



AGENDA FOR THE PLAN COMMISSION

Tuesday, February 21, 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 January 17, 2023 meeting minutes | 3 |
| 2. Public Invited to Speak | |
| (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.) | |
| 3. Public Hearings | |
| a. The request of Russell Construction, Inc (applicant) on behalf of Coharbor Russell Group, LLC (Owner) to grant a Conditional Use Permit to develop a Community Based Outpatient Clinic facility on Lots 1 and 2 of CSM #5214 and that part of Lot 1 of CSM #6024 lying north of Lot 2 of said CSM and the westerly extension of the north line of said Lot 2, being located in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, on the southwest corner of State Rd 136 and Hatchery Road, City of Baraboo, Sauk County, Wisconsin. | |
| 4. New Business | 5 |
| 4.a Consider Russell Construction, Inc's request, on behalf of the property owner, Coharbor Russell Group, LLC, for a Conditional Use Permit to develop a Community Based Outpatient Clinic facility. | 8 |
| Consider Russell Construction, Inc's request, on behalf of the property owner, Coharbor Russell Group, LLC, for a Conditional Use Permit to develop a Community Based Outpatient Clinic facility on Lots 1 and 2 of CSM #5214 and that part of Lot 1 of CSM #6024 lying north of Lot 2 of said CSM and the westerly extension of the north line of said Lot 2, being located in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, on the southwest corner of State Rd 136 and Hatchery Road, City of Baraboo, Sauk County, Wisconsin. | |
| 4.b Review and approve a Certified Survey Map that creates a single 3.44-acre lot. | 11 |

Review and approve a Certified Survey Map that creates a single 3.44-acre lot on the southwest corner of the intersection of State Rd 136 and Hatchery Road, located in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, on the southwest corner of State Rd 136 and Hatchery Road, City of Baraboo, Sauk County, Wisconsin.

- 4.c Review and approve the Site Plan for a proposed Community Based Outpatient Clinic. 14

Review and approve the Site Plan for a proposed Community Based Outpatient Clinic facility on a 3.44-acre lot, located in the NE1/4 of the NW1/4 of Section 3, T11N, R6E, on the southwest corner of State Rd 136 and Hatchery Road, City of Baraboo, Sauk County, Wisconsin.

- 4.d Discuss a conceptual one-lot Certified Survey Map comprised of approximately 10.66 acres. 18

Discuss a conceptual one-lot Certified Survey Map comprised of approximately 10.66 acres of the wooded land on the northerly portion of the 140-acres of land owned by L & B Schwartz Properties Limited Partnership, immediately south and east of the south end of the stub end of the Valley View Drive right-of-way, located along the southerly boundary of the Pleasant View subdivision in the NE ¼ of the NW ¼ of the NW ¼ of the NE ¼ Section 31, T12N, R7E, City of Baraboo, Sauk County Wisconsin.

- 4.e Review a Conceptual Development Plan. 20

Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for the purpose of operating a pet grooming business in an accessory structure on an existing single-family residential lot in the 600 Block of 7th Avenue by Chasity Gabrielson.

5. Adjournment
Rob Nelson, Mayor

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

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting January 17, 2023

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

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

Also in attendance were Tom Pinion, Adolfo Morales, Chief Rob Sinden, John Statz, and Kathy Klein.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Hartup, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Kolb to approve the minutes of December 20, 2022 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.*) – Mayor Nelson said that for the record he did receive an e-mail from Trina Cromwell that was forwarded to all Commission members.

New Business

- a. Consider the request of Adolfo Morales and Ana Torres (Owners) for a Conditional Use Permit to allow A's Automobile Sales to operate a used automobile dealership at 1341 Carpenter Street, City of Baraboo, Sauk County, Wisconsin – Pinion presented the background for the item. He said that last month the Commission felt compelled to ask the Police Department the status of the property. He said that the last fire inspection was April 2022 and no violations were noted. He said that CSO Statz indicated that the property had been cleaned up significantly from the way it was a couple months ago. At his most recent site visit, CSO Statz indicated there were 10 licensed vehicles on the property that were all titled in the current owner's name and all but one of them had current registration. He said that the Abatement Notice that was issued has been complied with and no citations were issued. Kolb asked if Morales planned to reserve the parking spaces in front of the building for customers and Morales answered in the affirmative. Kolb asked Morales the number of cars that will be on the blacktop for repair that will go out for sale. Morales estimated six cars for repair in the asphalt area and he estimated maybe 20 vehicles for sale in the blacktop area. Kolb felt it may be a good idea to limit the number of vehicles due to past history as recommended by Pinion. Pinion felt Morales's numbers were reasonable. After a lengthy discussion regarding number of vehicles on property, employee parking, sewer connection, outside/inside storage, and many other conditions if the Commission chooses to approve the conditional use. Pinion said that the conditions that were in effect in 2014 the Commission would have to propose those again along with any other conditions applied by the Commission.

Kolb made a motion to approve the Conditional Use Permit with the following conditions:

- 1) A's Auto Sales LLC complies with all Wisconsin DMV dealership requirements.
- 2) No vehicle or trailer parking on any existing grass on the property, inside and outside the fence(s) alike.
- 3) If a dumpster is moved on the property, it needs to be placed in an enclosure.
- 4) All building and site lighting shall comply with City ordinances.
- 5) The area behind the building must be completely fenced and the fence must be properly maintained.
- 6) No more than 30 vehicles shall be kept on site at any given time regardless of whether they are displayed for sale or stored on-site waiting for repair.
- 7) Only the sale of used automobiles is allowed on the property. There shall be no sales of recreational vehicles, trailers, and/or recreational equipment.
- 8) All repairs made on-site are restricted to only those used automobiles that will be offered for sale on-site.
- 9) The building shall be connected to the City's sanitary sewer collection system and the existing septic tank and drain field must be properly abandoned no later than June 1, 2023.
- 10) Prior to re-opening A's Auto Sales LLC, an inspection of the existing buildings shall be scheduled with and completed by the City's Building Inspector and Fire Inspector to confirm the existing building(s) meets the applicable Codes.
- 11) Proof that A's Auto Sales LLC is in good standing with the Wisconsin Department of Financial Institutions and Wisconsin DMV.

- 12) The owner shall arrange for mandatory follow-up inspections of the property to evaluate compliance with the conditions of the CUP and applicable Local and State Property Maintenance and Building Codes at the conclusion of the following months of operation: 1st, 2nd, 3rd, 6th, 12th, and annually thereafter unless otherwise prescribed by any resulting Inspection Report.
- 13) The existing metal pole shed on the west side of the site, inside the fenced enclosure, shall be used exclusively for storage.
- 14) All parts and tires shall be stored inside a building.
- 15) The owner is allowed to keep his tow truck and his two (car hauling) trailers on the property. These will not be included in the 30 vehicle limit included in condition 6) above. No other vehicles or trailers shall be kept on the property.

The motion was seconded by Wedekind. On roll call vote for the motion, Ayes: Wedekind, Franzen, O'Neill, Kolb, Hartup, Boegner, and Nelson. Nay – 0, motion carried 7-0.

Nelson said that the Commission will have no tolerance if the conditions are not met. Statz said that there have been no citations issued to this property; however, moving forward any violations will be cited.

- b. Review and approve a reviewed Two-Lot Certified Survey Map to reconfigure Lot 1 of CSM 556, and Lot 1 of CSM 5890 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 795 and 805 State Rd 136 for OLH, LLC and JACQUES HOLDINGS, LLC – Pinion presented the background and said that it is basically a housekeeping issue. It was moved by Kolb, seconded by Wedekind to approve the revised 2-lot CSM as presented. On roll call vote for the motion, Ayes: Franzen, O'Neill, Kolb, Hartup, Boegner, Nelson, and Wedekind. Nay – 0, motion carried unanimously.

Adjournment - It was moved by Franzen, seconded by Wedekind to adjourn at 6:08 p.m. Motion carried unanimously.

Rob Nelson, Mayor

PLAN COMMISSION ITEM SUMMARY

February 21, 2023

SUBJECT: CONSIDER RUSSELL CONSTRUCTION, INC'S REQUEST, ON BEHALF OF THE PROPERTY OWNER, COHARBOR RUSSELL GROUP, LLC, FOR A CONDITIONAL USE PERMIT TO DEVELOP A COMMUNITY BASED OUTPATIENT CLINIC FACILITY ON LOTS 1 AND 2 OF CSM #5214 AND THAT PART OF LOT 1 OF CSM #6024 LYING NORTH OF LOT 2 OF SAID CSM AND THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2, BEING LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 3, T11N, R6E, ON THE SOUTHWEST CORNER OF STATE RD 136 AND HATCHERY ROAD, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM A: The underlying zoning for this property is B-3, Highway Oriented 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 outpatient clinic for the Veteran's Administration that will be relocated from their current location on the northwest corner of CTH W (South Blvd) and Commerce Avenue.

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 CERTIFIED SURVEY MAP THAT CREATES A SINGLE 3.44-ACRE LOT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE RD 136 AND HATCHERY ROAD, LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 3, T11N, R6E, ON THE SOUTHWEST CORNER OF STATE RD 136 AND HATCHERY ROAD, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM B: The underlying property consists of three existing lots and the owners would like to combine all three lots into a single lot to better accommodate their new outpatient clinic development on this site.

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE THE SITE PLAN FOR A PROPOSED COMMUNITY BASED OUTPATIENT CLINIC FACILITY ON A 3.44-ACRE LOT, LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 3, T11N, R6E, ON THE SOUTHWEST CORNER OF STATE RD 136 AND HATCHERY ROAD, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEMS C: The developers plan to construct an outpatient clinic facility on this site. The attachments in the packet include a Site Plan, a Landscaping Plan and Colored Renderings of the proposed new building. They have also submitted a Storm Water Management Plan so the only information they need to provide me for review is a Site Lighting Plan. The Site Plan also identifies the location of a monument sign

near the driveway on STH 136 and the design of that sign will be submitted at a later date. The developers 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: DISCUSS A CONCEPTUAL ONE-LOT CERTIFIED SURVEY MAP COMPRISED OF APPROXIMATELY 10.66 ACRES OF THE WOODED LAND ON THE NORTHERLY PORTION OF THE 140-ACRES OF LAND OWNED BY L & B SCHWARTZ PROPERTIES LIMITED PARTNERSHIP, IMMEDIATELY SOUTH AND EAST OF THE SOUTH END OF THE STUB END OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, LOCATED ALONG THE SOUTHERLY BOUNDARY OF THE PLEASANT VIEW SUBDIVISION IN THE NE ¼ OF THE NW ¼ 7 THE NW ¼ OF THE NE ¼ SECTION 31, T12N, R7E, CITY OF BARABOO, SAUK COUNTY WISCONSIN.

SUMMARY OF ITEM D: This is only the review of a conceptual land division. Should this project proceed, it will require a formal Certified Survey Map that will be formally reviewed by the Commission at a future date.

Since this proposed land division is located in a somewhat “secluded” area, I have requested that the owner submit a conceptual map for your review. The proposed use is for a new single family residence on roughly 10.66 acres of land, which is currently part of 155 acres of contiguous land under common ownership. Pursuant to Chapter 18 – Subdivision and Platting, all new lots must have minimum of 30 feet of frontage on a public street right-of-way. Following is an excerpt from Chapter 18:

Proposed Streets. Proposed streets shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Plan Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision or for the advantageous development of the adjacent tracts.

It is common practice and good planning to extend proposed street rights-of-way to the boundary of the proposed land division. The owners have no intention of developing the balance of their property but I believe it would be prudent to provide some means for the future southerly extension of Valley View Drive through this proposed lot. Ideally, any proposed land division would include a conceptual development plan for all contiguous land owned or controlled by the subdivider but it is not a requirement for every land division.

For comparison sake, following is an excerpt from Chapter 18 that is a requirement to be included on any Preliminary Plats.

Entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat even though only a portion of said area is proposed for immediate development. The Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.

