



## AGENDA FOR THE PLAN COMMISSION

Tuesday, March 19, 2024, 5:15 p.m.

Council Chambers, 101 South Blvd., Baraboo, Wisconsin

Members Noticed: R. Nelson, J. Kent, R. Franzen, J. O'Neill, T. Kolb, B. Hartup, M. Boegner

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT **WILL NOT** BE HEARD BY THE COMMISSION !

---

	Pages
<b>1. Call to Order</b>	<b>3</b>
1.a Note compliance with the Open Meeting Law	
1.b Roll Call	
1.c Approve agenda	
1.d Approve February 20, 2024 meeting minutes	5
<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. Public Hearings</b>	<b>7</b>
a. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 10 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 904/906 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin.	
b. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 9 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 924/926 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin.	
<b>4. New Business</b>	<b>11</b>
a. Consider the request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 10 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 904/906 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin.	
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 904/906 Roosevelt Street, being Lot 10 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.	
c. Consider the request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 9 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 924/926 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin.	

- 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 924/926 Roosevelt Street, being Lot 9 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.
- e. Review and approve designating the Downtown Baraboo Historic District, generally bounded by 5<sup>th</sup> Avenue, 5<sup>th</sup> Street, Ash Street, 1<sup>st</sup> Street, Oak Street, 2<sup>nd</sup> Avenue and Birch Street the following properties as an historic place.
- f. Review and approve the Final Plat for Valhalla Valley, a proposed 53-Lot, 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.
- g. Review a three-lot Certified Survey Map for Jeff & Christine Baker for three lots on the south side of Steinke Road in the City's Extraterritorial Plat Approval Jurisdiction, being of Lots 1, 2 and 3 of Sauk County CSM # 3531, located in the SE1/4 of Section 12, T11N, R6E, Town of Greenfield, Sauk County, Wisconsin.

**5. Discussion Items**

Comprehensive Plan Update

**6. Adjournment**

**PLAN COMMISSION ITEM SUMMARY**  
**March 19, 2024**

**SUBJECT:     CONSIDER THE REQUEST OF GREENFIELD RESERVE, LLC FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 10 OF GREENFIELD RESERVE SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 904/906 ROOSEVELT STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEMS A & B:** The underlying zoning for this property is R-3, Three- and Four-Family Residential and a two-family dwelling is a Permitted Use in that district. Greenfield Reserve LLC is the owner of the duplex that is currently under construction on this lot and they would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately, which is what triggers the need for a Conditional Use Permit. A Certified Survey Map that divides the property is also included for your consideration.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

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

---

**SUBJECT:     CONSIDER THE REQUEST OF GREENFIELD RESERVE, LLC FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 9 OF GREENFIELD RESERVE SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 924/926 ROOSEVELT STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEMS C & D:** The underlying zoning for this property is R-3, Three- and Four-Family Residential and a two-family dwelling is a Permitted Use in that district. Greenfield Reserve LLC is the owner of the duplex that is currently under construction on this lot and they would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately, which is what triggers the need for a Conditional Use Permit. A Certified Survey Map that divides the property is also included for your consideration.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

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

---

**SUBJECT:     REVIEW AND APPROVE DESIGNATING THE FOLLOWING PROPERTIES AS HISTORIC PLACES: THE GUST BROTHERS' STORE AT 101 4<sup>TH</sup> STREET; THE ISLAND WOOLEN COMPANY OFFICE BUILDING AT 900 2<sup>ND</sup> AVENUE; THE CHARLES RUHLAND HOUSE AT 213 LYNN STREET; THE BARABOO CHICAGO & NORTH WESTERN DEPOT AND DIVISION OFFICES AT 220 LYNN STREET; AND THE DOWNTOWN BARABOO HISTORIC DISTRICT, GENERALLY BOUNDED BY 5<sup>TH</sup> AVENUE, 5<sup>TH</sup> STREET, ASH STREET, 1<sup>ST</sup> STREET, OAK STREET, 2<sup>ND</sup> AVENUE AND BIRCH STREET.**

**SUMMARY OF ITEM E:** At last month's meeting, the Plan Commission reviewed this as part of an Agenda item that included several other historic properties. The Commission designated all of those properties as Historic Places but postponed a decision on the Downtown Historic District. Pursuant to Section 17.53(6)(b), "Within thirty (30) days after the

close of the public hearing, the Plan Commission may designate the property as either an historic place, structure or site or rescind such a designation. After the designation or rescission has been made, notification shall be sent to the property owner or owners..... The Plan Commission shall cause any such designation to be recorded at City expense in the office of the Sauk County Register of Deeds.”

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.53 – *Historic Preservation*, the Downtown Historic District is eligible to be locally designated as a Historic Place.

