



## AGENDA FOR THE PLAN COMMISSION

Tuesday, January 16, 2024, 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 !

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	Pages
<b>1. Call to Order</b>	<b>2</b>
1.a Note compliance with the Open Meeting Law	
1.b Roll Call	
1.c Approve agenda	
1.d Approve November 21, 2023 meeting minutes	4
<b>2. Public Invited to Speak</b>	
<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>	
<b>3. New Business</b>	
3.a Review possible GDP Amendment for Baraboo Bluffs Condominiums	7
Review a Conceptual Development Plan to Amend the General Development Plan for the 33-building, 85-Unit Baraboo Bluffs Condominiums development to convert the condominium development to a more traditional residential subdivision for KMD Properties, LLC.	
3.b Preliminary Plat for Valhalla Valley	8
Review a Preliminary Plat for Valhalla Valley, a proposed 40.1-acre subdivision Plat located on the west side of Walnut Street and south of Gall Road, being part of the NW1/4 of the SE1/4 and the NE1/4 of the SW1/4 of Section 11, T11N, R6E, City of Baraboo, Sauk County, Wisconsin.	
<b>4. Discussion Items</b>	
Comprehensive Plan Update.	
4.a Comprehensive Plan Update	
<b>5. Adjournment</b>	

**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.

**PLAN COMMISSION ITEM SUMMARY**  
**January 16, 2024**

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**SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN TO AMEND THE GENERAL DEVELOPMENT PLAN FOR THE 33-BUILDING, 85-UNIT BARABOO BLUFFS CONDOMINIUMS DEVELOPMENT TO CONVERT THE CONDOMINIUM DEVELOPMENT TO A MORE TRADITIONAL RESIDENTIAL SUBDIVISION FOR KMD PROPERTIES, LLC.**

**SUMMARY OF ITEM A:** This is only the review of a concept plan to amend an existing GDP. This item should ring a familiar bell since we reviewed and approved the GDP for the entire development in September 2022 and the SIP submittal the first phase of this development in October 2022. This 18.4-acre site is located on the east side of Waldo Street between Hager Street and Parkside Avenue. The owners intent was to develop an 85-unit condominium development on this property using a mixture of 2-unit and 3-unit buildings, with an interior network of private roadways. The developer intends to install the sanitary sewer, water main, and storm sewer to the City's standard specification with an expectation to dedicate these utilities to the City for their future maintenance and operation.

The developers have completed the first four buildings in the first phase of their development project but sales and overall interest in these properties has been less than expected. The developers fear that the Condominium Declaration documents and monthly maintenance fees contribute to the slow sales. The Developer does not want to change the existing PUD Overlay Zoning but would like to amend the GDP to "convert" the current condominium development to a more traditional residential subdivision. The amended GDP would include slightly narrower road right-of-ways, reduced building setbacks, and a host of duplexes that could be converted to side-by-side single-family attached dwellings. Included in your packet is a map of the Baraboo Bluffs Condominiums development with "balloons" describing the conceptual changes to the current layout.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.36B – *Planned Unit Developments*, the conceptual plan presented complies with Step 2 of the Planned Development review process.

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

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**SUBJECT: REVIEW A PRELIMINARY PLAT FOR VALHALLA VALLEY, A PROPOSED 40.1-ACRE SUBDIVISION PLAT LOCATED ON THE WEST SIDE OF WALNUT STREET AND SOUTH OF GALL ROAD, BEING PART OF THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 11, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM B:** This property was included in the recent annexation of multiple properties on the south side of the City along Walnut Street/CTH DL (formerly STH 123). The owners would like to develop a residential subdivision on this property and met with staff on multiple occasions to review their prospective development plans. Included in the packet is a project location map, a conceptual development plan for their entire property, and a proposed 53-lot Preliminary Plat of Valhalla Valley Subdivision for the Commission's consideration, which is the first step in the Platting process pursuant to our Ordinances.

Following are a couple of partial excerpts from Chapter 18, Subdivision and Platting that defines the Commission's role for review Preliminary Plats.

(2) PRELIMINARY PLAT REVIEW.

- (b) Review of Plats. The Plan Commission, hereby designated as approving authority for all preliminary plats..... The preliminary plat shall be reviewed by the Plan Commission for conformance with this chapter and all ordinances, rules, regulations, general plan and general plan components that affect it.

(3) PRELIMINARY PLAT APPROVAL.

- (a) The Plan Commission shall, within 90 days of the date of filing of a preliminary plat with the City Clerk, approve, approve conditionally, or reject such plat unless an extension of the review period is mutually agreed upon in writing.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Chapter 18 – Subdivision and Platting, I have found the Preliminary Plat of Valhalla Valley Subdivision to be complete and have reviewed it for compliance with the ordinance.