This proposed land division gets a bit more “complicated” since Chapter 14 – Building, Construction Site and Housing Codes require any improved lot to have frontage on a fully-improved right-of-way to be eligible to for

an occupancy permit. Although this proposed CSM has frontage across the southerly stub end of Valley View Drive, it is not a fully improved right-of-way.

The owner is looking for the Commission's feedback for this proposed land division before finalizing the CSM for final review. There owner will have a representative at the meeting to address any question or concerns.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.06 – Certified Survey Map, N/A. Since this is only a conceptual review, it does not comply with the ordinance.

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.

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR THE PURPOSE OF OPERATING A PET GROOMING BUSINESS IN AN ACCESSORY STRUCTURE ON AN EXISTING SINGLE-FAMILY RESIDENTIAL LOT IN THE 600 BLOCK OF 7TH AVENUE BY CHASITY GABRIELSON.

SUMMARY OF ITEM E: This is only the review of a concept plan. Should this project proceed, it will be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

The applicant currently operates a pet grooming business in downtown Baraboo and she would like to relocate her business to an accessory structure at her residence at 620 7th Avenue. The subject property is located in a block with that is half zoned B-2 and the other half zoned R-1A. Since the applicant is proposing located her business in an accessory structure rather than in her residence, I believe a PUD overlay zoning would be a better approach than a blanket rezone of the property to B-2. She provided a detailed summary of her request along with a couple of site maps, which are included in the packet. The applicant will be at the meeting to explain her project in greater detail.

If favorably reviewed, the owners would need to provide a full GDP/SIP submittal for consideration at a future meeting.

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

ITEM A

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

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

APPLICATION FOR CONDITIONAL USE PERMIT

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

FOR TREASURER USE ONLY

Receipt # _____

Account # 100-22-4440

Date of Petition: _____

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Coharbor Russell Group, LLC

11270 Metro Parkway #5

Ft. Myers, FL 33966

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease): Adam Scheer, Preconstruction Manager, Russell Construction, Inc. 4700 E 53rd St, Davenport, IA 52807

3. Address of site: 420 State Road 136, Baraboo, WI 53913

4. Tax parcel number of site: 206-1152-52010, 206-1152-52011, 206-1152-52012

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

Located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 3, T11N, R6E, City of Baraboo, Sauk County, WI

6. Present zoning classification: B-3

7. Requested conditional use: _____
B-3. Business classification for Community Based Outpatient Clinic as a lease-back to the Department of Veteran's Affairs.

8. Brief description of each structure presently existing on site:

No structure currently on-site. Existing foundation present from former structure. Foundation to be removed as part of project.

9. Brief description of present use of site and each structure on site:

Site is currently vacant

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)

No change in use of existing structures. A new ~10,000 sqft facility is to be constructed with parking, dumpster enclosure, monument signage, and site amenities on the vacant property

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

Wyser Engineering, the civil engineering design consultant, is working with the City of Baraboo to determine water and sewer connections. Current plan is to tie into water and sewer at Hatchery Road located directly north of the property.

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.)

Please see attached for response to this question.

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.)

Site survey is attached to this submission.


- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
 - The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.
14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

Please see attached for response to this question.

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 1 day of February, 20 23.


Property owner

Property owner

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

Date: _____ Zoning Administrator: _____

Q14: 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.

The Department of Veteran's Affairs Community Based Outpatient Clinic (VA CBOC) of Baraboo, Wisconsin will conform to each of the standards for conditional uses set forth in section 17.37(2)(b). This new facility will be designed, constructed, and maintained to provide an updated service to veterans of Baraboo and surrounding areas. The Baraboo VA CBOC will provide primary and specialty health services similar to the existing facility located within the city. The existing facility is outdated and in need of upgrades to continue serving the needs of the veteran community.

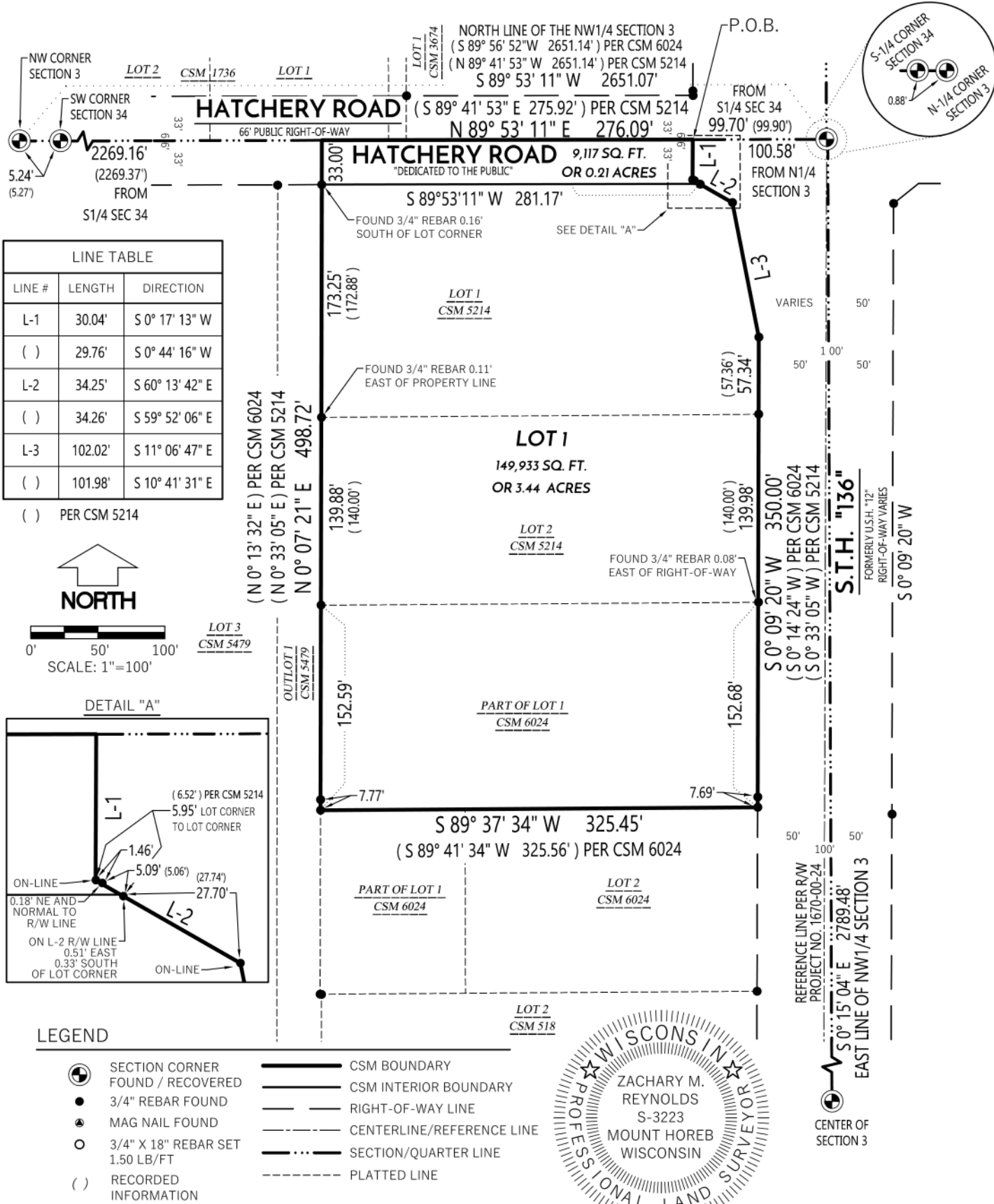
The location of the clinic is close in proximity to the existing facility and will continue to align with the established business environment. The proposed site location is currently not in use by the community and the new location will serve to further develop the area. The current zoning classification aligns with the proposed zoning classification and no changes will need to be made. Site utilities will be sized by a licensed engineer familiar with the City requirements and will include domestic and fire protection water, sanitary sewer, storm sewer, and natural gas. The contours of the existing site will be modified to provide grading for the building, parking areas, and green space. Site drainage will be detained to allow for controlled release into the storm sewer system. Parking for staff and veterans will be provided on-site with no requirement for off-site parking.

The services provided by the clinic will not introduce negative effects to public health, safety, morals, comfort, or general welfare. The adjacent Anytime Fitness facility will share a drive lane with the new clinic, however site design will be arranged to provide safe passage to and from both businesses. The landscape of the new site will be designed per the requirements of The City of Baraboo and site lighting will be provided to promote the safe use of the facility while adhering to requirements for light pollution. The site will provide driveways, walkways, traffic access, and parking areas to minimize traffic congestion in the public streets and provide for the safety of pedestrians. The owner of will provide services to clear and maintain the site in the event of snow or ice to ensure safe travel is maintained. The building and site will be designed per the requirements of the City of Baraboo and the conditional use will not violate flood plain regulations. The site and facility will be designed to ensure no adverse effects on healthful conditions, water quality, drainage features, vegetative cover, erosion, or existing access drive. Waste generated on-site will be disposed of via site dumpsters contained within an enclosure near the building.

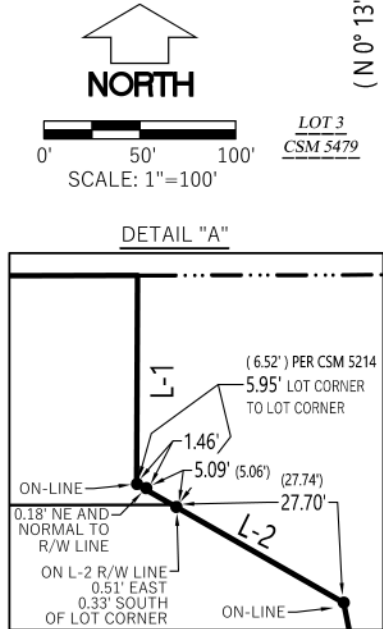
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 & 2 OF CSM 5214, RECORDED IN VOL. 29 ON PAGE 5214 AS DOCUMENT NO. 873675, AND PART OF LOT 1 OF CSM 6024, RECORDED IN VOL. 35 ON PAGE 6024 AS DOCUMENT NO. 1034593, LOCATED IN THE THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

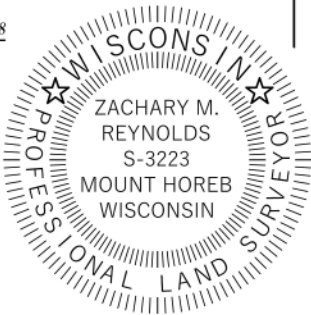
- GENERAL NOTES:
- 1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF DECEMBER 19TH, AND 26TH, 2022.
 - 2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, WCCS SAUK, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE NW1/4 OF SECTION 3, T11N, R6E, BEARS N 00° 25' 26" W
 - 3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - 4. SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS AND EASEMENTS.



| LINE TABLE | | |
|------------|--------------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L-1 | 30.04' | S 0° 17' 13" W |
| () | 29.76' | S 0° 44' 16" W |
| L-2 | 34.25' | S 60° 13' 42" E |
| () | 34.26' | S 59° 52' 06" E |
| L-3 | 102.02' | S 11° 06' 47" E |
| () | 101.98' | S 10° 41' 31" E |
| () | PER CSM 5214 | |