**ACTION:** Approve/Conditionally Approve / Deny designating the Downtown Historic District as an Historic Place.

---

**SUBJECT:** REVIEW AND APPROVE THE FINAL PLAT FOR VALHALLA VALLEY, A PROPOSED 53-LOT, 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 F:** 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. At the January 16<sup>th</sup> meeting, the Commission approved the Preliminary Plat for this subdivision. Included in the packet is the proposed 53-lot Preliminary Final Plat of Valhalla Valley Subdivision for the Commission’s consideration.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

---

**SUBJECT:** REVIEW A THREE-LOT CERTIFIED SURVEY MAP FOR JEFF & CHRISTINE BAKER FOR THREE LOTS ON THE SOUTH SIDE OF STEINKE ROAD IN THE CITY’S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, BEING OF LOTS 1, 2 AND 3 OF SAUK COUNTY CSM # 3531, LOCATED IN THE SE1/4 OF SECTION 12, T11N, R6E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

**SUMMARY OF ITEM G:** Mr. and Mrs. Baker currently own three separate lots and simply want to adjust lot lines. No new lot is being created so the 20-acre minimum lots size for all new lots does not apply. The Town of Greenfield has reportedly approved this CSM and Sauk County CP&Z staff has reviewed the CSM and has no apparent objection.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 18.02(8) – *Minimum Lot Size or Parcels in the City’s ET Plat Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

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

---

**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.

## Minutes of Plan Commission Meeting February 20, 2024

**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 Barry Hartup. Matthew Boegner was absent.

Also in attendance were Tom Pinion, Matt Muchow, Mike Muscanero, Jerome Mercer, Paul Wolter, Donna and Joe Baker, Nate Day, Todd Wickus, and John Kessenich.

### **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 7-0.
- c. Minutes Approval: It was moved by O'Neill, seconded by Kent to approve the minutes of January 16, 2024 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.*) – Donna Baker, 1362 Springbrook Drive addressed the Commission regarding Item 4b Baraboo Bluffs Condominiums amended GDP. She said her and her husband Joel own rental property on Parkside Avenue adjacent to the development on Waldo in regards to the retention pond and the environmental impact. She expressed concern for the neighborhood children, she is requesting a fence is installed around the pond as a condition. She expressed concern regarding the additional traffic and the difficulty turning left from Waldo to South Blvd.

### **Public Hearing**

- a. Consider designating certain properties that are listed on the National Register of Historic Places and/or the Wisconsin State Register of Historic Places as historic places pursuant to Section 17.53 of the City's Code of Ordinances. The properties being considered include: the Gust Brothers' Store at 101 4<sup>th</sup> Street; the Island Woolen Company Office Building at 900 2<sup>nd</sup> Avenue; the Charles Ruhland House at 213 Lynn Street; the Baraboo Chicago & North Western Depot and Division Offices at 220 Lynn Street; and the Downtown Baraboo Historic District, generally bounded by 5<sup>th</sup> Avenue, 5<sup>th</sup> Street, Ash Street, 1<sup>st</sup> Street, Oak Street, 2<sup>nd</sup> Avenue and Birch Street – Jerome Mercer, 833 Iroquois Circle addressed the Commission. He said he is one owner of 221 3<sup>rd</sup> Avenue and as an owner and as a small business person, he is in favor of preservation of historic site, but if the appearance of the building is not changes or the use, he would oppose any ordinance that places any additional burden on the property owner. He doesn't feel adding another office, bathroom, closet, etc. should require additional approval.

Mike Muscanero said he has a building at 117/119 4<sup>th</sup> Street questioned the Certificate of Appropriateness, and who decides what is appropriate.

Paul Wolter, 405 2<sup>nd</sup> Avenue, Director of Sauk County Historical Society, owner of two properties listed for inclusion, and they are in favor of that. He said that there a number of listing already under the ordinance that was passed in 1997. He said the Society feels that local listings helps protect property values and the historic uniqueness of the downtown.

Todd Wickus, 427 1<sup>st</sup> Street and owner of 120 4<sup>th</sup> Avenue addressed the Commission. He would like clarification on how deep this will go as far as color of paint, signage. He feels that there is a lot of vagueness, he sees more pros than cons.

There being no other speakers, the hearing was declared closed.

### **New Business**

- a. Review and approve designating the following properties as historic places: the Gust Brothers' Store at 101 4<sup>th</sup> Street; the Island Woolen Company Office Building at 900 2<sup>nd</sup> Avenue; the Charles Ruhland House at 213 Lynn Street; the Baraboo Chicago & North Western Depot and Division Offices at 220 Lynn Street; and the Downtown Baraboo Historic District, generally bounded by 5<sup>th</sup> Avenue, 5<sup>th</sup> Street, Ash Street, 1<sup>st</sup> Street, Oak Street, 2<sup>nd</sup> Avenue and Birch Street – John presented the background to the Commission. He

said the Plan Commission is designated as the Historic Preservation Committee, the Commission would have the ability to appoint an AdHoc Historic Preservation Committee if they felt it necessary. He said this process is simply the step to regulate them under this section of the ordinance. He said by way of this ordinance and the regulations contained therein, the Plan Commission has to hold a public hearing and has to make a discussion within 30 days. A lengthy discussion took place regarding what can and can't be done in a Historic District. Kolb moved to designate the Gust Brothers' Store, 101 4<sup>th</sup> Street; the Island Woolen Company Office Building, 900 2<sup>nd</sup> Avenue; the Charles Ruhland House, 213 Lynn Street, and the Baraboo Chicago & North Western Depot and Division Offices, 220 Lynn Street as historic places and to defer the decision on the historic district to the March meeting. O'Neill seconded the motion. On roll call vote for the motion, Ayes – Kent, Franzen, O'Neill, Kolb, Hartup, and Nelson. Nay – 0, motion carried 6-0.