**ACTION:** Approve/Conditionally Approve / Deny the Preliminary Plat of Valhalla Valley Subdivision.

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## Minutes of Plan Commission Meeting November 21, 2023

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

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

Also in attendance were Tom Pinion, Cody Pelton, Mike Frank, Dave Mitchell, Scott Hewitt, Nate Day, and Ryan Lawrence.

### **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 Kent to approve the agenda as posted. Motion carried 6-0.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kolb to approve the minutes of September 19, 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.

### **Public Hearing**

- a. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 5 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 803/805 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin - There being no speakers, the hearing was declared closed.
- b. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 6 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 823/825 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin - There being no speakers, the hearing was declared closed.
- c. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 11 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 824/826 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin - There being no speakers, the hearing was declared closed.

### **New Business**

- a. Consider the request Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 5 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 803/805 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin – Pinion presented background on the request. It was moved by Kolb, seconded by Kent to approve the request for zero lot line at 803/805 Roosevelt Street. On roll call vote for the motion, Ayes – Kent, Franzen, O'Neill, Kolb, Hartup, and Nelson. Nay – 0, 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 803/805 Roosevelt Street, being Lot 5 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 – Kolb, moved, O'Neill seconded to approve the CSM as presented. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Hartup, Nelson, and Kent. Nay – 0, motion carried 6-0.
- c. Consider the request Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 6 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 823/825 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin – Kent moved, Nelson seconded to approve the CUP for zero lot line duplex on Lot 6, Greenfield Reserve, 823/825 Roosevelt Street. On roll call vote for the motion, Ayes – O'Neill, Kolb, Hartup, Nelson, Kent, and Franzen. Nay – 0, motion carried unanimously.
- d. 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 823/825

Roosevelt Street, being Lot 6 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 – Kent moved, Nelson seconded to approve the CSM as presented. On roll call vote for the motion, Ayes – Kolb, Hartup, Nelson, Kent, Franzen, and O’Neill. Nay – 0, motion carried unanimously.

- e. Consider the request Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 11 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 824/826 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin – Kolb moved, O’Neill seconded to approve the CUP for a zero lot line duplex on Lot 11 of Greenfield Reserve, 824/826 Roosevelt Street as presented. On roll call for the motion, Ayes – Hartup, Nelson, Kent, Franzen, O’Neill, and Kolb. Nay – 0, motion carried unanimously.
- f. 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 824/826 Roosevelt Street, being Lot 11 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 – O’Neill moved, Hartup seconded to approve the CSM as presented. On roll call vote for the motion, Ayes – Nelson, Kent, Franzen, O’Neill, Kolb, and Hartup. Nay – 0, motion carried unanimously.
- g. Review and approve the Site Plan for Frank Liquor Company, Inc.’s new building on Lot 5 of the Plat of Spirit Lake, a 2.73-acre vacant lot in an I-4, Planned Industrial/Business zoning district, located at 1051 Spencer Court – Pinion presented a detailed summary of building, stormwater, and landscaping plans to the Commission. He said that everything will drain from north to south. He said the landscaping plan exceeds the points required. Mike Frank gave a detailed presentation of the floor plan. Pinion then presented the exterior of the building and landscaping from each side and above. Frank stated that there will be no customers coming to the building, the home office is based in Middleton. Pinion said from a site plan perspective, this meets the City’s correspondence ordinance requirements, and the stormwater plan was all part of the regional one. He said that the submission was very complete. It was moved by Kent, seconded by O’Neill to approve the site plan with the condition that the landscaping be coordinated with I A.M. Dairy. On roll call vote for the motion, Ayes – Kent, Franzen, O’Neill, Kolb, Hartup, and Nelson. Nay – 0, motion carried unanimously.
- h. Review and approve site plan for Lot 5 of Bluff Vista subdivision, 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 that this is the last lot on this site to be developed. He said that some of the sustainable building practices will be energy efficient appliances, energy efficient windows and insulation, and the garages will be pre-wired for EV charging. He said that this lot is considered to be a single developable lot, it allows duplex building, and Mitchell is proposing seven duplexes on this location with two different floor plans. Pinion said the four on the Walnut Street side will be 3-bedroom buildings. 2 bedrooms upstairs and 1 down, with 2-car garages, and the ones on the east side will be 3 bedroom also with, 2 bedrooms on the main level and 1 on the lower level. He said because this is a larger lot than customary the duplexes cannot be subdivided because there isn’t enough street frontage; therefore, all 7 will be on a single parcel, owned and managed by Mitchell. He said that this will be private water and sewer. He said the topography slopes from the west to east, it will be tough to serve the easterly lower level duplexes with conventional gravity sewer; therefore, Mitchell is looking at installing a small lift station, privately owned and maintained and operated. He said that there will be stormwater pond on the southeast quadrant of the property, the landscaping plan is complete and meets all requirements. It was stated that the garbage and recycling would be private and Mitchell will be contracting with a private company. It was moved by Kent, seconded by Kolb to approve the site plan for Lot 5 of Bluff Vista subdivision as presented. On roll call vote for the motion, Ayes – Franzen, O’Neill, Kolb, Hartup, Nelson, and Kent. Nay – 0, motion carried 6-0.