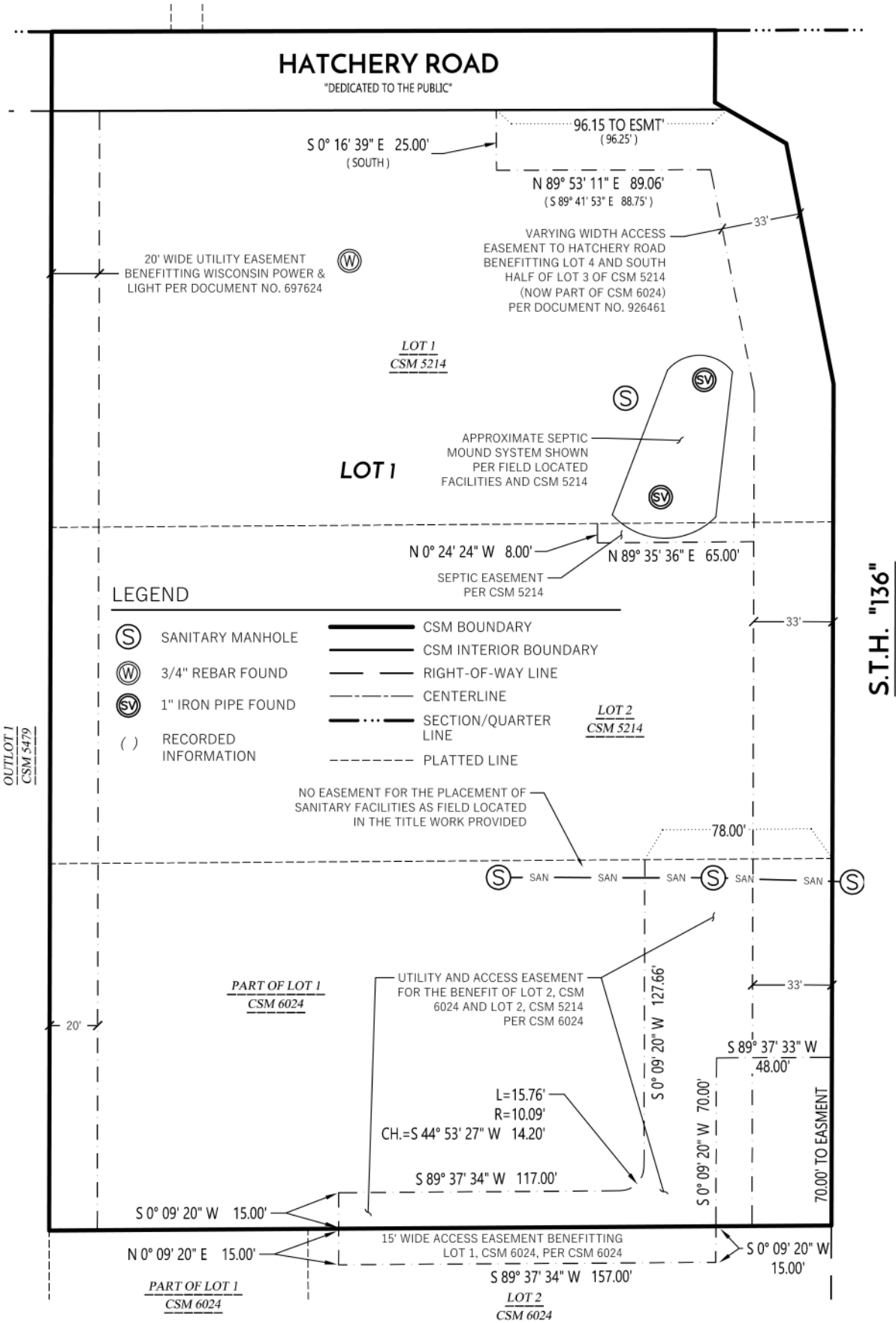
- LEGEND
- SECTION CORNER FOUND / RECOVERED
 - 3/4" REBAR FOUND
 - MAG NAIL FOUND
 - 3/4" X 18" REBAR SET 1.50 LB/FT
 - () RECORDED INFORMATION
 - CSM BOUNDARY
 - CSM INTERIOR BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE/REFERENCE LINE
 - SECTION/QUARTER LINE
 - PLATTED LINE



| | | | | | |
|--|---|---|---|--|---|
| | PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com | PREPARED FOR: COHARBOR RUSSELL GROUP LLC 4700 EAST 53RD STREET DAVENPORT, IA 25807 | SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW | PROJECT NO: 220989 SHEET NO: 1 of 3 | VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____ |
|--|---|---|---|--|---|

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 & 2 OF CSM 5214, RECORDED IN VOL. 29 ON PAGE 5214 AS DOCUMENT NO. 873675, AND PART OF LOT 1 OF CSM 6024, RECORDED IN VOL. 35 ON PAGE 6024 AS DOCUMENT NO. 1034593, LOCATED IN THE THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN



File: W:\2022\220989_Russell - Baraboo VA Clinic\dwg\220989_CSM.dwg Layout: CSM 2 OF 3 User: Zach Plotted: Feb 15, 2023 - 2:40am



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
COHARBOR RUSSELL GROUP LLC
4700 EAST 53RD STREET
DAVENPORT, IA 25807

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: WPW

PROJECT NO: 220989
SHEET NO: 2 of 3

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

ALL OF LOTS 1 & 2 OF CSM 5214, RECORDED IN VOL. 29 ON PAGE 5214 AS
DOCUMENT NO. 873675, AND PART OF LOT 1 OF CSM 6024, RECORDED IN VOL. 35
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QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH,
RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

ALL OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. 5214, RECORDED IN VOL. 29 ON PAGE 5214 AS DOCUMENT NO. 873675 (CSM 5214), AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6024, RECORDED IN VOL. 35 ON PAGE 6024 AS DOCUMENT NO. 1034593 (CSM 6024), LOCATED IN THE THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 3, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SAID SECTION 3 AND THE CENTERLINE OF HATCHERY ROAD, SOUTH 89 DEGREES 53 MINUTES 11 SECONDS WEST, 100.58 FEET TO THE NORTHEAST CORNER OF AFORESAID CSM 5214; THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, 30.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE TRUNK HIGHWAY "136" (FORMERLY UNITED STATES HIGHWAY "12") ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 60 DEGREES 13 MINUTES 42 SECONDS EAST, 34.25 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 11 DEGREES 06 MINUTES 47 DEGREES EAST, 102.02 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 09 MINUTES 20 SECONDS WEST, 350.00 FEET TO A SOUTHEAST CORNER OF LOT 1 OF AFORESAID CSM 6024, THENCE ALONG A SOUTHERLY LINE OF SAID LOT 1 AND A CONTUATION OF SAID LINE, SOUTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 325.45 FEET TO A POINT ON THE WEST LINE OF SAID CSM 6024; THENCE ALONG SAID WEST LINE AND THEN THE WEST LINE OF AFORESAID CSM 5214, NORTH 00 DEGREES 07 MINUTES 21 SECONDS EAST, 498.72 FEET TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST QUARTER OF SECTION 3, ALSO BEING THE CENTERLINE OF HATCHERY ROAD; THENCE SAID NORTH LINE AND CENTERLINE OF HATCHERY ROAD, NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST, 276.09 FEET, BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 159,050 SQUARE FEET OR 3.65 ACRES, AND IS SUBJECT TO HATCHERY ROAD RIGHT-OF-WAY OVER THE NORTHERLY 33 FEET THEREOF, AND SERVITUDES AND EASEMENTS OF USE OR RECORD, IF ANY.

COHARBOR RUSSELL GROUP LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF BARABOO FOR APPROVAL.

BY: _____
MANAGING MEMBER
COHARBOR RUSSELL GROUP LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF , 2020, THE ABOVE NAMED

MANAGING MEMBER FOR COHARBOR RUSSELL GROUP LLC, _____ TO ME KNOWN TO BE
THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF COHARBOR RUSSELL GROUP LLC, I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF BARABOO AND SAUK COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____



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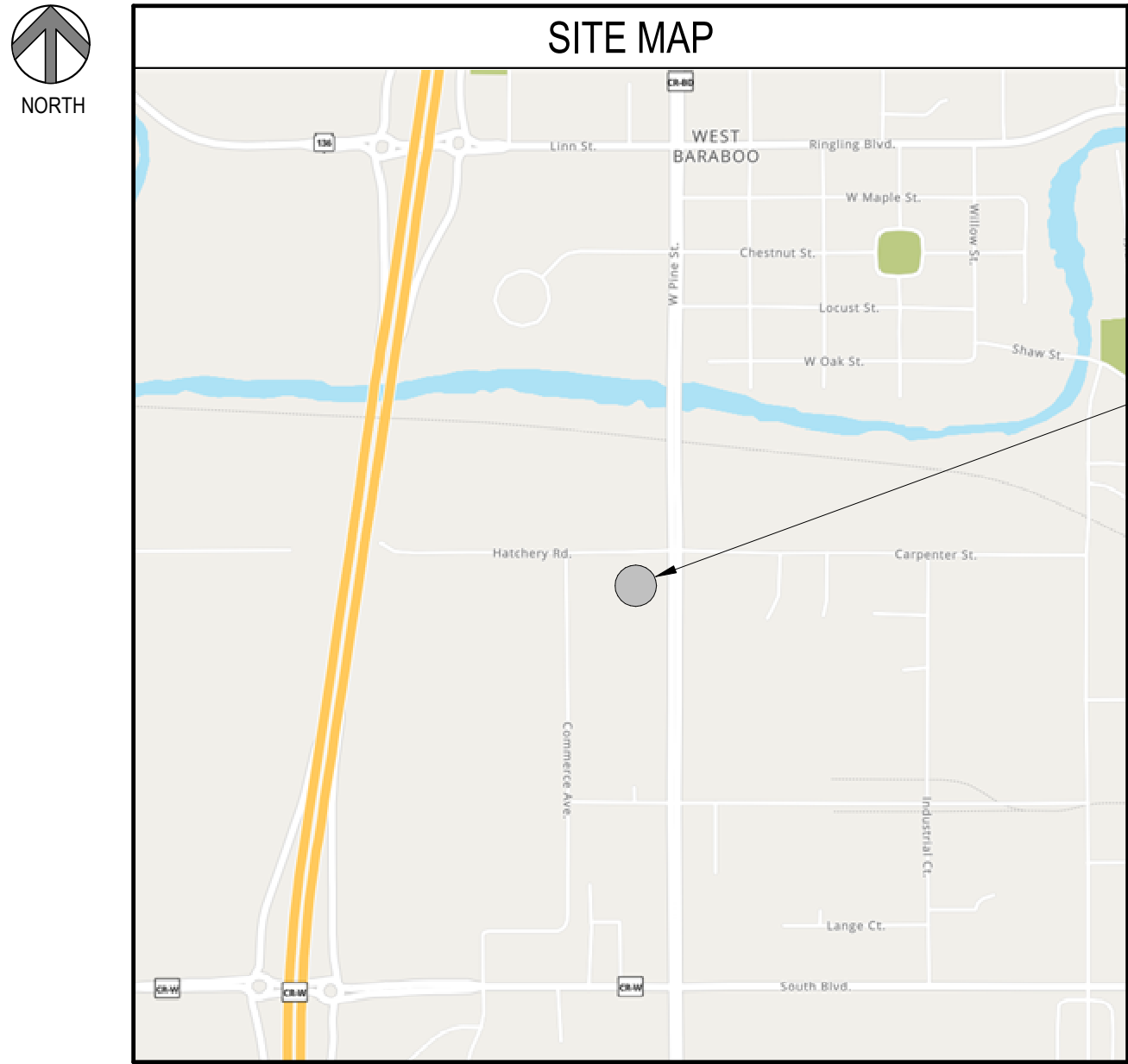
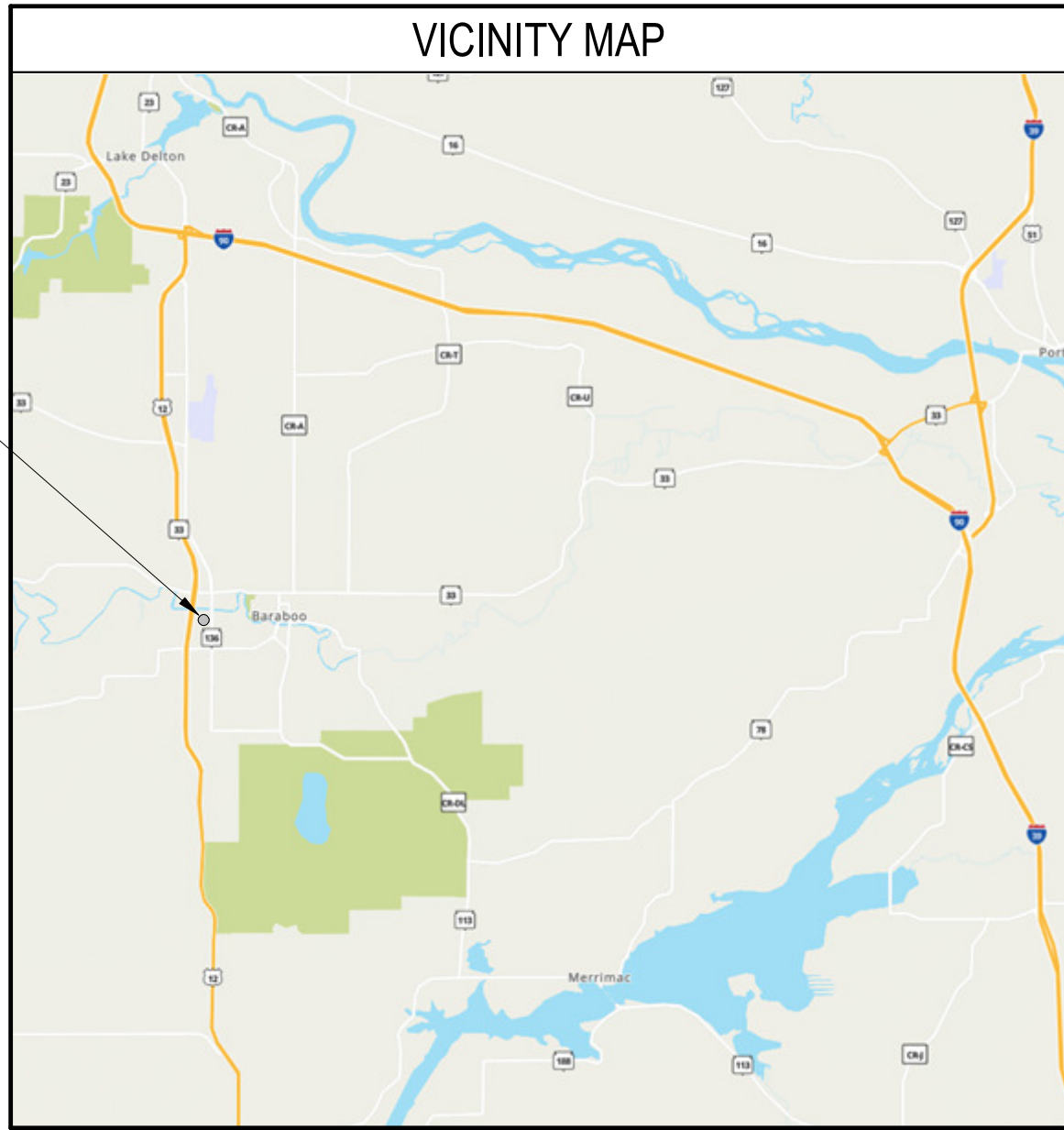
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US DEPARTMENT OF VETERANS AFFAIRS (VA) OUTPATIENT CLINIC BARABOO, WISCONSIN