- b. Review an Amended 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 – Matt Muchow, Viebicher addressed the Commission. He said the developer's goal is to cover the condo development to a traditional residential development. He then went through the changes the Plan Commission asked for in the January meeting, such as private roads to public. Muchow then presented the proposed amended GDP to the Commission. Muchow said the name would be changed to Baraboo Bluff Estates. A detailed discussion took place regarding stormwater infiltration. Muchow then presented sidewalk, street widths, and parking proposals, lengthy discussion took place. Kent feels that more discussion is needed on the traffic onto South Blvd. Kolb feels that this is not the developer's problem, but a City problem. Kent moved, Kolb seconded to forward the amended GEP to the Common Council with a recommendation for approval. On roll call 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 the update to the Commission. He said the Commission helped reviewing the goals and policies in the back of each chapter. He said that they could look towards May for another public meeting.
- b. Updated Landscaping Plan for Frank Liquor Company, Inc. – Pinion presented the background to the Commission. He said that Frank Liquor has done as requested by replacing some of the large maple trees with evergreens, and they still exceed the landscaping points.
- c. Environmental Assessment for the Valhalla Valley subdivision property – Pinion presented the background. He said this was requested by Hartup and they did everything asked and have provided a wealth of information and complied with the regulations.

**Adjournment** – Nelson declared the meeting adjourned at 6:32 p.m.

Rob Nelson, Mayor

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: 2.27.2024

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

- Name and address of each owner: (Please attach additional pages as necessary.)  
Greenfield Reserve LLC, 51930 Glen Valley Dr, Reedsburg, WI 53959  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_
- Address of site: 904/906 Roosevelt St, Baraboo, WI 53913 (Greenfield Reserve Lot #10)
- Tax parcel number of site: 206-3639-10000
- Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):  
NE 1/4, SW 1/4, SEC 31 T 12 N, R 7 E/W  
Greenfield Reserve Lot #10  
 \_\_\_\_\_  
 \_\_\_\_\_
- Present zoning classification: R-3
- Requested conditional use: To have Lot #10 be separated into two separate lots at the common wall to create (2) zero lot line dwellings.  
 \_\_\_\_\_  
 \_\_\_\_\_
- Brief description of each structure presently existing on site:  
A side-by-side single family structure is currently being constructed.  
 \_\_\_\_\_  
 \_\_\_\_\_
- Brief description of present use of site and each structure on site:

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

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

N/A

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

All infrastructure is in place.

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

Greenfield Reserve, 51930 Glen Valley Dr, Reedsburg, WI 53959  
(same parcel #206-3639-10000)

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

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

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

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

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 27<sup>th</sup> day of February, 2024.

[Signature]  
Property owner

[Signature]  
Property owner

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

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



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: 2.27.2024

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

- Name and address of each owner: (Please attach additional pages as necessary.)  
Greenfield Reserve LLC, 51930 Glen Valley Dr, Reedsburg, WI 53959  
 \_\_\_\_\_  
 \_\_\_\_\_
- Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):  
N/A  
 \_\_\_\_\_
- Address of site: 924/926 Roosevelt St, Baraboo, WI 53913 (Greenfield Reserve Lot #9)
- Tax parcel number of site: 206-3639-09000
- Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):  
NE 1/4, SW 1/4, SEC 31 T 12N, R 7E/W  
Greenfield Reserve Lot #9  
 \_\_\_\_\_  
 \_\_\_\_\_
- Present zoning classification: R-3
- Requested conditional use: To have Lot #9 be separated into two separate lots at the common wall to create (2) zero lot line dwellings.  
 \_\_\_\_\_  
 \_\_\_\_\_
- Brief description of each structure presently existing on site:  
A side-by-side single family structure is currently being constructed.  
 \_\_\_\_\_  
 \_\_\_\_\_
- Brief description of present use of site and each structure on site:

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

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

N/A

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

All infrastructure is in place.

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

Greenfield Reserve, 5930 Glen Valley Dr, Reedsburg, WI 53959  
(same parcel #206-3639-09000)

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

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

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

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

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 27<sup>th</sup> day of February, 2024.