## **Discussion Items**

- a. Comprehensive Plan Update – Nate Day, SEH presented an update of the Comprehensive Plan to the Commission. He said that they wanted a little more detail on transportation so there is a survey, they have received approximately 100 responses. He said it is a 50-50 split for ATV and UTVs, the pros were economics and tourism, and cons were safety, noise. He said that the deterioration of the streets seems to be a common concern. He said that the 18-24 age group was pretty vocal regarding development, in addition to bike and pedestrian accommodations. Day said that plan to work on the Natural Resources chapter this year yet.
- b. Updated Landscaping Plan and Building Elevations for I A.M. Dairy - Pinion said as requested from the Commission, I A.M. Dairy has submitted a revised landscaping plan showing more coniferous trees along the east

side of the property, closest to Highway 12, as opposed to what Frank Liquor offered, most of those were larger deciduous trees. He said that he doesn't know if the Commission has a preference one way or as long as they coordinate with a mixture of both on each property maybe. Kolb said that he would be interested in a mixture of trees on both properties. It was stated that Pinion would coordinate with I A.M. and Frank. Pinion then presented the revised renderings per the Commission's request.

**Adjournment** – Kolb moved, O'Neill seconded to adjourn at 6:06 p.m.

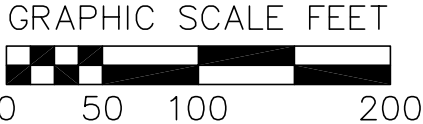
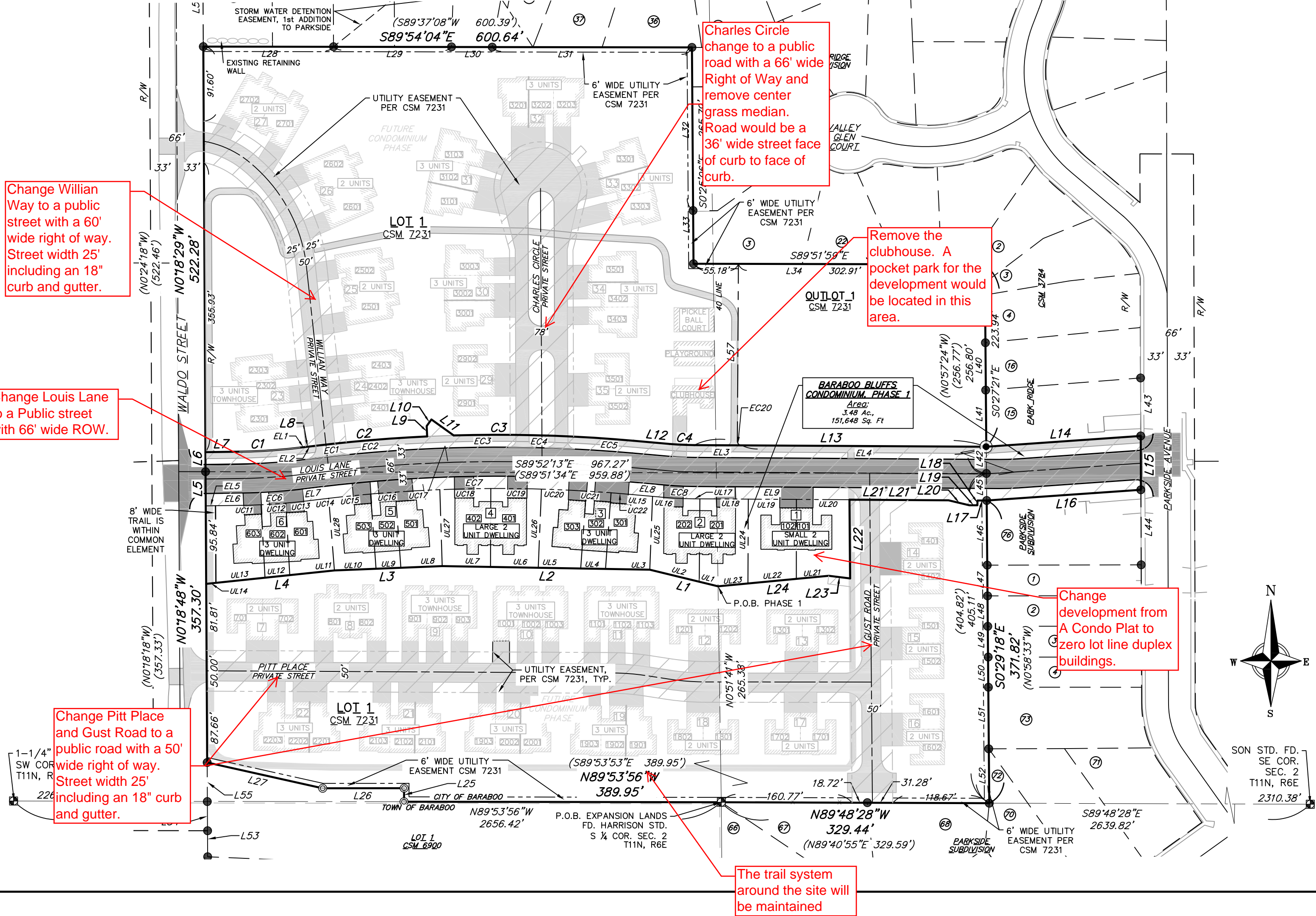
Rob Nelson, Mayor