| | |
|---|---|
| DEVELOPER | |
| COHARBOR RUSSELL GROUP LLC 12126 CRANSTON WAY BRADENTON, FL 34211 |   |
| CONTRACTOR | |
| RUSSELL 4700 E. 63RD STREET DAVENPORT, WI 52807 (563) 450-4600 RUSSELLCO.COM |  |
| ARCHITECTURAL | |
| SCIART STUDIO, LLC 115 5TH AVENUE SOUTH, SUITE 425 LA CROSSE, WI 54601 (608) 519-5640 SCIARTSTUDIO.COM |  |
| CIVIL | |
| WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 (608) 437-1590 WYSERENGINEERING.COM |  |
| ELECTRICAL | |
| TRI-CITY ELECTRIC CO. 6225 NORTH BRADY STREET DAVENPORT, IA 52806 (563) 322-7181 TRICITYELECTRIC.COM |  |
| INTERIORS | |
| I.D. OLOGY 738 7TH STREET NORTH SUITE 105 LA CROSSE, WI 54601 (608) 782-0816 ID-ODOLOGY.COM |  |
| MECHANICAL - PLUMBING | |
| CHARLES E. JARRELL CONTRACTING CO., INC. 4208 RIDER TRAIL NORTH EARTH CITY, MO 63045 (314) 291-0100 CEJARRELL.COM |  |
| STRUCTURAL | |
| SELECT STRUCTURAL ENGINEERING 2435 KIMBERLY ROAD SUITE 240 S BETTENDORF, IA 52722 (563) 359-3117 SELECT-STRUCTURAL.COM |  |

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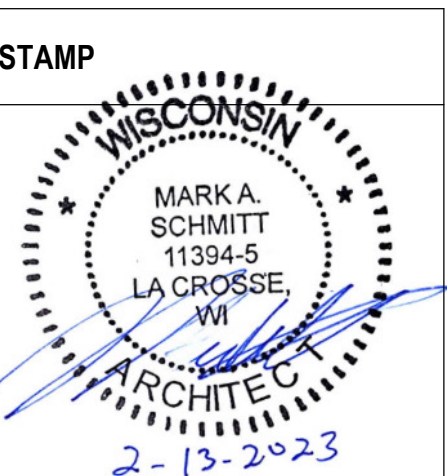
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| Revision Number | Date | Revisions |
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| ARCHITECT/ENGINEER OF RECORD |
| A/E: SCIART STUDIO, LLC 115 5TH AVE SOUTH LA CROSSE, WI 54601 608-519-5640 MARK SCHMITT, AIA, NCARB |



Office of
Construction
and Facilities
Management

 U.S. Department
of Veterans
Affairs

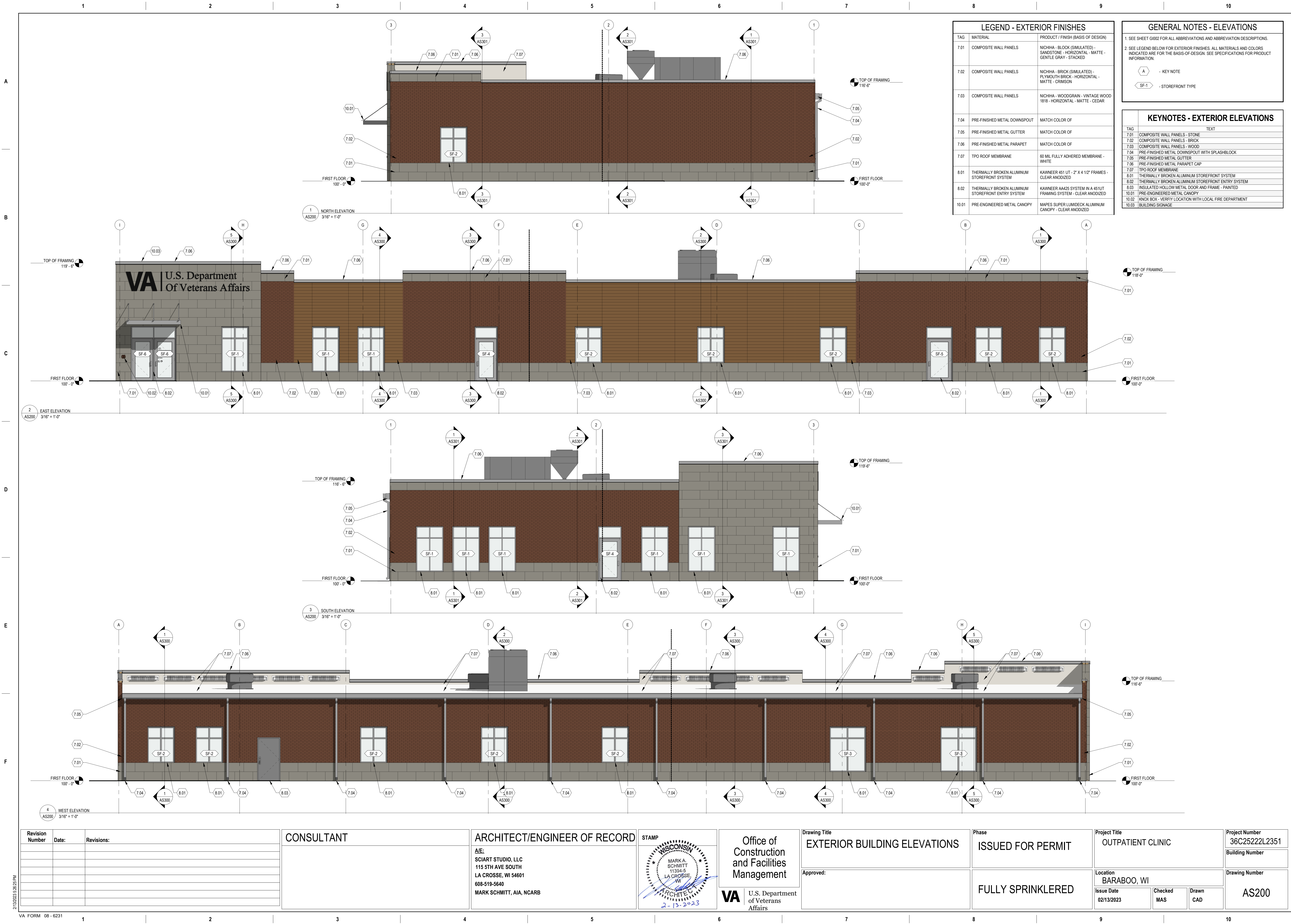
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| Drawing Title TITLE SHEET |
| Approved: |

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|----------------------------|
| Phase ISSUED FOR PERMIT |
| FULLY SPRINKLERED |

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| Project Title OUTPATIENT CLINIC |
| Location BARABOO, WI |
| Issue Date 02/13/2023 |
| Checked MAS |
| Drawn CAD |

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|---------------------------------|
| Project Number 36C25222L2351 |
| Building Number |
| Drawing Number G1001 |

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| LEGEND - EXTERIOR FINISHES | | |
|----------------------------|---|---|
| TAG | MATERIAL | PRODUCT / FINISH (BASIS OF DESIGN) |
| 7.01 | COMPOSITE WALL PANELS | NICHHA - BLOCK (SIMULATED) - SANDSTONE - HORIZONTAL - MATTE - GENTLE GRAY - STACKED |
| 7.02 | COMPOSITE WALL PANELS | NICHHA - BRICK (SIMULATED) - PLYMOUTH BRICK - HORIZONTAL - MATTE - CRIMSON |
| 7.03 | COMPOSITE WALL PANELS | NICHHA - WOODGRAN - VINTAGE WOOD 1818 - HORIZONTAL - MATTE - CEDAR |
| 7.04 | PRE-FINISHED METAL DOWNSPOUT | MATCH COLOR OF |
| 7.05 | PRE-FINISHED METAL GUTTER | MATCH COLOR OF |
| 7.06 | PRE-FINISHED METAL PARAPET | MATCH COLOR OF |
| 7.07 | TPO ROOF MEMBRANE | 60 MIL FULLY ADHERED MEMBRANE - WHITE |
| 8.01 | THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM | KAWNEER 451 UT - 2" X 4 1/2" FRAMES - CLEAR ANODIZED |
| 8.02 | THERMALLY BROKEN ALUMINUM STOREFRONT ENTRY SYSTEM | KAWNEER AA25 SYSTEM IN A 451UT FRAMING SYSTEM - CLEAR ANODIZED |
| 10.01 | PRE-ENGINEERED METAL CANOPY | MAPES SUPER LUMIDECK ALUMINUM CANOPY - CLEAR ANODIZED |

