



AGENDA FOR THE PLAN COMMISSION

Tuesday, April 16, 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
1. Call to Order	
1.a Note compliance with the Open Meeting Law	
1.b Roll Call	2
1.c Approve agenda	
1.d Approve March 19, 2024 meeting minutes	5
2. Public Invited to Speak	
<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>	
3. Public Hearings	
a. The request of Brian Scarborough, d/b/a BaraBrew, for a Conditional Use Permit for an electronic variable message sign to be located at 315 South Blvd, in a B-3 Highway Oriented Business District, City of Baraboo, Sauk County, Wisconsin	
4. New Business	7
a. Consider the request of Brian Scarborough, d/b/a BaraBrew, for a Conditional Use Permit for an electronic variable message sign to be located at 315 South Blvd, in a B-3 Highway Oriented Business District, City of Baraboo, Sauk County, Wisconsin.	
b. Review the Phase 1 Specific Implementation Plan (SIP) in accordance with Step 4 of the Planned Development rezoning process for KMD Development LLC’s Baraboo Bluffs Estates Amended General Development Plan.	
c. Review and approve the Final Plat for Phase 1 of Baraboo Bluffs Estates, a proposed 10-Lot, 3.34-acre Subdivision Plat (Appendix F of the Baraboo Bluffs Estates SIP), being a part of Certified Survey Map No. 7231, located in the S½ of Section 2, T11N, R6E, City of Baraboo, Sauk County, Wisconsin.	
5. Discussion Items	
a. Comprehensive Plan Update.	
b. Standards for a Certificate of Appropriateness for Locally Designated Historic Places, Structures or Objects.	
6. Adjournment	

PLAN COMMISSION ITEM SUMMARY

April 16, 2024

SUBJECT: CONSIDER THE REQUEST OF BRIAN SCARBOROUGH, D/B/A BEARBREW, FOR A CONDITIONAL USE PERMIT FOR AN ELECTRONIC VARIABLE MESSAGE SIGN TO BE LOCATED AT 315 SOUTH BLVD, IN A B-3 HIGHWAY ORIENTED BUSINESS DISTRICT, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM A: The new owner of the former Oliver Motors building on South Blvd would like to install variable message sign on the existing free standing sign at 315 South Blvd. The proposed sign includes is a 12 sq ft electronic variable message sign and all such signs are regulated as Condition Use Permits. Following is an excerpt from the definitions section of our Zoning Code:

Electronic Variable Message Sign. A sign that displays messages where the message may be changed electronically, either by using a frame-by-frame display or by scrolling the message. This sign shall not change the message displayed at intervals of less than two seconds, not shall a scrolling message travel at a rate slower than 16 light columns per second or faster than 32 columns per second. This sign shall only display letters or numbers of no art animations or graphics may be displayed. This sign shall not contain, include or be illuminated by lights or illuminations that flash, scintillate, blink, flicker, vary in intensity, nor shall such signs be illuminated to a degree of brightness that is greater than necessary for adequate visibility, using standards applied by the Wisconsin Department of Transportation.

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 THE PHASE 1 SPECIFIC IMPLEMENTATION PLAN (SIP) IN ACCORDANCE WITH STEP 4 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR KMD DEVELOPMENT LLC'S BARABOO BLUFFS ESTATES AMENDED GENERAL DEVELOPMENT PLAN.

SUMMARY OF ITEMS B: This item should ring a familiar bell since the Amended General Development Plan (GDP) for this property was reviewed and approved at February's meeting. This SIP is the First Phase for project that has converted the original condominium development to a more traditional residential subdivision. The attached SIP provides additional details including the Location Map (Appendix A), Concept Plan (Appendix B) Typical Sections (Appendix C), the Traffic Study (Appendix D), Building Plans (Appendix E) and Subdivision Plat (Appendix F). This 10-lot subdivision is part of the overall 18.4-acre site is located on the east side of Waldo Street between Hager Street and Parkside Avenue.