12 Sep 2023 - 10:18a R:\Dvorak, Maxwell\220040 - Waldo Street Residential Development\CADD\220040 - Condo Plat Phase 1.dwg by: mlon

BARABOO BLUFFS CONDOMINIUM PLAT, PHASE 1

LOT 1, CERTIFIED SURVEY MAP NUMBER 7231, RECORDED IN SAUK COUNTY REGISTER OF DEEDS AS DOCUMENT NUMBER 1243051, IN VOLUME 45 OF CERTIFIED SURVEY MAPS, ON PAGE 7231, LOCATED IN PART OF THE SW ¼ - SE ¼ AND PART OF THE SE ¼ - SW ¼, SECTION 2, TOWNSHIP 11 NORTH, RANGE 06 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM, THE SOUTH LINE OF THE SW ¼ OF SECTION 2, T11N, R6E N89°53'56"W.

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Condominium Plats on Pages \_\_\_\_\_, as Document Number \_\_\_\_\_.

Brent Bailey,  
Sauk County Register of Deeds

SURVEYED FOR:

Mr. Maxwell Dvorak  
E9290 Hogsback Road  
Baraboo, WI 53913  
(608) 345-1905  
truemusicmax@gmail.com

Drafted by: mlon  
Checked by: sdis  
Date: 9-12-2023  
Rev: Sheet 2 of 7

CITY OF BARABOO APPROVAL CERTIFICATE  
There are no objections to this condominium with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023