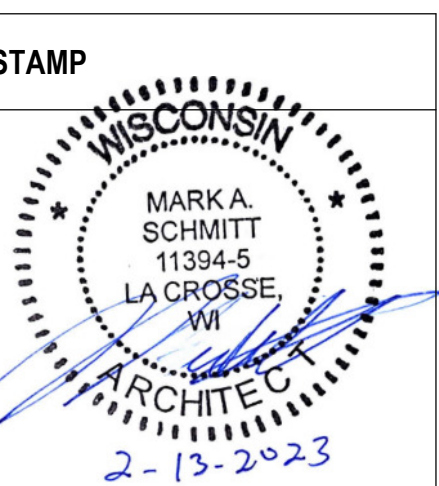
| GENERAL NOTES - ELEVATIONS | |
|--|-------------------|
| 1. SEE SHEET G002 FOR ALL ABBREVIATIONS AND ABBREVIATION DESCRIPTIONS. | |
| 2. SEE LEGEND BELOW FOR EXTERIOR FINISHES. ALL MATERIALS AND COLORS INDICATED ARE FOR THE BASIS-OF-DESIGN. SEE SPECIFICATIONS FOR PRODUCT INFORMATION. | |
| | - KEY NOTE |
| | - STOREFRONT TYPE |

| KEYNOTES - EXTERIOR ELEVATIONS | |
|--------------------------------|---|
| TAG | TEXT |
| 7.01 | COMPOSITE WALL PANELS - STONE |
| 7.02 | COMPOSITE WALL PANELS - BRICK |
| 7.03 | COMPOSITE WALL PANELS - WOOD |
| 7.04 | PRE-FINISHED METAL DOWNSPOUT WITH SPLASHBLOCK |
| 7.05 | PRE-FINISHED METAL GUTTER |
| 7.06 | PRE-FINISHED METAL PARAPET CAP |
| 7.07 | TPO ROOF MEMBRANE |
| 8.01 | THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM |
| 8.02 | THERMALLY BROKEN ALUMINUM STOREFRONT ENTRY SYSTEM |
| 8.03 | INSULATED HOLLOW METAL DOOR AND FRAME - PAINTED |
| 10.01 | PRE-ENGINEERED METAL CANOPY |
| 10.02 | KNOX BOX - VERIFY LOCATION WITH LOCAL FIRE DEPARTMENT |
| 10.03 | BUILDING SIGNAGE |

| Revision Number | Date | Revisions |
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| CONSULTANT |
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| ARCHITECT/ENGINEER OF RECORD |
|------------------------------|
| A/E: |
| SCIART STUDIO, LLC |
| 115 5TH AVE SOUTH |
| LA CROSSE, WI 54601 |
| 608-519-5640 |
| MARK SCHMITT, AIA, NCARB |

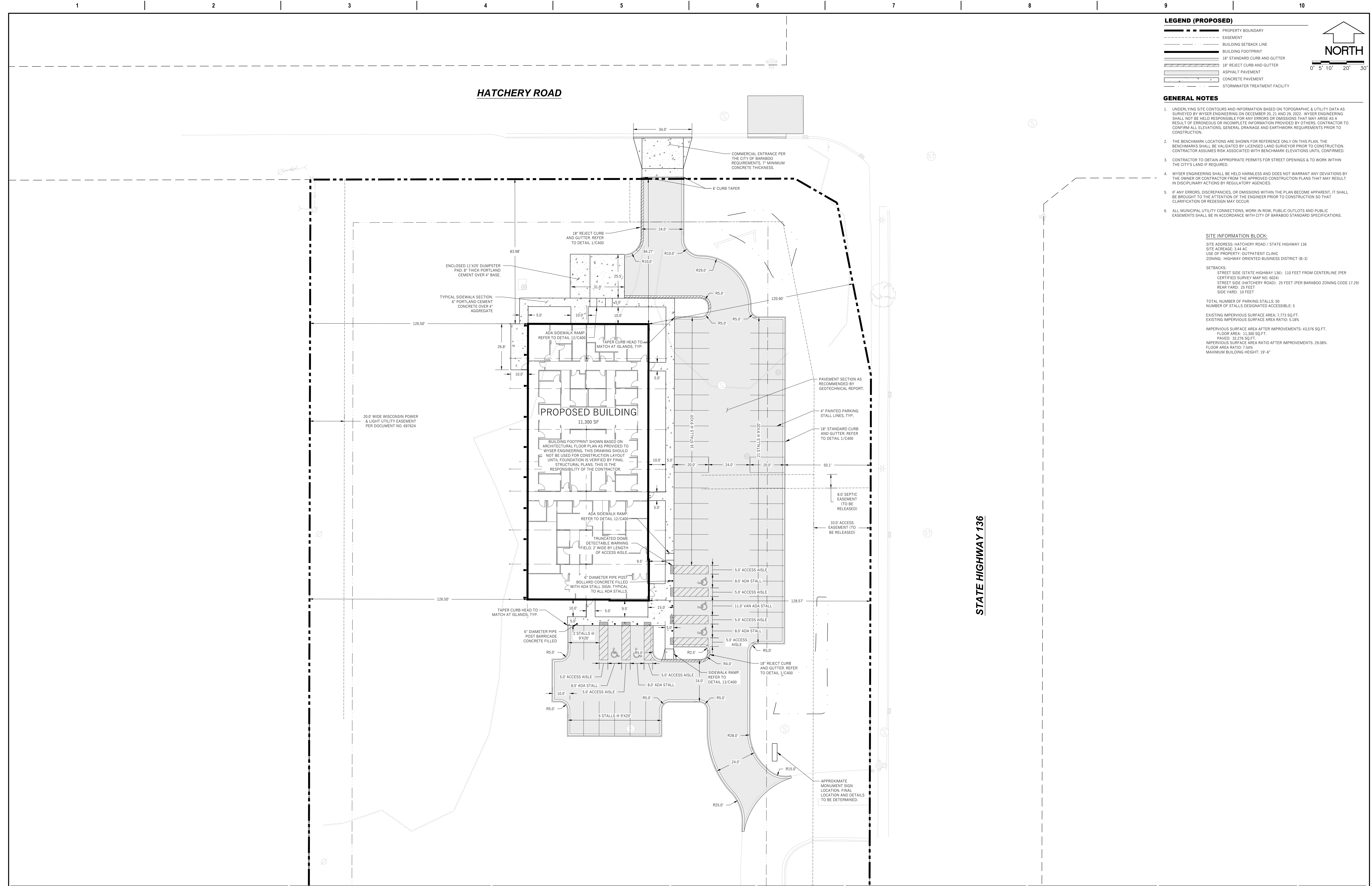


| Drawing Title |
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| EXTERIOR BUILDING ELEVATIONS |
| Approved: |
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| Phase |
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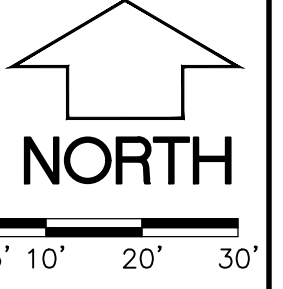
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| OUTPATIENT CLINIC |
| Location |
| BARABOO, WI |
| Issue Date |
| 02/13/2023 |
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| Drawn |
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| Project Number |
|-----------------|
| 36C25222L2351 |
| Building Number |
| |
| Drawing Number |
| AS200 |



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK LINE
- BUILDING FOOTPRINT
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- STORMWATER TREATMENT FACILITY




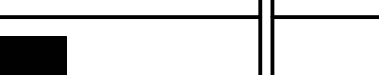



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON DECEMBER 20, 21 AND 29, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF BARABOO STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: HATCHERY ROAD / STATE HIGHWAY 136
SITE ACREAGE: 3.44 AC
USE OF PROPERTY: OUTPATIENT CLINIC
ZONING: HIGHWAY ORIENTED BUSINESS DISTRICT (B-3)

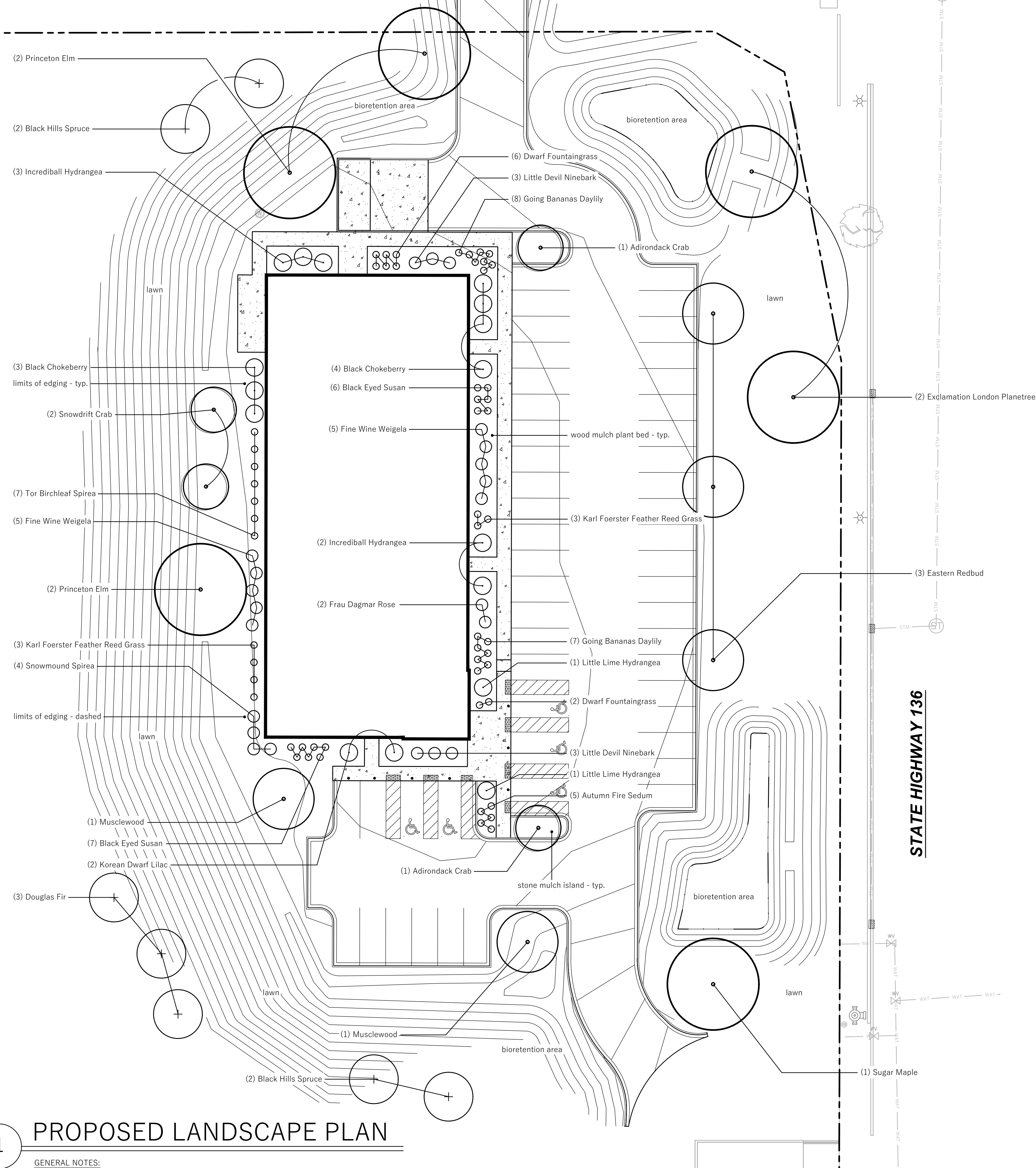
SETBACKS:
STREET SIDE (STATE HIGHWAY 136): 110 FEET FROM CENTERLINE (PER CERTIFIED SURVEY MAP NO. 6024)
STREET SIDE (HATCHERY ROAD): 25 FEET (PER BARABOO ZONING CODE 17.29)
REAR YARD: 25 FEET
SIDE YARD: 10 FEET