COMPLIANCE/NONCOMPLIANCE:

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

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

Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE THE FINAL PLAT FOR PHASE 1 OF BARABOO BLUFFS ESTATES, A PROPOSED 10-LOT SUBDIVISION PLAT (APPENDIX F OF THE BARABOO BLUFFS ESTATES SIP), BEING A PART OF CERTIFIED SURVEY MAP NO. 7231, LOCATED IN THE S½ OF SECTION 2, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM C: This proposed subdivision is consistent with the original Amended GDP and SIP. Included in the SIP document is a location map of the subject property (Appendix A), the Concept Plan (Appendix B) and the Final Plat (Appendix F).

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Approve/Conditionally Approve / Deny the Condominium Plat for Phase 1 of Baraboo Bluffs Estates and forward to Common Council for their consideration.

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.

ITEM B - STANDARDS FOR A CERTIFICATE OF APPROPRIATENESS FOR LOCALLY DESIGNATED HISTORIC PLACES, STRUCTURES OR OBJECTS. At last month's meeting there was some discussion about reviewing and revising the existing "qualitative" standards for a COA. Following are a couple of excerpts from Section 17.53 of the Zoning Code:

Certificate of Appropriateness means the Certificate issued by the Commission approving alteration, rehabilitation, construction, reconstruction or demolition of a historic place, structure or object

Upon filing of an application for Certificate of Appropriateness with the Plan Commission, the Plan Commission shall approve the application unless:

1. In the case of a designated historic place, structure or object, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which said work is to be done.
2. In the case of a new improvement upon a historic place, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such historic place;
3. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City of Baraboo, Sauk County, or the State of Wisconsin;
4. The building or structure is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

5. In the case of a request for a demolition permit, the denial of the demolition permit would result in the loss of all reasonable and beneficial use of or return from the property; or
6. In the case of a request for the demolition of a deteriorated place, structure or object, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.

If the Plan Commission determines that the application for a Certificate of Appropriateness and the proposed changes are consistent with the character and features of the historic place, structure or object, it shall issue the Certificate of Appropriateness. The Plan Commission shall make this decision within forty-five (45) days of the filing of the application.

The standards in 1 thru 6 above are “qualitative” standards. It seemed to me the Commission wanted to consider “quantitative” standards. I any significant revision would likely limit the Commission’s discretion.

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 Matthew Boegner Barry Hartup was absent.

Also in attendance were Tom Pinion, Cody Pelton, Brad Boettcher, Chad Sauey, Brett Sauey, Brea Grace, Ed Short, and Donna Baker.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by O'Neill, seconded by Kolb to approve the agenda as posted. Motion carried 6-0.
- c. Minutes Approval: It was moved by Kolb, seconded by Kent to approve the minutes of February 20, 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.*) – There were no speakers.

Public Hearing

- a. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 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 – There being no speakers, the hearing was declared closed.
- b. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 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 – There being no speakers, the hearing was declared closed.

New Business

- 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 – Pinion presented the background to the Commission. It was moved by Kolb, seconded by O'Neill to approve the CUP for Greenfield Reserve for a Zero Lot Zine Duplex on Lot 10. On roll call vote for the motion, Ayes – Kent, Franzen, O'Neill, Kolb, Boegner, and Nelson. Nay – 0, motion carried 6-0.
- b. Review and approve a two-lot Certified Survey Map Review for Greenfield Reserve LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 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 – It was moved by Kolb, seconded by O'Neill to approve the CSM as presented. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Boegner, Nelson, and Kent. Nay – 0, motion carried 6-0.
- 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 – Pinion presented background. It was moved by Kolb, seconded by O'Neill to approve the CUP for Lot 9. On roll call vote for the motion, Ayes – O'Neill, Kolb, Boegner, Nelson, Kent, and Franzen. Nay – 0, motion carried 6-0.
- 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 – Kolb moved, O'Neill seconded to approve the CSM as presented. On roll call vote for the motion – Ayes, Kolb, Boegner, Nelson, Kent, Franzen, and O'Neill. Nay – 0, motion carried 6-0.
- e. Review and approve designating the Downtown Baraboo Historic District, generally bounded by 5th Avenue, 5th Street, Ash Street, 1st Street, Oak Street, 2nd Avenue and Birch Street the following properties as an historic place – Pinion presented the background to the Commission. After discussion when a business The Commission felt that it is not that the business owners concerns were not that they would create this historical designation, but rather that is desirable, what is also desirable is defining the ordinance better. O'Neill moved, Kolb seconded to approve the