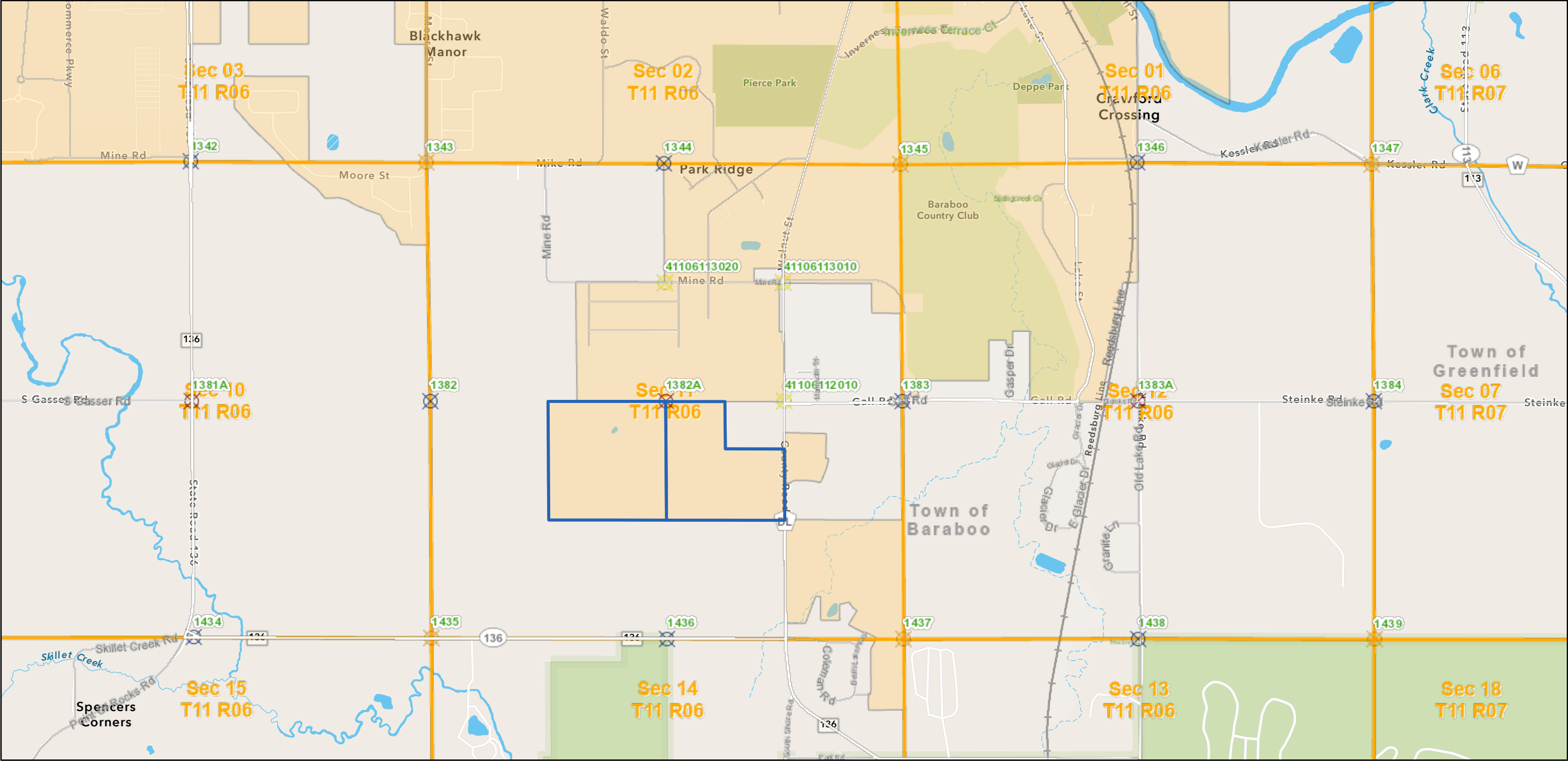
City of Baraboo Planning and Commission

vierbicher

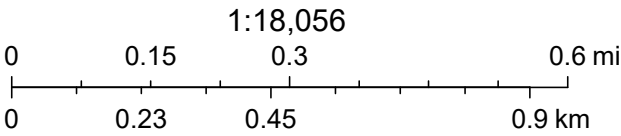
planners engineers advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