TOTAL NUMBER OF PARKING STALLS: 50
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 5
EXISTING IMPERVIOUS SURFACE AREA: 7,773 SQ.FT.
EXISTING IMPERVIOUS SURFACE AREA RATIO: 5.18%
IMPERVIOUS SURFACE AREA AFTER IMPROVEMENTS: 43,576 SQ.FT.
FLOOR AREA: 11,300 SQ.FT.
PAVED: 32,276 SQ.FT.
IMPERVIOUS SURFACE AREA RATIO AFTER IMPROVEMENTS: 29.08%
FLOOR AREA RATIO: 7.54%
MAXIMUM BUILDING HEIGHT: 19'-6"

| <table><tr><th>Revision Number</th><th>Date:</th><th>Revisions:</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table> | | | Revision Number | Date: | Revisions: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | <div>CONSULTANT</div> <div><div><div>4700 East 53rd Street, Davenport, IA 52807 (563) 459-4600 www.russellco.com</div></div><div></div></div> | | <div>ARCHITECT/ENGINEER OF RECORD</div> <div><div><div>A/E: WYSER ENGINEERING, LLC 300 EAST FRONT STREET MOUNT HOREB, WI 53572 608-437-1980 ADAM WATKINS, PE</div><div></div></div><div></div></div> | | <div>STAMP</div> <div></div> | <div>Office of Construction and Facilities Management</div> <div> U.S. Department of Veterans Affairs</div> | <div>Drawing Title</div> <div>SITE PLAN</div> <div>Approved:</div> | <div>Phase</div> <div>ISSUED FOR PERMIT</div> <div>FULLY SPRINKLERED</div> | <div>Project Title</div> <div>OUTPATIENT CLINIC</div> <div>Location BARABOO, WI</div> <div><div>Issue Date 02/13/2023</div><div>Checked WPW</div><div>Drawn AJW</div></div> | <div>Project Number 36C25222L2351</div> <div>Building Number</div> <div>Drawing Number C100</div> |
|---|-------|------------|-----------------|-------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|--|---|---|
| Revision Number | Date: | Revisions: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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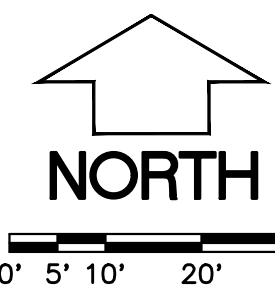
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HATCHERY ROAD



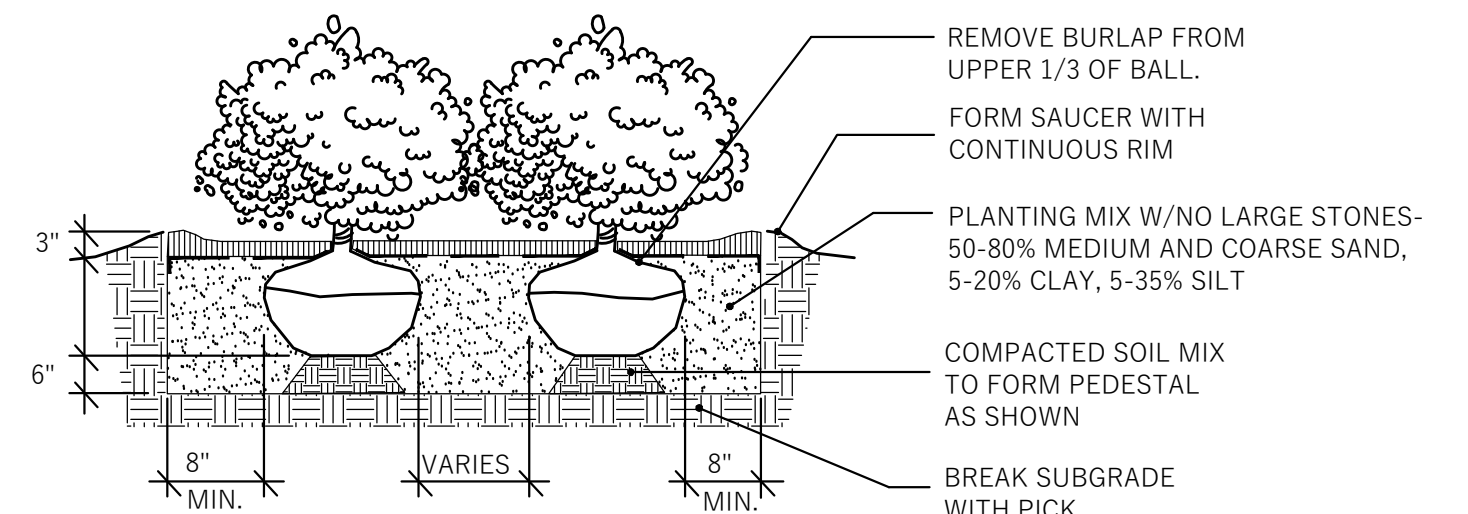
1 PROPOSED LANDSCAPE PLAN

- GENERAL NOTES:**
1. Individual tree and shrub groupings found within lawn areas and along parking areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries.
 3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.
 4. "Landscape stone mulch" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 5. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



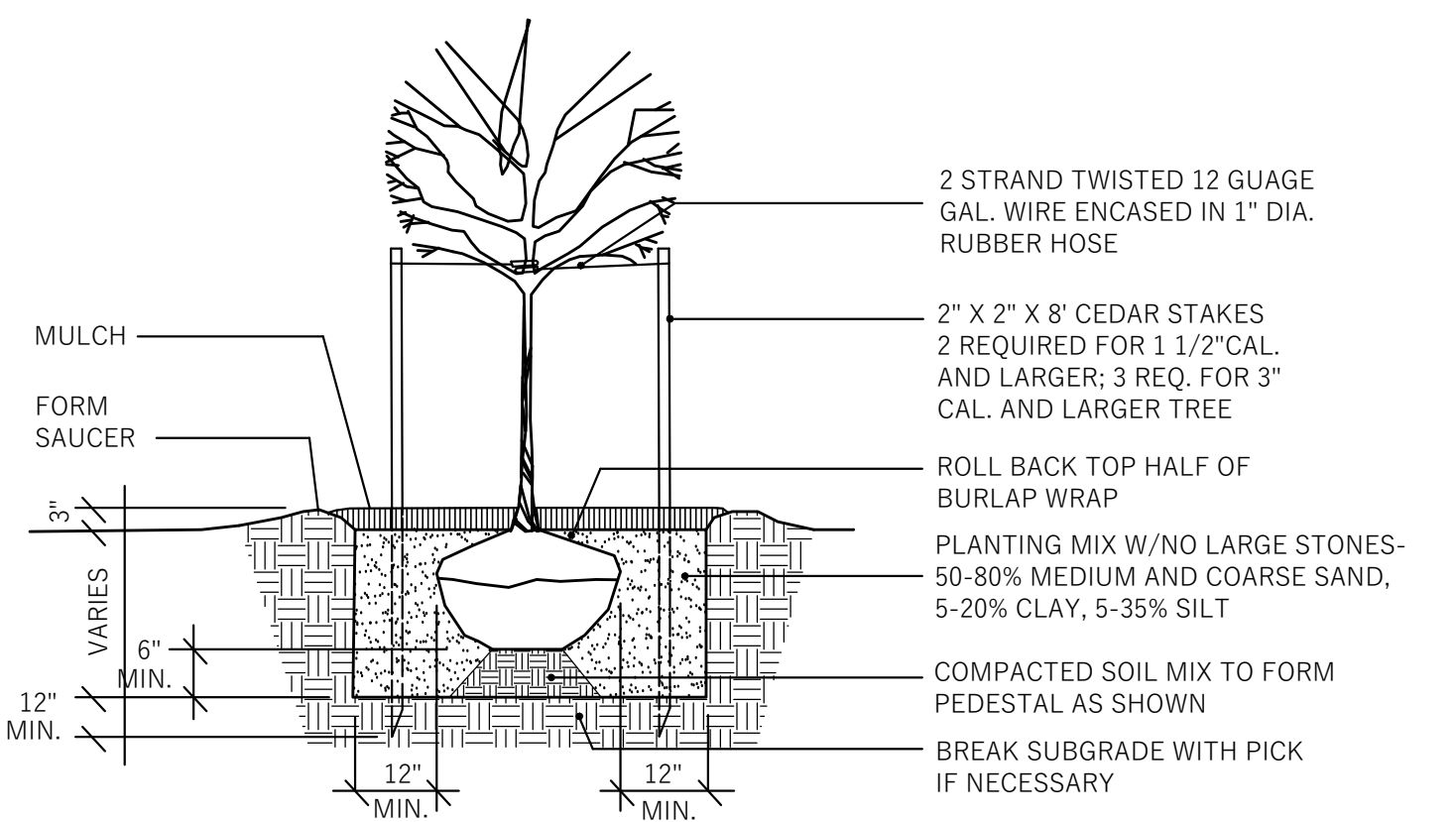
PERENNIAL PLANTING

NTS



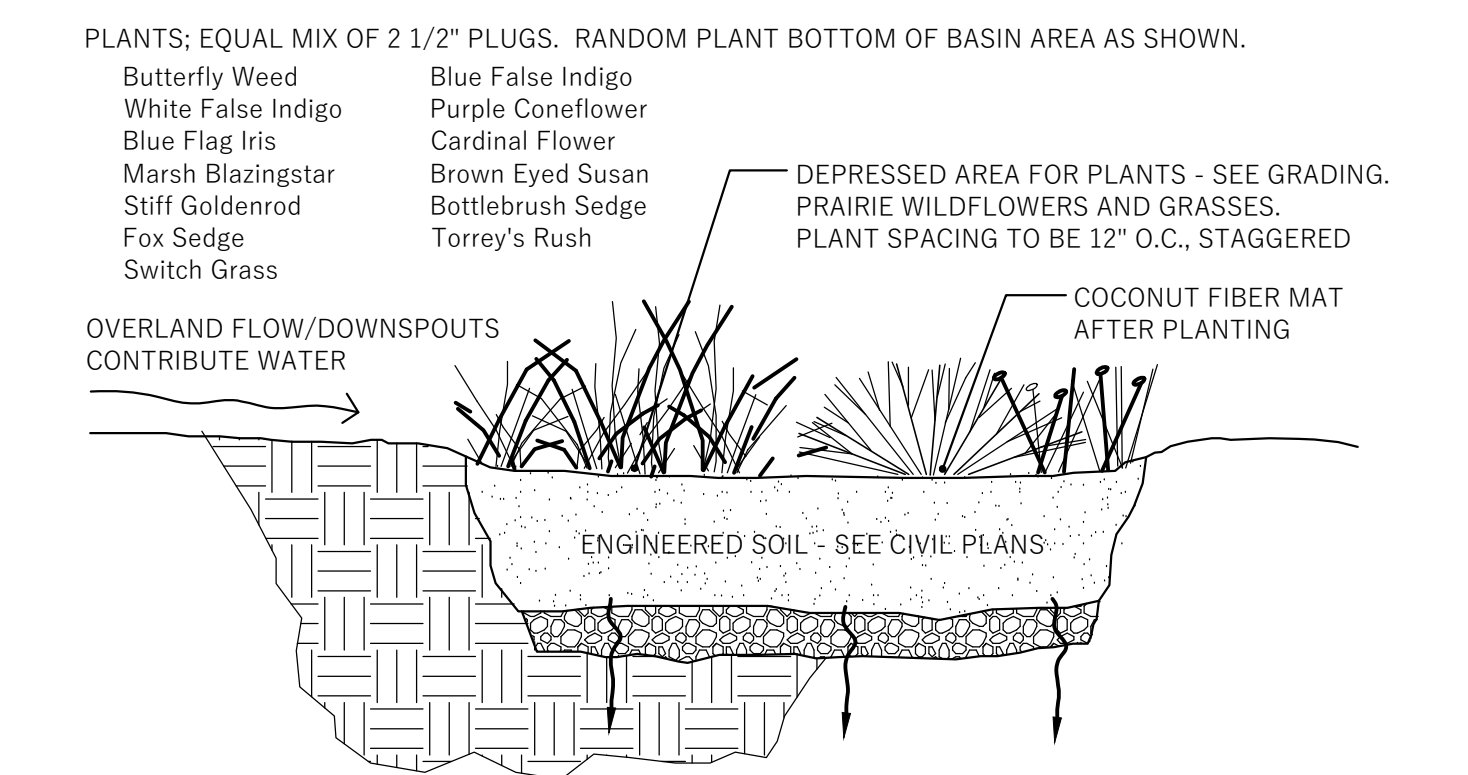
SHRUB PLANTING

NTS



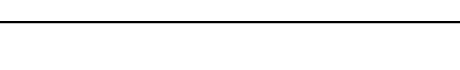
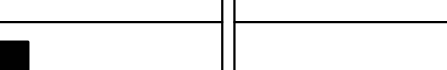

