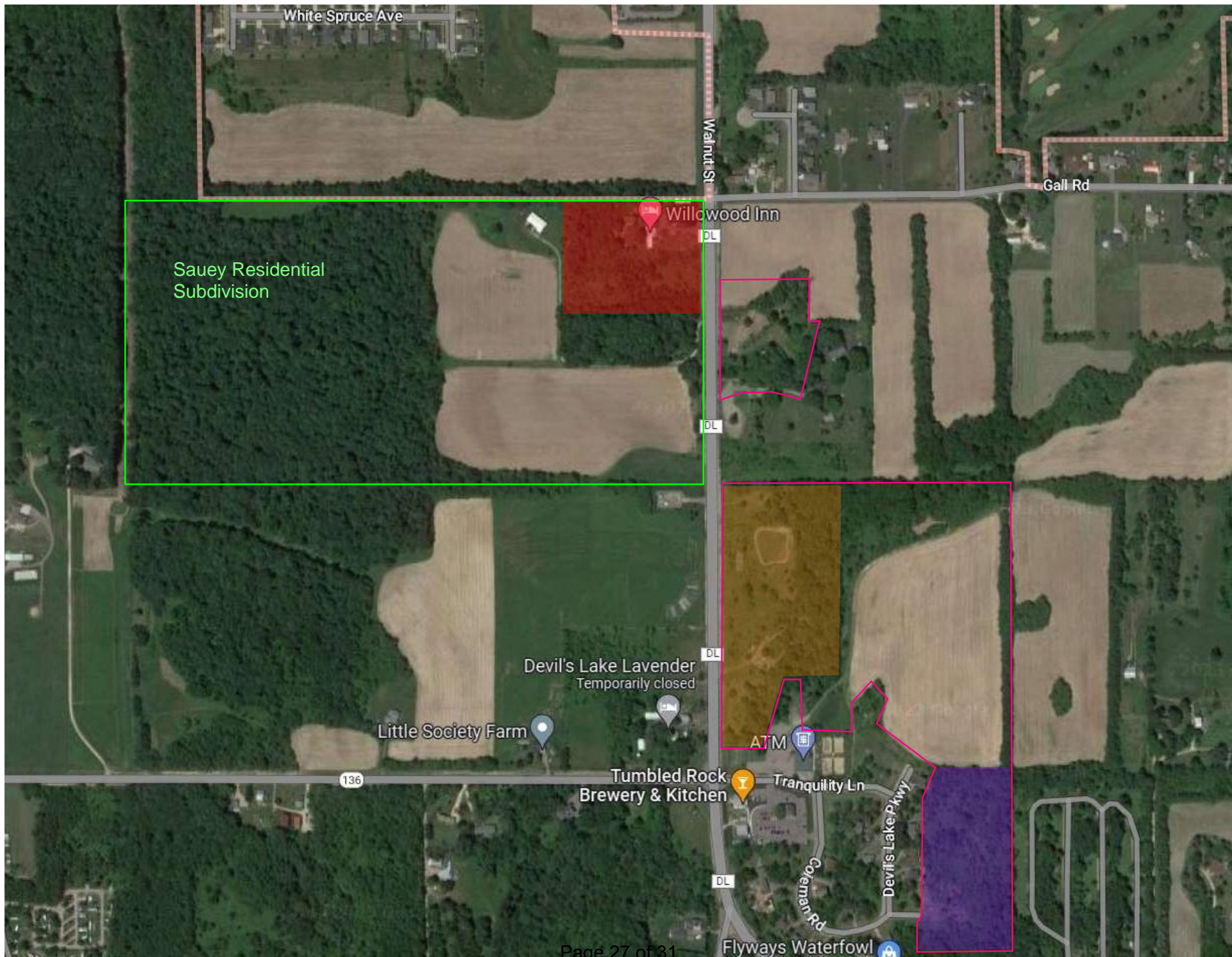
Proposed Subdivision Informational Presentation Baraboo Plan Commission 9-19-23