# Valhalla Valley Property Location Map



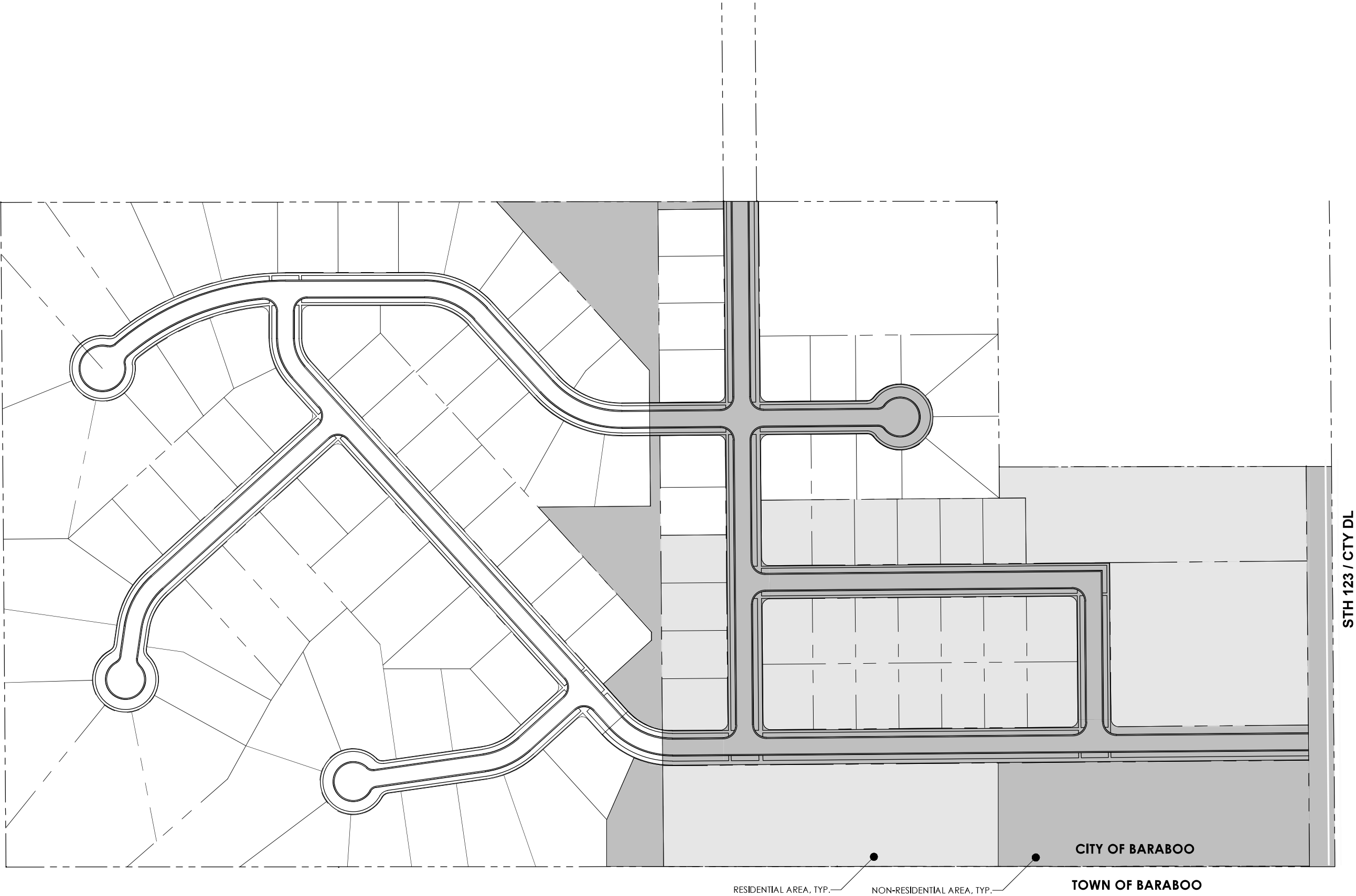
1/11/2024, 8:59:27 AM




Esri Community Maps Contributors, County of Sauk, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sauk County Land Information/GIS



G:\Current Files R-Z\Sauey Subdivision 2-0423-190\2-190\CAD 2-0423-190\2-CIVIL\Production Drawings\2-TIDD DISTRICT.dwg, C3.0, 11/10/2023 10:40:28 AM



AREA SUMMARY:  
RESIDENTIAL AREA: 14.98 ACRES  
NON-RESIDENTIAL: 12.89 ACRES




**General Engineering Company**  
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901  
608-742-2169 (Office) • 608-742-2592 (Fax)  
www.generalengineering.net

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**TID AREAS**  
**SAUEY SUBDIVISION**

**CITY OF BARABOO**  
**SAUK COUNTY, WI**

REVISIONS	NO.	BY	DATE



0 200'  
SCALE

DRAWN BY	MLM
REVIEWED BY	BRB
ISSUE DATE	11/10/2023
GEC FILE NO.	2-0423-190A
SHEET NO.	

**C3.0**







PRELIMINARY VALHALLA VALLEY SUBDIVISION PLAT

LANDS BEING LOCATED IN PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND IN PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWN 11 NORTH, RANGE 06 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

Donald W. Lenz  
Donald W. Lenz, P. L. S. No. S-2003  
Dated this 13th day of December, 2023.



**CITY TREASURER'S CERTIFICATE**  
I, LORI LAUX, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF BARABOO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES AND NO UNPAID SPECIAL ASSESSMENT AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THIS PLAT OF THE SAUEY SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
LORI LAUX, CITY TREASURER

**COUNTY TREASURER'S CERTIFICATE**  
STATE OF WISCONSIN  
SAUK COUNTY

I, JOLENE CROWLEY, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF SAUK COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES AND NO UNPAID SPECIAL ASSESSMENT AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THIS PLAT OF THE SAUEY SUBDIVISION.

\_\_\_\_\_  
JESSICA MACHOVEC, COUNTY TREASURER

**COMMON COUNCIL RESOLUTION**

RESOLVED THAT THIS PLAT OF THE SAUEY SUBDIVISION IN THE CITY OF BARABOO IS HEREBY APPROVED IN FULL COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND THE CITY OF BARABOO SUBDIVISION REGULATIONS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF BARABOO

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BARABOO  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

**CORPORATE OWNER'S CERTIFICATE**

VALHALLA VALLEY LLC A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED. MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT, VALHALLA VALLEY LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY SECTION 236.10 OR SECTION 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.  
COMMON COUNCIL OF THE CITY OF BARABOO  
DEPARTMENT OF ADMINISTRATION  
WISCONSIN DEPARTMENT OF TRASPORTATION