TREE PLANTING

NTS



BIORETENTION AREA PLANTS

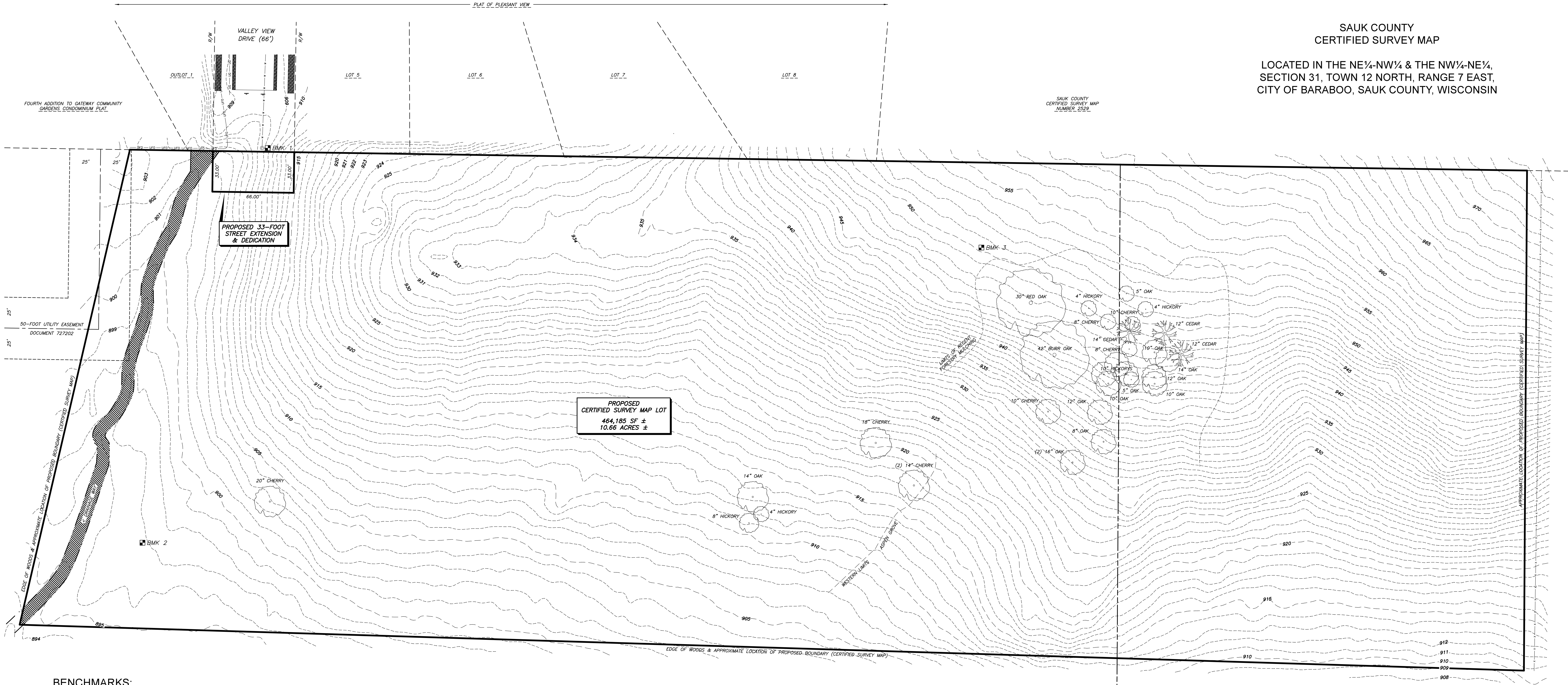
NTS

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| Revision Number | Date: | Revisions: | CONSULTANT | | ARCHITECT/ENGINEER OF RECORD | | STAMP | Office of Construction and Facilities Management | | Drawing Title | Phase | Project Title | | Project Number |
| | | |  4700 East 53rd Street, Davenport, IA 52807 (563) 450-4600 www.russellco.com | | A/E: WYSER ENGINEERING, LLC 300 EAST FRONT STREET MOUNT HOREB, WI 53572 608-437-1980 ADAM WATKINS, PE  | |  | LANDSCAPE PLAN | | ISSUED FOR PERMIT | OUTPATIENT CLINIC | | 36C25222L2351 | |
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| | | | | | | | | | | BARABOO, WI | | L100 | | |
| | | | | | | | | | | FULLY SPRINKLERED | | Issue Date 02/13/2023 | Checked WFW | Drawn AJW |

CONCEPT PLAN

SAUK COUNTY
CERTIFIED SURVEY MAP

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



BENCHMARKS:

- BMK 1** BENCHMARK #1:
HIGHEST POINT (TOP NUT)
OF FIRE HYDRANT
ELEVATION = 911.20' (NAVD88)
- BMK 2** BENCHMARK #2:
3½" MASONRY NAIL PLACED IN
NORTH FACE OF DOUBLE-TRUNKED
10" ELM TREE 1.0'± ABOVE EXISTING
GRADE
ELEVATION = 898.13' (NAVD88)
- BMK 3** BENCHMARK #3:
3½" MASONRY NAIL PLACED IN
NORTH FACE OF 10" CEDAR TREE
1.0'± ABOVE EXISTING GRADE
ELEVATION = 951.15' (NAVD88)

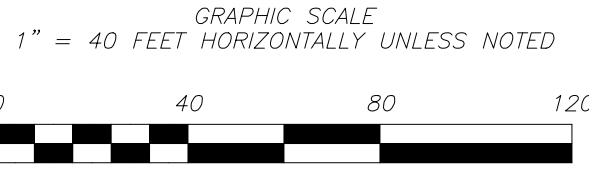
LEGEND OF FEATURES

- ⊙ FIRE HYDRANT
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER-OPTIC LINE
- UNDERGROUND GAS LINE
- BMK 1** BENCHMARK LOCATION
- 940' — INDEX CONTOUR LINE
- 930' --- INTERMEDIATE CONTOUR LINE
- 20" CHERRY
DECIDUOUS TREE LOCATION &
DIAMETER AT BREAST HEIGHT (DBH)
- 12" CEDAR
CONIFEROUS TREE LOCATION &
DIAMETER AT BREAST HEIGHT (DBH)

PROJECT ORIENTATION

BEARINGS SHOWN UPON THIS SURVEY
ARE REFERENCED TO THE WISCONSIN COORDINATE
REFERENCE SYSTEM (WISCRS) FOR SAUK COUNTY,
WISCONSIN, NAD 83 (2011 ADJUSTMENT)

PROJECT SCALE



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM
ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS.
IT SHOULD NOT BE INTERPRETED THAT THE UTILITIES ARE SHOWN IN THEIR EXACT
LOCATIONS OR THAT THEY ARE THE ONLY UTILITIES WITHIN THE AREA.
REFERENCE DIGGER'S HOTLINE TICKET NUMBER:
2022505266

SURVEYOR'S CERTIFICATE

I, MATTHEW M. FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR # 2185, HEREBY CERTIFY TO MY CLIENT:

LESTER W SCHWARTZ
PO BOX 716
KIMBERTON, PA 19442

THAT THE ATTACHED SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

THAT THE ATTACHED SURVEY AND PLAT MEET OR EXCEED THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF
WISCONSIN AS SET FORTH IN ADMINISTRATIVE CODE CHAPTER A-E 7.

THAT ALL INFORMATION CONTAINED WITHIN THE ATTACHED SURVEY AND PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

FIELD WORK COMPLETED
DECEMBER 13TH, 2022

THE EXCELSIOR GROUP, LLC
MATTHEW M FILUS
WISCONSIN PROFESSIONAL LAND SURVEYOR # 2185

PROJECT NUMBER 2023-0001

DATE

** REVIEW COPY **



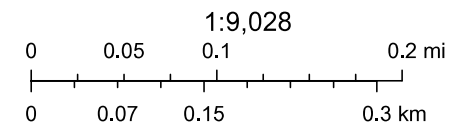
The Excelsior Group, LLC
Surveying & Land Planning
Matthew M Filus, Professional Land Surveyor

(608) 747-4363 • survey@eg-wi.com • www.eg-wi.com
PO Box 486 • Reedsburg, Wisconsin 53959

L&B Schwartz Properties' Proposed CSM

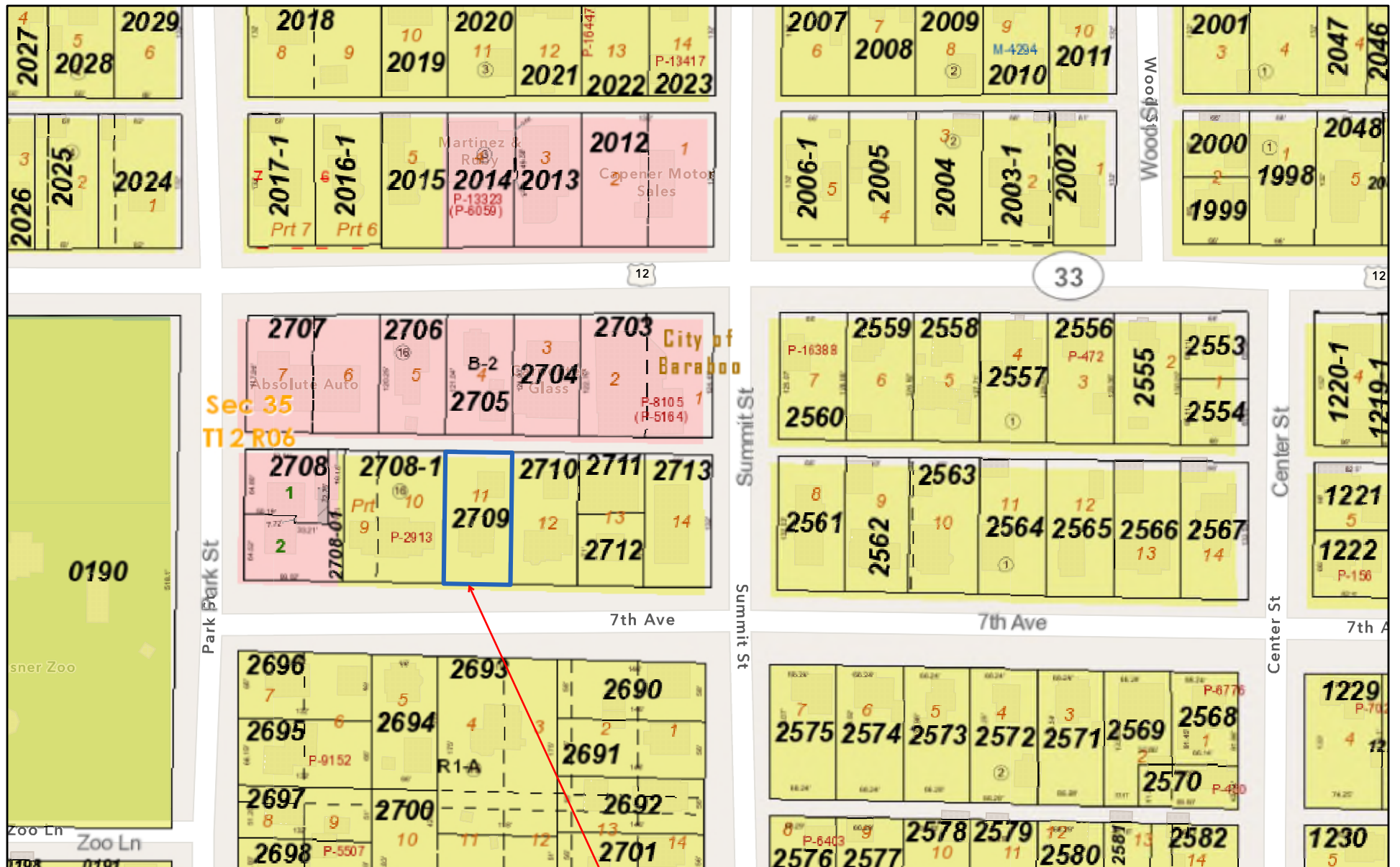


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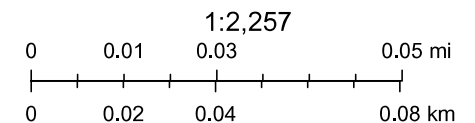
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Sauk County Wisconsin