[Signature]  
Property owner

[Signature]  
Property owner

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

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





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

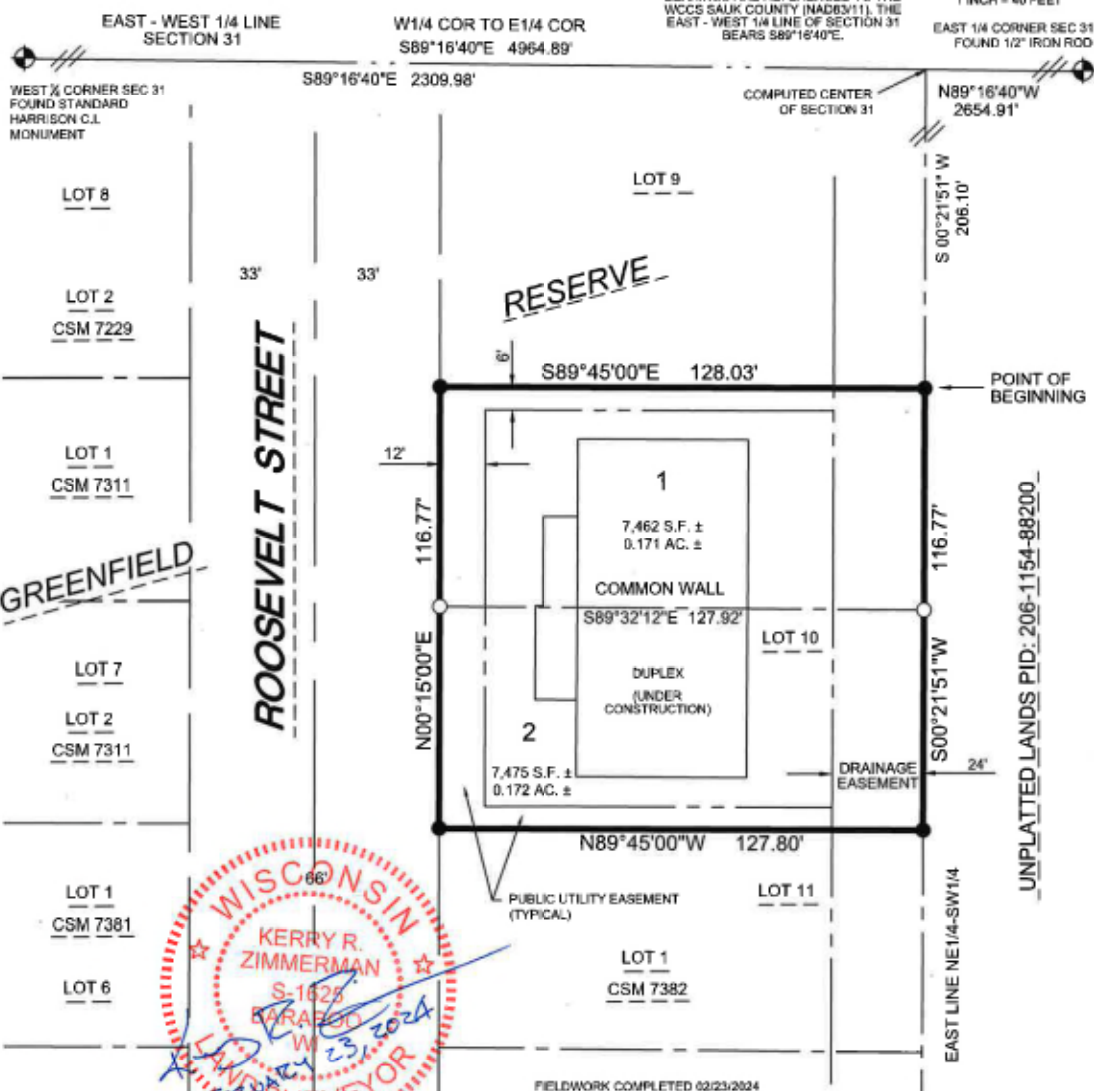
PROJECT NO.	21885006	OWNER:	PELTON BUILDERS
DRAWN BY:	KRZ		S1830 GLEN VALLEY DR.
SURVEYOR:	KRZ		REEDSBURG, WI 53959
FILE NO.	21885006		608-415-0889
SHEET NO.	1 OF 2		

SAUK COUNTY CERTIFIED SURVEY MAP #

LOT 10 OF GREENFIELD RESERVE, LOCATED IN  
THE NE1/4 OF THE SW1/4, SEC 31, T12N, R7E,  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

**SYMBOL LEGEND**

- |  |                          |  |   |
|--|--------------------------|--|---|
|  | PROPERTY BOUNDARY        |  | USPLS MONUMENT FOUND AS NOTED<br>LOCATION AND TIES VERIFIED |
|  | RIGHT-OF-WAY             |  | EXISTING 3/4" IRON REBAR                                    |
|  | EASEMENT LINE            |  | SET 3/4" X 18" IRON ROD WEIGHING<br>1.5 LBS / LINEAL FOOT   |
|  | SECTION 1/2 SECTION LINE |  |   |
|  | CENTERLINE               |  |   |
|  | LOT LINE                 |  |   |





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

PROJECT NO.	21885006
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	21885006
SHEET NO.	2 OF 2

### SAUK COUNTY CERTIFIED SURVEY MAP #

LOT 10 OF GREENFIELD RESERVE, LOCATED IN  
THE NE1/4 OF THE SW1/4, SEC 31, T12N, R7E,  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

#### SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Wisconsin Professional Land Surveyor No. S-1625, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter AE 7 of the Administrative Code of the State of Wisconsin, the Sauk County Land Division and Subdivision Ordinance and the City of Baraboo Subdivision Ordinance, that under the direction of Pelton Builders, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed to the best of my knowledge and belief; and that this land is Lot 10 of GREENFIELD RESERVE, recorded as Document No. 1237160 in Vol. D, P. 288C, and is located in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin, containing 14,937 square feet or 0.342 acres more or less and being described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 31; thence S89°16'40"E along the east-west  $\frac{1}{4}$  line of said Section 31, 2309.98 feet to the center of Section 31; thence S00°21'51"W along the east line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, 206.10 feet to the northeast corner of Lot 10 of said GREENFIELD RESERVE, also being the Point of Beginning; thence continuing S00°21'51"W along the east line of said Lot 10, 116.77 feet; thence N89°45'00"W along the south line of said Lot 10, 127.80 feet; thence N00°15'00"E along the west line of said Lot 10, 116.77 feet; thence S89°45'00"E along the north line of said Lot 10, 127.80 feet to the Point of Beginning. Together with and subject to any and all easements, restrictions, covenants and rights of way of record.

#### PLAN COMMISSION RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN IS HEREBY APPROVED AND ACCEPTED BY THE PLAN COMMISSION.