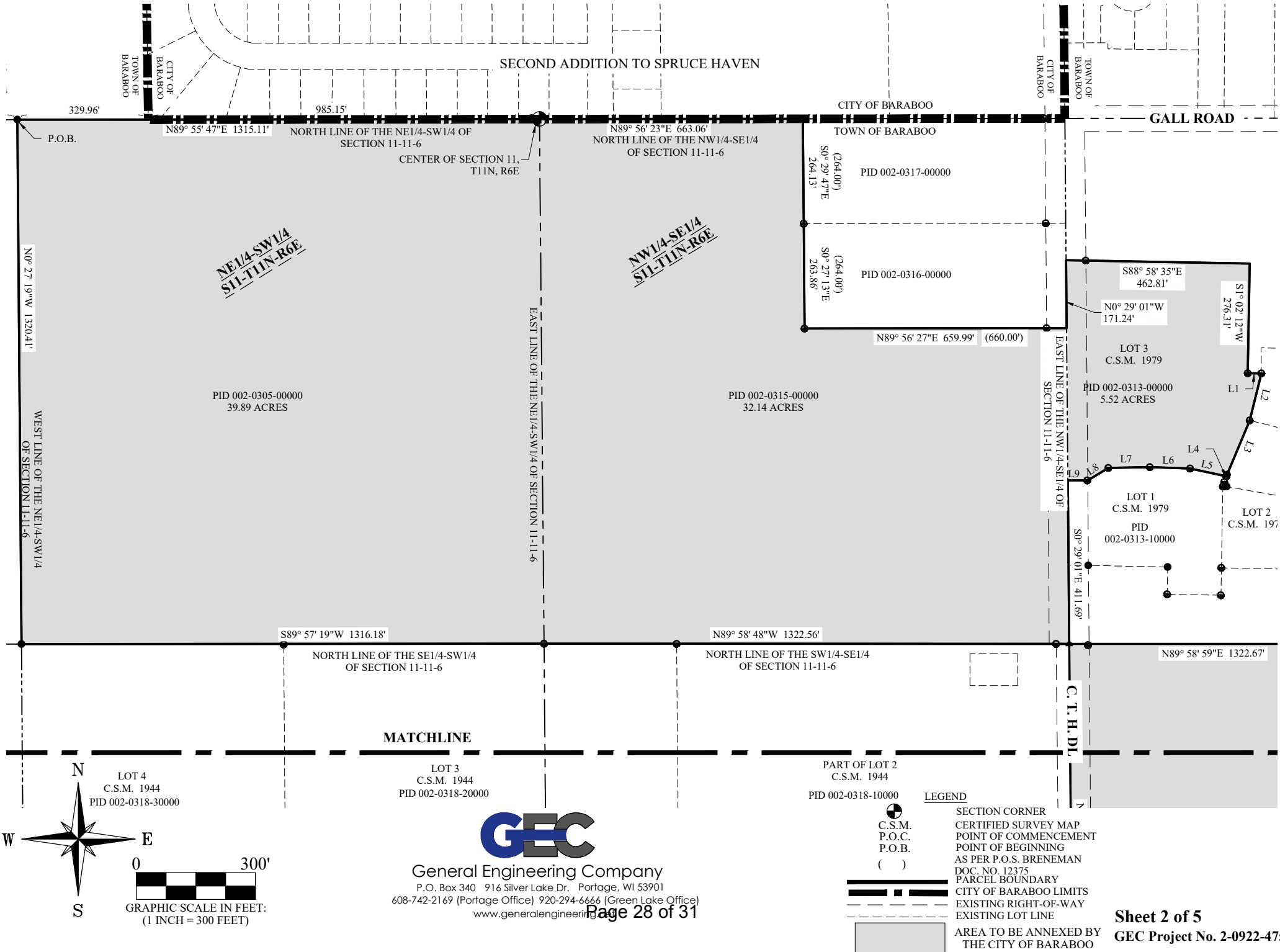
TOTAL AREA TO BE ANNEXED BY
THE CITY OF BARABOO: 118.94 ACRES

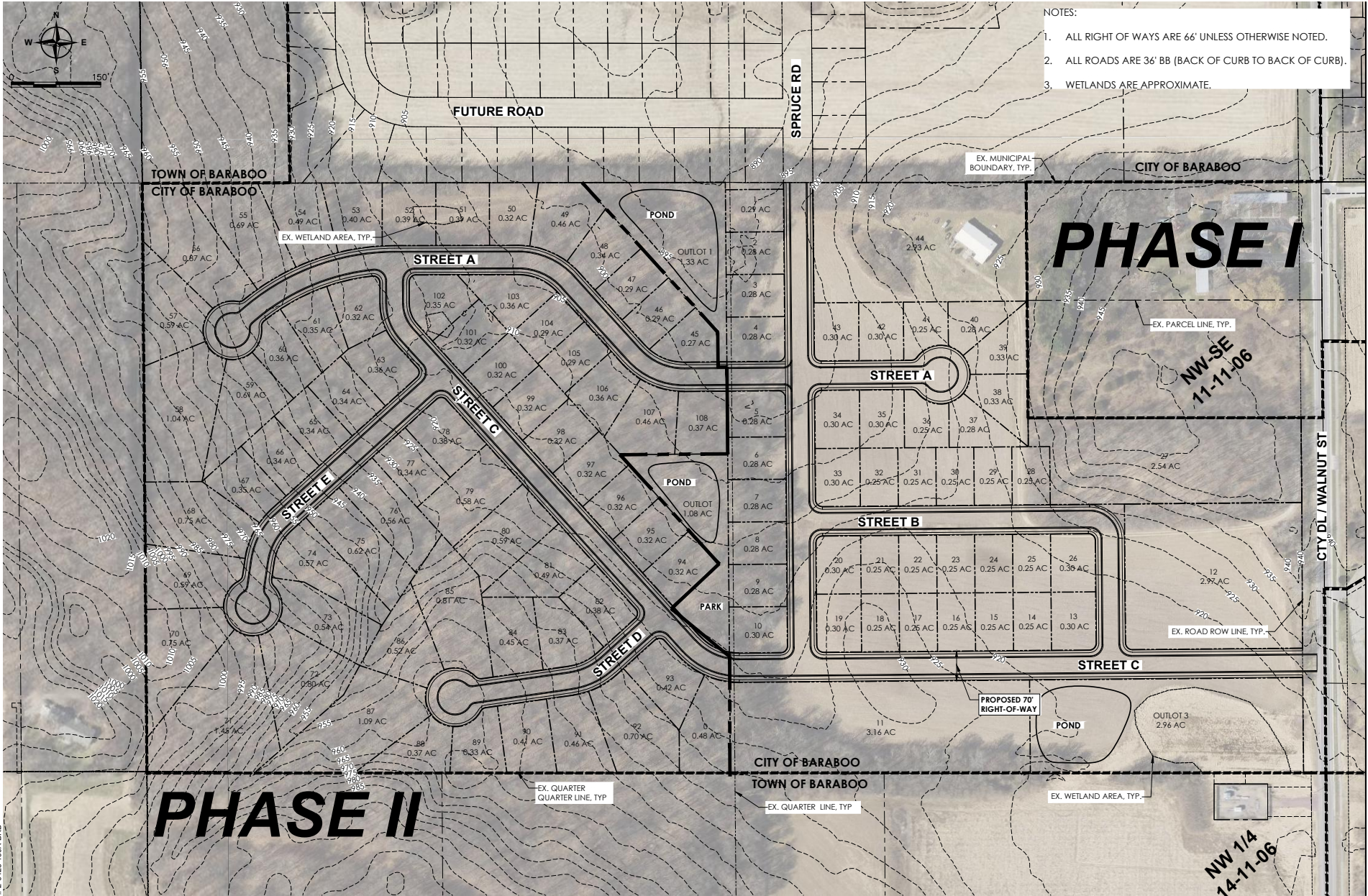
ANNEXATION MAP





ANNEXATION MAP

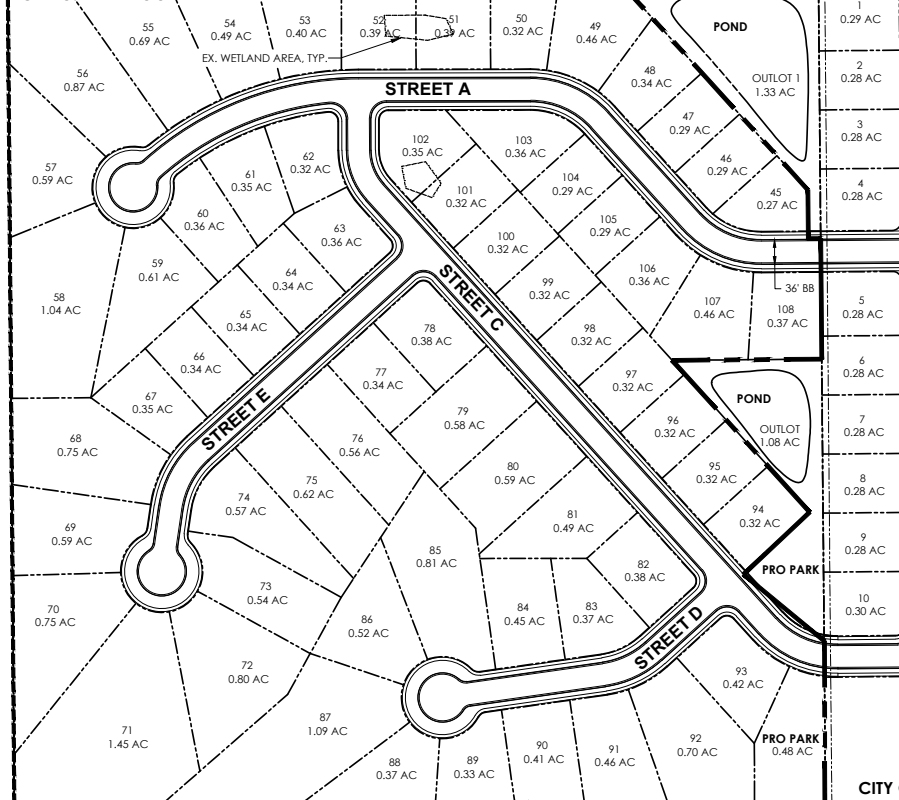




- NOTES:
1. ALL RIGHT OF WAYS ARE 66' UNLESS OTHERWISE NOTED.
 2. ALL ROADS ARE 36' BB (BACK OF CURB TO BACK OF CURB).
 3. WETLANDS ARE APPROXIMATE.



TOWN OF BARABOO
CITY OF BARABOO



PHASE II

SPRUCE RD

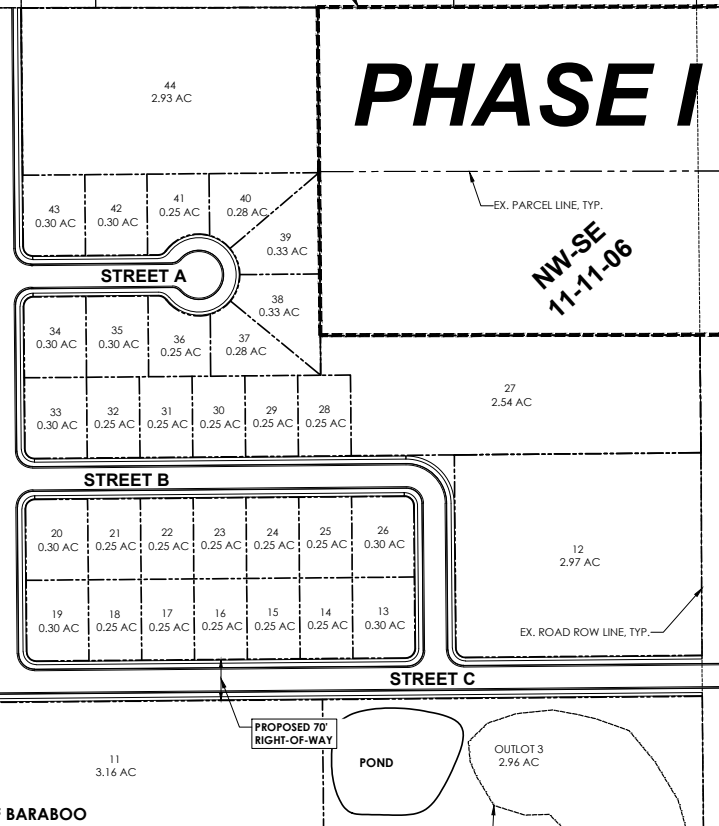
FUTURE ROAD

EX. MUNICIPAL
BOUNDARY, TYP.