designation of the Baraboo Downtown District as a historic place. Boegner said he feels that there is a lot of gray area as far as what constitutes whether a certificate of appropriateness is needed. Pinion said that the Plan Commission would have to review the ordinance and pass it on to Council. Mayor Nelson felt that an option would be to create an Ad-Hoc Committee could be put together to go through the Historic Preservation Ordinance, to define terms better and clarify things better. After more detailed discussion regarding the need for a certificate of appropriateness, Kolb asked if this motion passes could there be a secondary motion to have an Ad-Hoc Committee appointment to come up with definitions and something defining the ordinance. It was said that this could not be done because it was not on the agenda. O'Neill asked if the motion could be amended to include the creation of Ad-Hoc Committee, Pinion said that it was out of the scope the way it was on the agenda. Pinion said that if the Commission chooses to approve it as the motion is made and it applies to all properties that have been designated, including this one if it passes, but it doesn't prevent the Commission from amending that ordinance at a future date, it can be discussed at any future meeting or meetings, it requires a 30-day public hearing notice to amend anything in the zoning code, so it is at least a 60-90 day process. He said if the Commission doesn't approve it and don't locally designate it then the historic downtown district doesn't change from the day it was recognized by the State and National Register, the City has no local authorize over it, if this does not pass. On roll call vote for the motion, Ayes – Boegner, Nelson, Kent, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 6-0.

- 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 – Pinion presented the background to the Commission. He said that the larger lots are intended to be used for multi-family, the balance of these are single-family, or duplexes if they choose to seek a conditional use permit to do so. It was stated that the plate is zoned R-1A and in order to build multi-family it would require a planned development overlay or a zoning change. Water and sewer utility was then discussed for the proposed subdivision plat and any possible future expansion to the south. It was moved by Kent, seconded by Kolb to approve the Final Plat for Valhalla Valley as presented. On roll call vote for the motion, Ayes – Nelson, Kent, Franzen, O'Neill, Kolb, and Boegner. Nay – 0, motion carried 6-0.
- 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 – Pinion presented the background on the proposed CSM. Pinion said that this is just to reconfigure the lot, very minor changes on lot size and still allows the same use in the property that was previously allowed under the previous CSM. It was moved by Kolb, seconded by Boegner to approve the CSM as presented. On roll call vote for the motion, Ayes – Kent, Franzen, O'Neill, Kolb, Boegner, and Nelson. Nay – 0, motion carried 6-0.

Discussion Items

- a. Comprehensive Plan Update – Brea Grace, SEH presented the Comprehensive Plan update to the Commission. She said the Plan Commission was given Chapter 1 – Introductory, Community Profile Chapter Chapter, Chapter 5- Utilities and Community Facilities, Chapter 4 – Transportation, Chapter 6 – Agricultural Natural Resources, and Chapter 7 – Economic Development. She said they met with the Steering Committee today and went through the Introductory Chapter and Community Profile, and started getting into the Community Facilities chapter. Kolb likes the agricultural part where they define the soil types, best to keep the rural flavor and not do development on that, he thought it was insightful. He said he was very impressed with Chapter 6. Grace said some other things discussed in the Steering Committee was updating some of the tables and charts, making the data clearer and, easier to see, especially in the Community Profile chapter as it relates to population control between 2030 and 2040. She said that Department of Administrator puts together population projects for the state and projections are from 2013 and are updated every 10 years, so they are patiently waiting for those. She said income brackets were looked at along with family poverty laws. School District attendance and enrollment numbers will also be looked at for the last 20 years. She said another interesting charter was looking at growth and equalized value over time.