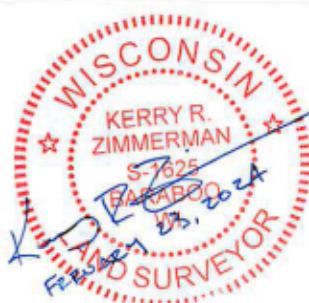
MAYOR \_\_\_\_\_ ROB NELSON \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ TOM PINION \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF BARABOO, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY CLERK \_\_\_\_\_ BRENDA ZEMAN \_\_\_\_\_ DATE \_\_\_\_\_

\*SURVEYOR'S SEAL\*



CLIENT:

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



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

PROJECT NO.	21885007	OWNER:	PELTON BUILDERS
DRAWN BY:	KRZ		S1930 GLEN VALLEY DR.
SURVEYOR:	KRZ		REEDSBURG, WI 53959
FILE NO.	21885007		608-415-0889
SHEET NO.	1 OF 2		

SAUK COUNTY CERTIFIED SURVEY MAP #

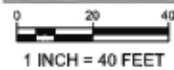
LOT 9 OF GREENFIELD RESERVE, LOCATED IN  
THE NE 1/4 OF THE SW 1/4, SEC 31, T12N, R7E,  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

**SYMBOL LEGEND**

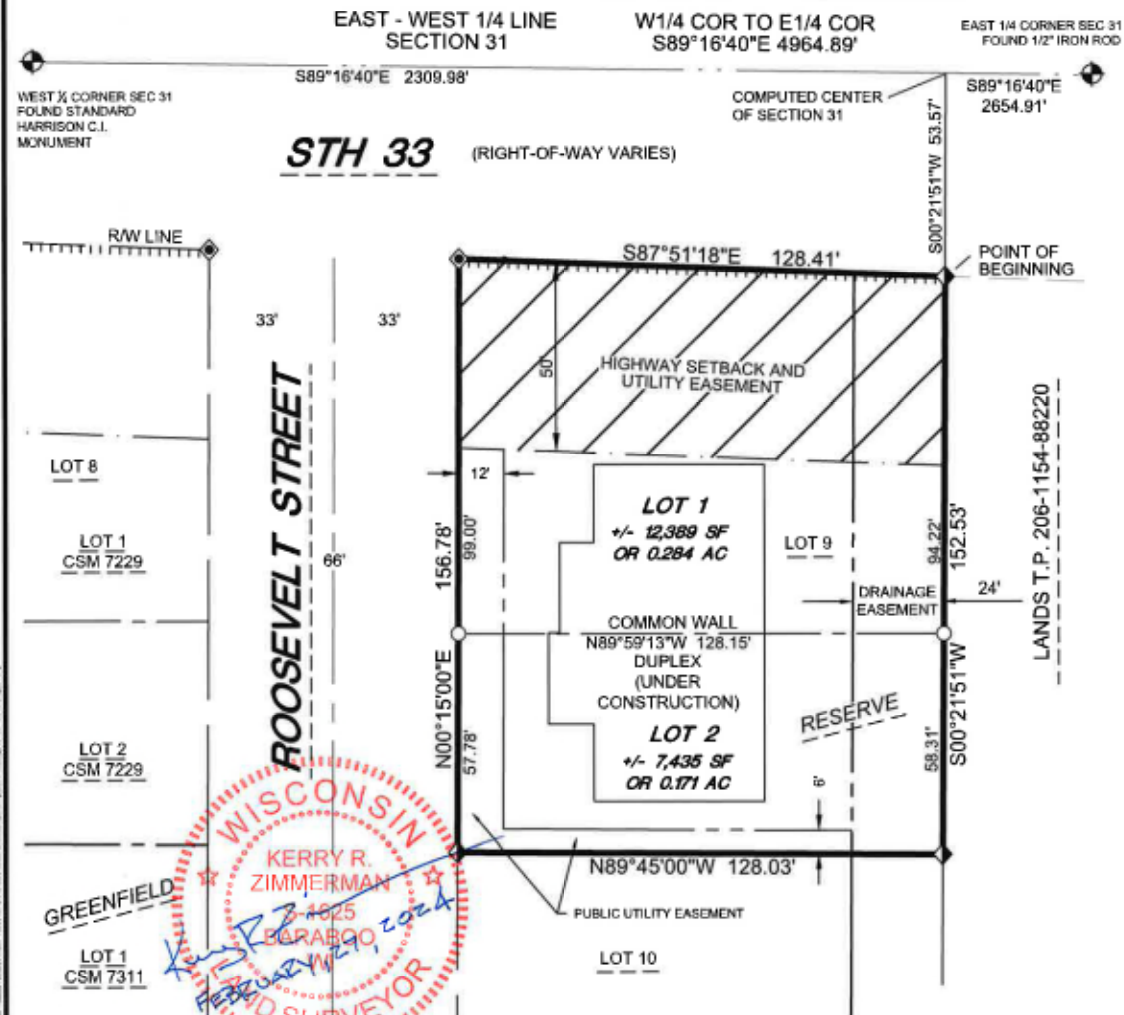
- |  |                          |  |   |
|--|--------------------------|--|---|
|  | PROPERTY BOUNDARY        |  | USPLS MONUMENT FOUND AS NOTED<br>LOCATION AND TIES VERIFIED |
|  | RIGHT-OF-WAY             |  | EXISTING 3/4" IRON REBAR                                    |
|  | PREVIOUS SURVEY          |  | EXISTING 1 1/4" IRON REBAR                                  |
|  | EASEMENT LINE            |  | SET 3/4" X 16" IRON ROD WEIGHING<br>1.5 LBS / LINEAL FOOT   |
|  | SECTION 1/2 SECTION LINE |  |   |
|  | CENTERLINE               |  |   |
|  | SETBACK                  |  |   |
|  | NO ACCESS TO STH 33      |  |   |