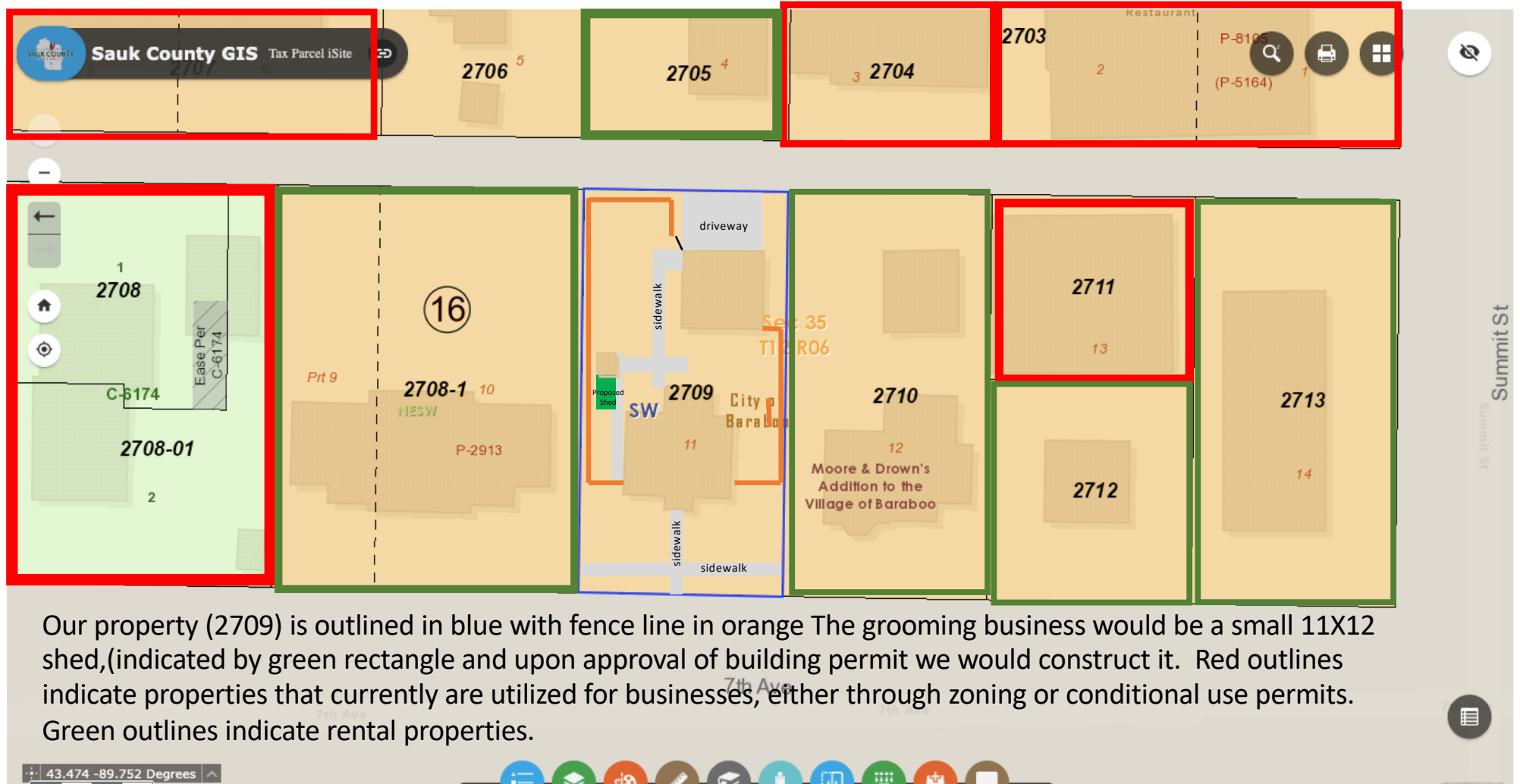


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620 7th Ave



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Planned Development Request

Submitted by: Chasity Gabrielson

Date: 2-14-2023

Purpose of Request:

1. To obtain permission to build, and utilize, an accessory building on my current residential property to house my dog grooming business. The proposed grooming shed will have a footprint of 7ft. X 10ft, and will be an addition onto our current garden shed. It will need to have electric and water run in order to provide grooming services, and this will be completed by licensed professionals.



Style example of finished proposed grooming shed
(not actual shed)

2. Our property currently consists of one two-story single-family home, a detached 2-car garage, an 8 ft. X 8 ft. garden shed, and fencing around the perimeter of the back half of the lot.

3. TBD

4. Property consists of trees, shrubs, native garden species, mown lawn areas, and a food garden.

5. Our neighborhood block is unique as it consists of both residential and commercial properties. We have 2 car dealer/repair facilities, and a grocery store with restaurant that we share an alley with, and the remaining sites are a mix of single and multi-family residences. We are also ½ a block from the zoo.

6. I will be providing essential services to the residents of Baraboo.

7. Currently, I lease a space in downtown Baraboo that will be going up for sale in the near future. Having had little success in finding another space to rent in the city of Baraboo, I'm worried that I may have to close my business and leave over 120 clients without a dog groomer. There are currently only 3 dog groomers in the Baraboo area, including myself, and we are all at capacity. This has led many Baraboo residents to look for dog groomers in other neighboring cities. Allowing me to continue my grooming business at my residential property will alleviate that situation. Current ordinances do not allow me to do so, so I am asking the commission to explore the possibility of a PUD exception.

8. Conformation to Zoning

I used the policies from the Conditional Use Permit as a guide.

17.37(2)(b)(2a)

Our residence currently borders an existing residential business district, and shares an alley (between 8th Ave and 7th Ave) with a car repair/dealership, a glass company-now car repair shop, and a specialty grocery store with an attached sit-down restaurant. Our neighborhood also has residential home on the corner of Park and 7th Avenue, just 2 doors down from our residence, that has a conditional use permit to operate a hair salon. These businesses are utilized and valued by the community of Baraboo, and make our neighborhood block unique. Our residence is in close approximation to Oschner Park and Zoo, and properties to either side of our residence are multi-unit rentals, as is the residence directly across the street from us. The addition of my grooming salon to the current make-up of mixed-use zoned neighbors, would have no adverse negative impact on the value, character, safety, health, or welfare of city, and will coexist harmoniously.

The proposed business will operate as a holistic dog grooming salon. This means that all dogs are only seen one at time, and are scheduled as such to avoid any overlap in clientele. This ensures they are given the very best care, and undivided attention, from the time they arrive until the time they leave. A holistic grooming salon is designed to provide a calm and quiet grooming experience. This helps alleviate stress and anxiety for our clients. This is why I will never take in multiple dogs at once. Having this specific business model means that our neighbors will not have to listen to relentless dog barking or whining that might be found at a typical grooming salon that takes in, and kennels, many dogs at once.

17.37(2)(b)(2b)

This is a sole-proprietor business. I, Chasity Gabrielson, will be the only person providing services, so that means just one dog is dropped off by their owner, with the owner returning for pick-up once the dog is finished. The next groom for the day would be scheduled to arrive no earlier than 20 minutes after the last has left. This ensures no dogs will come into direct contact with one another, and allows me to clean and sanitize the salon prior to the next client's arrival. Owners will not wait at the salon. This makes certain they are not using any needed parking or other resources while their dog is being groomed. By using curbside pick-up for dog drop-off and retrieval, no additional ADA requirements are necessary.

Our residence has a concrete 2-car driveway, off the alley, with a 2-car detached garage. The driveway will provide ample space for a client to park legally, and not impede the public. We also have a flat concrete sidewalk to provide a safe pathway to our drop off area. Our backyard is fenced in, and provides a bathroom space for dog clients so they are not utilizing any neighboring areas.

17.37(2)(b)(2c)

The front of our home will remain unaltered. Any and all business signage will be placed on the backside of our residence, so that any person walking down the street, in front of our house, would be completely unaware that we have a dog grooming salon at our residence. This will help maintain the character of the neighborhood.

17.37(2)(b)(2d)

My businesses' impact on utility usage would be minimal. Dogs will be bathed using a bathing system, which reduces water consumption for each bath. Hot water usage for bathing would run intermittently for approximately from 30-40 minutes each grooming business day. This time frame is based on the average length of each dog bath, and the maximum total number of baths completed each business day. Electricity is needed to run clipping and drying tools, but would not require a huge utility demand.

The proposed business will require the construction of a new garden-type shed on our property. The shed will be 7X10 ft. The new shed will need to have new plumbing lines connected to a small tankless water heater, and grooming tub. All other business equipment, supplies and materials are portable, allowing the proposed business space to easily transition back into a regular garden shed with no modifications necessary.

17.37(2)(b)(2e)

Dog grooming salons provide a necessary service for many dog owners. Dogs that are not groomed regularly can suffer from many health ailments, and proper grooming practices eliminate these conditions. My salon also requires vaccinations to be up to date on all our clients, and that all clients are on a fleas and tick preventatives. There is currently a shortage of dog groomers in the area, and many people are having to look outside of the city to have these services provided. I have a wait list of over 30 people, and countless others that have been told I am at capacity.

17.37(2)(b)(f1)

The grooming salon will be housed inside a small garden type shed. The establishment will pose no risk to the health, safety, moral, comfort, or general welfare of the public. As listed above, we are currently surrounded by residential business and the city zoo, and would generate no additional burden on the neighborhood, and our home will continue to be maintained as before. Clients, and their pets will not be permitted access to our home, and would only occupy the area in and around the drop-off/pick-up area during their visit.

17.37(2)(b)(f2)

The addition of a grooming salon to our property, will not impair our neighbors from using their property. The salon will be enclosed within the shed, and the only time a dog client will be seen/heard, is when traveling from the owner's vehicle to the house and back again. My hours of operation would run Monday through Friday from 8am until 4pm.

17.37(2)(b)(f3)

Please refer to the first paragraph on page one under section heading: 17.37(2)(b)(2a)

17.37(2)(b)(f4)

My business will not alter the current use of our residential home in any way that is permanent, and will transition back to its original zoning easily.

17.37(2)(b)(f5)

Our residence has adequate utilities for the operation of the grooming salon, and will not have an impact on spacing, landscaping, or lighting. Please see structure proposal.

17.37(2)(b)(f6)

Please refer to paragraph two on page one under the section heading: 17.37(2)(b)(2b)

17.37(2)(b)(f7)

The grooming salon will not have an impact on our current snow removal requirements.

17.37(2)(b)(f8)

Our residence is adjacent to a residential business district, so I am confident that my PID request will fit within the requirements of the applicable regulations of the district in which we are located.

17.37(2)(b)(f9)

My business will not violate flood plain regulations.

17.37(2)(b)(f10)

There will be new construction of a garden-type shed once conditional use and building permits are approved.

17.37(2)(b)(f11)

My use will not have an environmental impact on any of the components described in 17.37(2)(b)(f11)(a-i).