Adjournment – Nelson declared the meeting adjourned at 6:10 p.m.

Rob Nelson, Mayor

PYLON RE-FACE.



FLAT NON-ILLUMINATED
FILLER PANELS AROUND THE EMC UNIT.

2' - 11" X 3' - 11"
EMC UNIT.



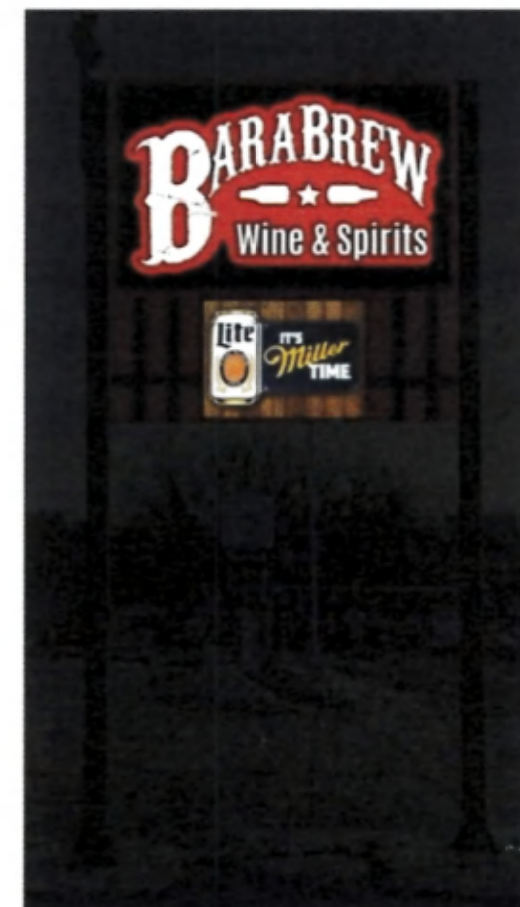
EXISTING SIGN.



SPECIFICATION NOTES

- A ILLUMINATED DOUBLE FACED PYLON SIGN. CHANGE HEADER OUT AND ADD EMC UNIT.

NIGHT VIEW.



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

Drawing by: MICHAEL V JOLIN
Sign Type: PYLON SIGN.
Date Created: 2/20/2024
Last Modified: 2/20/2024
Scale:

SALES

Job Name: ART 124432 1 PYLON
Job 315 SOUTH BOULVARD
Address: BARABOO WI, 53913
Sales Consultant: JON TAYLOR
Job Number: #124432

FILE

COLOR KEY

*COLORS ON SCREEN ARE ONLY A REPRESENTATION
OF THE COLOR OF THE PRINTED PRODUCT. MAY VARY.

Baraboo Bluffs Estates

- ◇ City of Baraboo • Specific Implementation Plan (SIP) of Proposed Development - Amendment •
- ◇ Submitted April 11, 2024 •