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, PROSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAT INGRESS FROM OR DGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAYOF COUNTY ROAD "DL"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENIFIT OF THE PUBLIC AS PROVIDED IN S.236.293 STATS., AND SHALL BE ENFORCEALBE BY THE DEPARTMENT OR ITS ASSIGNS ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CHAD SAUEY

\_\_\_\_\_  
BRETT SAUEY

**SURVEYOR'S CERTIFICATE:**

I, Donald W. Lenz, Professional Land Surveyor for the State of Wisconsin, hereby certify that I have at the order of Chad and Brett Sauey, as representative for Valhalla Valley LLC as owners, divided, monumented and mapped a parcel of land being located in part of the Northwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southwest 1/4, Section 11, T11N, R6E, City of Baraboo, Sauk County, Wisconsin and being more particularly described as follows:

Commencing at the West corner of said Section 11;  
thence North 89°-55'-45" East along the North line of the Southwest ¼ of said Section 11, 2225.78 feet to the Point of Beginning of lands hereinafter described;  
thence continuing North 89°-55'-53" East along the North line of the Southwest ¼ of said Section 11, 404.61 feet to the Center of Section 11;  
thence North 89°-56'-14" East along the North line of the Southeast ¼ of said Section 11, 663.04 feet;  
thence South 00°-28'-33" East, 527.94 feet;  
thence North 89°-53'-37" East, 659.99 feet to the East line of the Northwest ¼ of the Southeast ¼ of said Section 11;  
thence South 00°-29'-02" East along the East line of the Northwest ¼ of the Southeast ¼ of said Section 11, 795.15 feet to the Southeast corner of the Northwest ¼ of the Southeast ¼;  
thence South 89°-59'-50" West along the South line of the Northwest ¼ of the Southeast ¼ of said Section 11, 1322.67 feet to the Southwest corner of the Northwest ¼ of the Southeast ¼;  
thence South 89°-57'-50" West along the South line of the Northeast ¼ of the Southwest ¼ of said Section 11, 123.14 feet;  
thence North 00°-02'-08" West, 93.40 feet;  
thence North 23°-42'-06" East, 134.04 feet to a place of curve;  
thence Northwesterly along the arc of the curve 78.74 feet, having a radius of 187.00 feet and a central angle of 24°-07'-27" and a chord that bears North 75°-24'-20" West, 78.16 feet;  
thence North 47°-49'-33" West, 70.00 feet;  
thence North 42°-10'-27" West, 73.14 feet;  
thence North 47°-49'-33" East, 129.29 feet;  
thence North 00°-29'-17" West, 16.11 feet;  
thence North 42°-10'-27" West, 801.97 feet;  
thence North 00°-04'-12" West, 54.27 feet;  
thence North 89°-55'-48" East, 36.16 feet;  
thence North 00°-04'-12" West, 66.00 feet;  
thence North 89°-55'-48" East, 51.52 feet to a place of curve;  
thence Southeasterly along the arc of the curve 36.12 feet, having a radius of 183.00 feet and a central angle of 11°-18'-29" and a chord that bears South 47°-49'-42" East, 36.06 feet;  
thence North 12°-02'-03" East, 147.36 feet to the Point of Beginning. Containing 40.0984 acres (1,746,687 sq. ft.) of land. Also being subject to all easements and restrictions of record, if any.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Baraboo, and with Chapter 12-Subchapter 200 of the Columbia County Code of Ordinances to the best of my knowledge, information and belief in surveying, mapping, and dividing the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