CITY OF BARABOO

PHASE I

NW-SE
11-11-06



CITY OF BARABOO
TOWN OF BARABOO

CITY DL / WALNUT ST

NW 1/4
14-11-06

EX. WETLAND AREA, TYP.

PROPOSED 70'
RIGHT-OF-WAY

POND

STREET C

EX. ROAD ROW LINE, TYP.

12
2.97 AC

27
2.54 AC

38
0.33 AC

39
0.33 AC

40
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41
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TOWN OF BARABOO
CITY OF BARABOO

EX. WETLAND AREA, TYP.

NE-SW
11-11-06

FUTURE ROAD

SPRUCE RD

EX. MUNICIPAL
BOUNDARY, TYP.

CITY OF BARABOO

PHASE I

NWSE
11-11-06

EX. PARCEL LINE, TYP.

STREET A

PRO 5' SIDEWALK, TYP.

27
2.54 AC

PRO LOT LINE, TYP.

PRO 30" CURB & GUTTER, TYP.

12
2.97 AC

EX. ROAD ROW LINE, TYP.

STREET B

STREET C

PRO EDGE OF
PAVEMENT, TYP.

PROPOSED 70'
RIGHT-OF-WAY

PRO POND

OUTLOT 3
2.96 AC

EX. WETLAND AREA, TYP.

CTY DL / WALNUT ST

NW 1/4
14-11-06

NOTES:

1. ALL RIGHT OF WAYS ARE 66' UNLESS OTHERWISE NOTED.
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EX. QUARTER
QUARTER LINE, TYP

EX. QUARTER LINE, TYP