**GRAPHIC SCALE**



BEARINGS ARE REFERENCED TO THE  
WCCS SAUK COUNTY (NAD83/11) THE  
EAST - WEST 1/4 LINE OF SECTION 31  
BEARS S89°16'40"E





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

PROJECT NO.	21885007
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	21885007
SHEET NO.	2 OF 2

### SAUK COUNTY CERTIFIED SURVEY MAP #

LOT 9 OF GREENFIELD RESERVE, LOCATED IN  
THE NE1/4 OF THE SW1/4, SEC 31, T12N, R7E,  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

#### SURVEYOR'S CERTIFICATE

I, Kerry R. Zimmerman, Wisconsin Professional Land Surveyor No. S-1625, hereby certify: that in full compliance with the provisions of chapter 236 of the Wisconsin statutes and chapter AE 7 of the administrative code of the state of Wisconsin, the Sauk County land division and subdivision ordinance and the City of Baraboo subdivision ordinance, that under the direction of Pelton Builders, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed to the best of my knowledge and belief; and that this land is Lot 9 of GREENFIELD RESERVE, recorded as Document No. 1237160 in Vol. D, P. 299C, and is located in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 31, Town 12 North, Range 7 East, City of Baraboo, Sauk County, Wisconsin, containing 19,824 square feet or 0.455 acres more or less and being described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 31; thence S89°16'40"E along the east-west  $\frac{1}{4}$  line of said Section 31, 2309.98 feet to the center of Section 31; thence S00°21'51"W, 53.57 feet to the northeast corner of Lot 9 of said GREENFIELD RESERVE, also being the Point of Beginning; thence S00°21'51"W along the east line of said Lot 9, 152.53 feet; thence N89°45'00"W along the south line of said Lot 9, 128.03 feet; thence N00°15'00"E along the west line of said Lot 9, 156.78 feet; thence S87°51'18"E along the north line of said Lot 9, 128.41 feet to the Point of Beginning. Together with and subject to any and all easements, restrictions, covenants and rights of way of record.

#### PLAN COMMISSION RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN IS HEREBY APPROVED AND ACCEPTED BY THE PLAN COMMISSION.

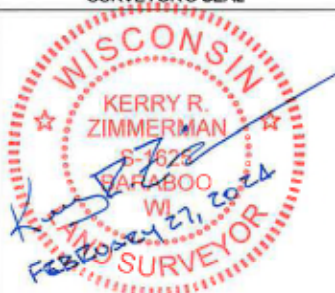
MAYOR \_\_\_\_\_ ROB NELSON \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ TOM PINION \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF BARABOO, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY CLERK \_\_\_\_\_ BRENDA ZEIMAN \_\_\_\_\_ DATE \_\_\_\_\_

\*SURVEYOR'S SEAL\*



CLIENT:

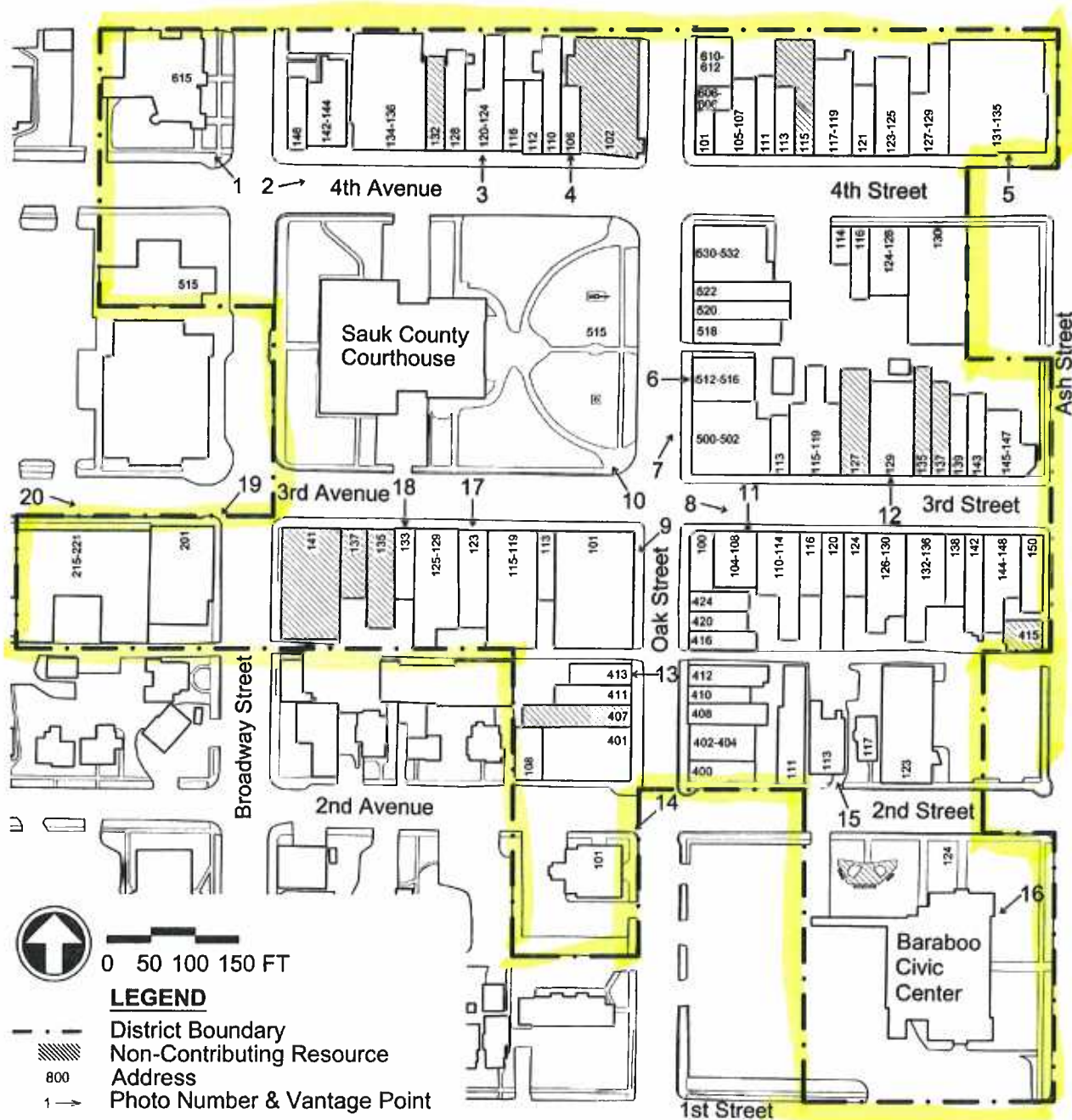
PELTON BUILDERS  
S1930 GLEN VALLEY DR.  
REEDSBURG, WI  
608-415-0889



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Boundary Map/Photo Key Page 1 Downtown Baraboo Historic District  
City of Baraboo, Sauk County, WI









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 CERITFY 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, PROSSESSOR, 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°37'52"	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

CL1	128.17	152.00	N66° 19' 52"W	124.41	48°18'50"	24°09'25"	S89°30'43"W	N42°10'27"W
CL2	125.39	150.00	S66° 07' 20.5"E	121.77	47°53'45"	23°56'52.5"	N89°55'48"E	S42°10'27"E
CL3	168.65	200.00	S66° 19' 52"E	163.69	48°18'50"	24°09'25"	S42°10'27"E	N89°30'43"E

CERTIFIED SURVEY MAP NO.

LOTS 1, 2 & 3, CERTIFIED SURVEY MAP NO 3531, VOL 17, PAGE 353, SAUK COUNTY REGISTER OF DEEDS, PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE NE1/4 OF THE SE1/4, SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