CURVE #	ARC	RADIUS	BEARING	CHORD	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C1	23.56	15.00	N45° 29' 17"W	21.21	90°00'00"	45°00'00"	S00°29'17"E	N89°30'43"E
C2	14.05	15.00	S62° 40' 57"W	13.54	53°39'32"	53°39'32"	N89°30'43"E	N35°51'12"E
C3	330.98	66.00	S63° 57' 16"W	62.18	287°19'04"	143°39'32"	N35°51'12"E	N36°49'45"W
C4	64.74	66.00	S63° 57' 16.5"W	62.18	56°12'09"	28°06'04.5"	N35°51'12"E	S87°56'39"E
C5	54.96	66.00	N64° 05' 24"W	53.38	47°42'30"	23°51'15"	S87°56'39"E	S40°14'10"E
C6	45.79	66.00	N20° 21' 43.5"W	44.87	39°44'53"	19°52'26.5"	S40°14'10"E	S0°29'17"E
C7	45.79	66.00	N19° 23' 09.5"E	44.87	39°44'53"	19°52'26.5"	S00°29'17"E	S39°15'36"E
C8	54.96	66.00	N63° 06' 51"E	53.38	47°42'30"	23°51'15"	S39°15'36"W	S86°58'06"W
C9	64.74	66.00	S64° 55' 50"E	62.18	56°12'09"	28°06'04.5"	S86°58'06"W	N36°49'45"W
C10	14.05	15.00	S63° 39' 31"E	13.54	53°39'32"	26°49'46"	N36°49'45"W	S89°30'43"W
C11	23.56	15.00	N44° 30' 43"E	21.21	90°00'00"	45°00'00"	S89°30'43"W	S00°29'17"E
C12	23.56	15.00	N45° 29' 17"W	21.21	90°00'00"	45°00'00"	S00°29'17"E	N89°30'43"E
C13	23.56	15.00	N45° 29' 17"W	21.21	90°00'00"	45°00'00"	S00°29'17"E	N89°30'43"E
C14	23.56	15.00	N44° 30' 33"E	21.21	90°00'00"	45°00'00"	S00°29'17"E	N89°30'43"E
C15	23.56	15.00	S44° 30' 43"W	21.21	90°00'00"	45°00'00"	N89°30'43"E	N00°29'36"W
C16	23.56	15.00	N45° 29' 17"W	21.21	90°00'00"	45°00'00"	S89°30'43"W	N00°29'17"W
C17	23.56	15.00	N44° 30' 43"E	21.21	90°00'00"	45°00'00"	N00°29'17"W	N89°30'43"E
C18	23.56	15.00	S45° 29' 17"E	21.21	90°00'00"	45°00'00"	N89°30'43"E	S00°29'17"E
C19	23.56	15.00	N45° 29' 27"W	21.21	90°00'00"	45°00'00"	N89°30'43"E	S00°29'36"E
C20	157.69	187.00	S66° 19' 52"E	153.05	48°18'50"	24°09'25"	S42°10'27"E	N89°30'43"E

CURVE #	ARC	RADIUS	BEARING	CHORD	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
C21	78.74	187.00	S54° 14' 10.5"E	78.16	24°07'27"	12°03'43.5"	S42°10'27"E	S66°17'54"E
C22	59.45	187.00	S75° 24' 20"E	59.20	18°12'52"	9°06'26"	S66°17'54"E	S84°30'46"E
C23	19.50	187.00	S87° 30' 01.5"E	19.49	5°58'31"	2°59'15.5"	S84°30'46"E	N89°30'43"E
C24	98.66	117.00	N66° 19' 51.5"W	95.76	48°18'49"	24°09'24.5"	S89°30'43"W	N42°10'27"W
C25	19.56	117.00	N85° 41' 58"W	19.53	9°34'38"	4°47'19"	S89°30'43"W	N80°54'38"W
C26	79.10	117.00	N61° 32' 32.5"W	77.60	38°44'11"	19°22'05.5"	N80°54'38"W	N42°10'27"W
C27	23.56	15.00	S44° 30' 43"W	21.21	90°00'00"	45°00'00"	S00°29'17"E	S89°30'43"W
C28	23.56	15.00	S45° 29' 17"E	21.21	90°00'00"	45°00'00"	N89°30'43"E	S00°29'17"E
C29	196.47	233.00	S66° 19' 52"E	190.70	48°18'50"	24°09'25"	S42°10'27"E	N89°30'43"E
C30	75.34	233.00	S51° 26' 16"E	75.02	18°31'39"	09°15'49.5"	S42°10'27"E	S60°42'06"E
C31	86.47	233.00	S71° 19' 58"E	85.97	21°15'44"	10°3'752"	S60°42'06"E	S81°57'50"E
C32	34.66	233.00	S86° 13' 33"E	34.63	08°31'27"	04°15'43.5"	S81°57'50"E	N89°30'43"E
C33	97.81	117.00	N66° 07' 20"W	94.98	47°53'45"	23°56'52.5"	S89°55'48"E	S42°10'27"E
C34	152.98	183.00	N66° 07' 20"W	148.56	47°53'46"	23°56'53"	N42°10'27"W	S89°55'48"W
C35	36.12	183.00	N47° 49' 42"W	36.06	11°18'29"	05°39'14.5"	N42°10'27"W	N53°28'56"W
C36	78.20	183.00	N65° 43' 26"W	77.61	24°29'01"	12°14'30.5"	N53°28'56"W	N77°57'57"W
C37	38.66	183.00	N84° 01' 04"W	38.59	12°06'16"	06°03'08"	N77°57'57"W	S89°55'48"W
C38	140.82	167.00	N66° 19' 52"W	136.69	48°18'50"	24°09'25"	S89°30'43"W	N42°10'27"W
C39	23.56	15.00	S44° 30' 43"W	21.21	90°00'00"	45°00'00"	S00°29'17"E	S89°30'43"W



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