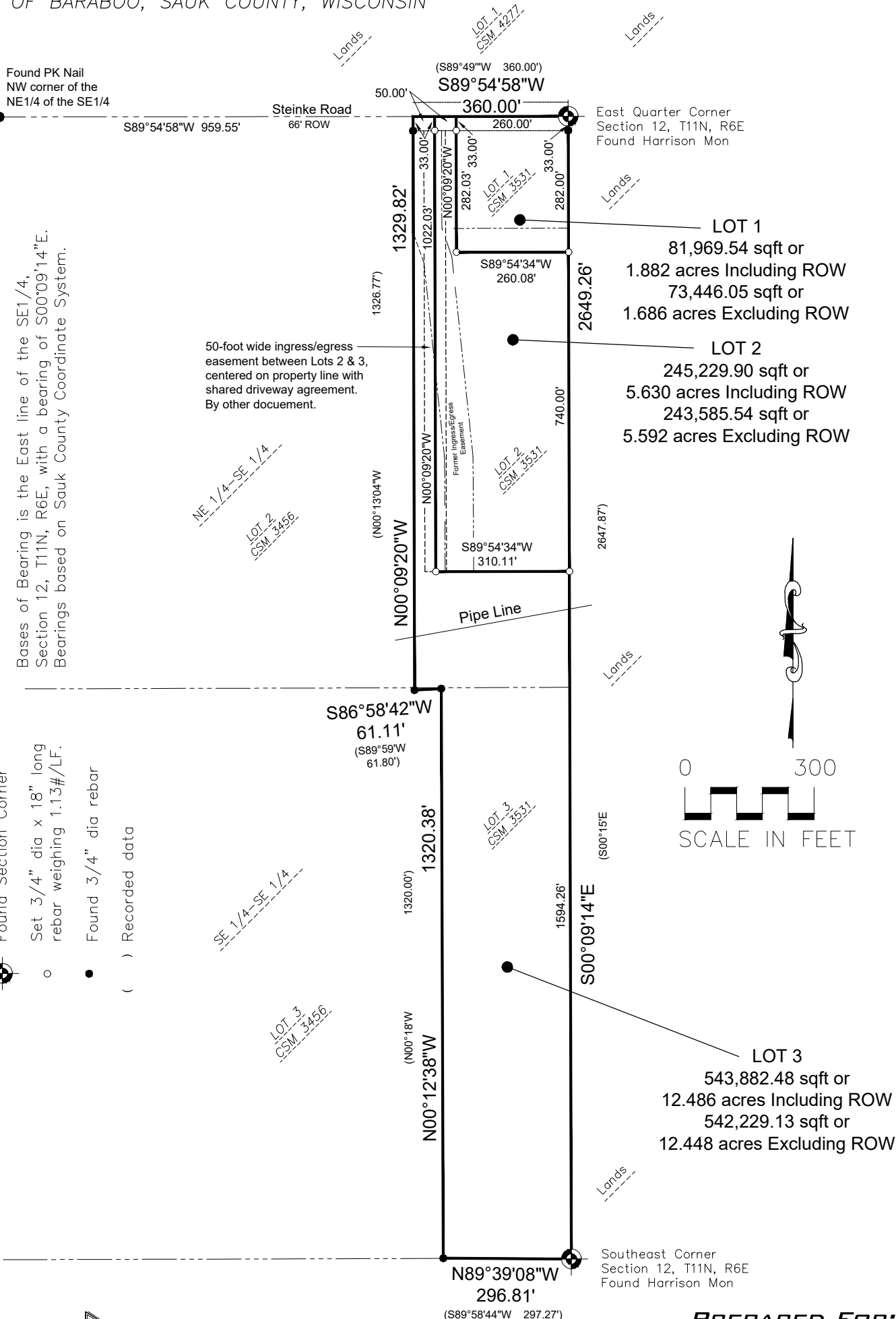
NOTES

Survey performed by Exeter Design, Inc. in January, 2024.

Bases of Bearing is the East line of the SE1/4, Section 12, T11N, R6E, with a bearing of S00°09'14"E. Bearings based on Sauk County Coordinate System.

LEGEND

- Found Section Corner
- Set 3/4" dia x 18" long rebar weighing 1.13#/LF.
- Found 3/4" dia rebar
- ( ) Recorded data



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 1, 2 & 3, CERTIFIED SURVEY MAP NO 3531, VOL 17, PAGE 353, SAUK COUNTY REGISTER OF DEEDS, PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE NE1/4 OF THE SE1/4, SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, EDWARD A. SHORT, PROFESSIONAL LAND SURVEYOR, S-2799, HEREBY CERTIFY:  
  
THAT I HAVE SURVEYED AND MAPPED LOTS 1, 2 & 3, CERTIFIED SURVEY MAP NO 3531, VOL 17, PAGE 353, SAUK COUNTY REGISTER OF DEEDS, PART OF THE SE1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4, SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SE1/4, S00°09'14"E, 2649.26 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE SE1/4 S89°39'08"W, 296.81 FEET; THENCE N00°12'38"W 1320.38 FEET TO THE SOUTH LINE OF THE NE1/4 OF THE SE1/4; THENCE S86°58'42"W, 61.11 FEET; THENCE N00°09'20"W, 1329.82 FEET TO THE NORTH LINE OF SAID SE1/4; THENCE ALONG SAID NORTH LINE, N89°54'58"E, 360.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO RECORDED NATURAL GAS EASEMENT. ALSO SUBJECT TO INGRESS/EGRESS EASEMENT AND SHARED DRIVEWAY AGREEMENT BETWEEN LOTS 2 & 3.  
  
SAID PARCEL CONTAINS 871,081.92 SQFT OR 19.997 ACRES INCLUDING RIGHT OF WAY.  
SAID PARCEL CONTAINS 859,260.72 SQFT OR 19.726 ACRES EXCLUDING RIGHT OF WAY.

THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF JEFF AND CHRISTINE BAKER, THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES; THE SUBDIVISION REGULATIONS OF THE TOWN OF BARABOO, THE CITY OF BARABOO AND SAUK COUNTY, THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREIN AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES AND THE DIVISIONS THEREOF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

\_\_\_\_\_  
EDWARD A. SHORT S-2799  
PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

WE, JEFF AND CHRISTINE BAKER, HEREBY CERTIFY THAT WE HAVE CAUSED THE LANDS DESCRIBED AND MAPPED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS DEPICTED HEREON.

\_\_\_\_\_  
JEFFREY C. BAKER

\_\_\_\_\_  
CHRISTINE L. BAKER

STATE OF WISCONSIN )ss  
GREEN COUNTY )ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO  
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 1, 2 & 3, CERTIFIED SURVEY MAP NO 3531, VOL 17, PAGE 353, SAUK COUNTY REGISTER OF DEEDS, PART OF THE SE1/4 OF THE SE1/4 AND PART OF THE NE1/4 OF THE SE1/4, SECTION 12, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

CITY OF BARABOO:

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED. ACKNOWLEDGED AND ACCEPTED BY THE CITY OF BARABOO ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
CITY CLERK

TOWN OF BARABOO:

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED. ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF BARABOO ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
TOWN CLERK

\_\_\_\_\_  
TOWN CHAIR

SAUK COUNTY ZONING:

APPROVED FOR RECORDING BY THE SAUK COUNTY ZONING AND LAND REGULATION DEPARTMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
ZONING ADMINISTRATOR



# INGRESS/EGRESS EASEMENT EXHIBIT

## LEGAL DESCRIPTION:

A 50-FOOT STRIP OF LAND CENTERED ON THE COMMON PROPERTY LINE BETWEEN LOTS 2 & 3, CERTIFIED SURVEY MAP NO. XXXXX, VOLUME XXXX, PAGE XX, SAUK COUNTY REGISTER OF DEEDS, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 12, TOWN 11 NORTH, RANGE 5 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, DEEDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12; THENCE ALONG NORTH LINE OF THE SE1/4, S89°54'58"W, 285.00 FEET; THENCE S00°09'20"E, 33.00 FEET TO THE SOUTH RIGHT OF WAY STEINKE ROAD ALSO KNOWN AS THE POINT OF BEGINNING; THENCE S00°09'20"E, 1022.03 FEET; THENCE S89°54'58"W, 50.00 FEET; THENCE N00°09'20"W, 1022.03 FEET TO SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, N89°54'58"E, 50.00 FEET TO THE POINT OF BEGINNING.