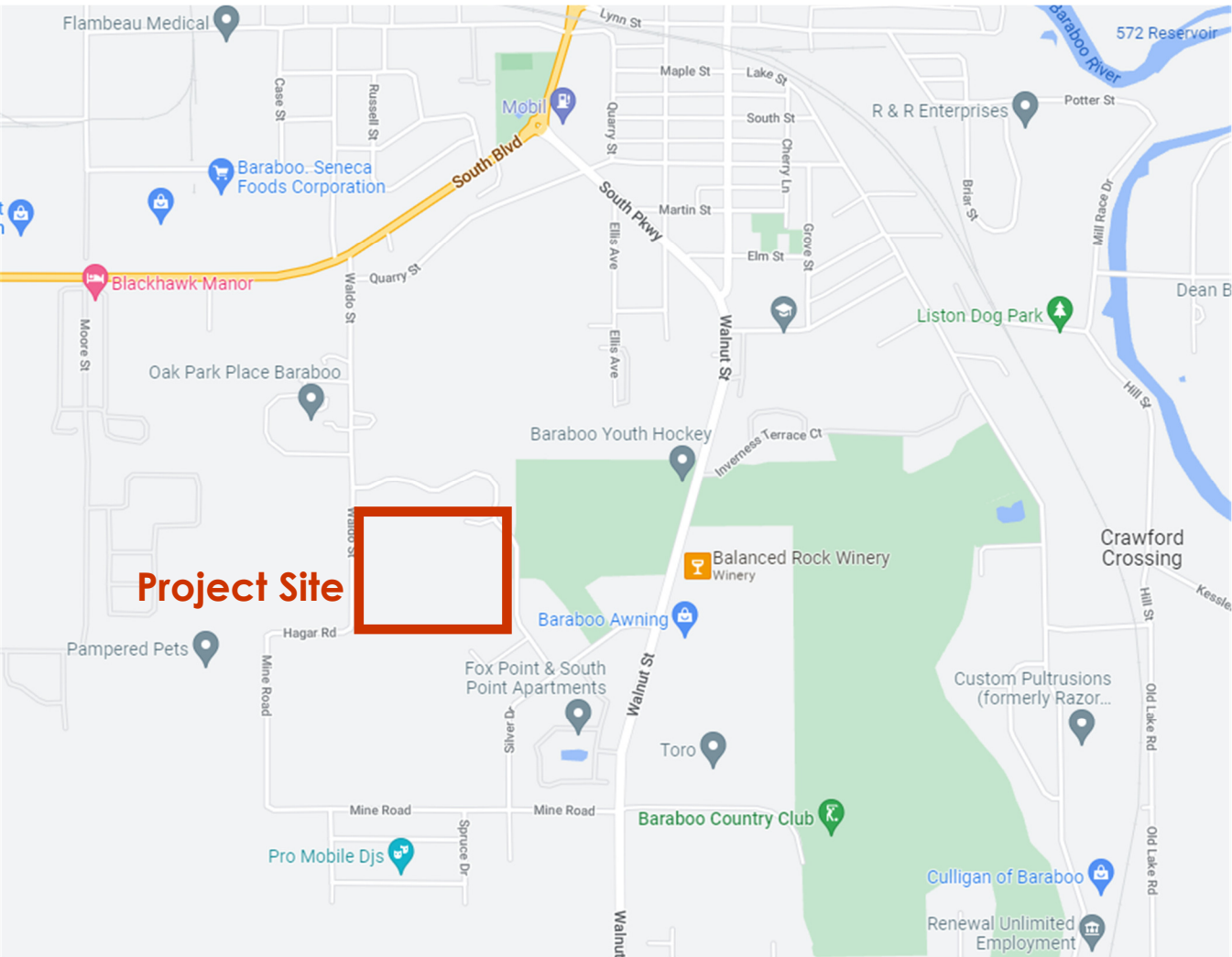


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Concept Plan.....Appendix B

Typical Sections.....Appendix C

Traffic Study Appendix D

Building Plans.....Appendix E

Subdivision Plat..... Appendix F

Developer

Maxwell Dvorak
E9290 Hogsback Road
Baraboo, WI 53913
608-345-1905
C/O: Bjorn Kaashagen (bjorn@bjkci.net)

Engineer, Surveyor & Planner

Vierbicher
400 Viking Drive
Reedsburg, WI 53595
608-402-6379
Matt Muchow, PE (mmuc@vierbicher.com)



Specific Implementation Plan

Introduction

The General Development Plan for the Baraboo Bluffs Estates development was recently amended to convert the original condominium development to a more traditional residential subdivision. The amended GDP included narrower road right of ways, reduced building setbacks, and duplex buildings that are converted to side-by-side single-family attached dwellings. The clubhouse that was included for the condominium development is being converted to a duplex. The amended GDP includes 86 residential units.

This previously approved SIP included the construction of 6 buildings on the south side of Louis Lane. Of the 6 buildings, the eastern 4 buildings have already been built. This SIP amends the originally approved SIP to include the 4 buildings already constructed and one duplex on the north side of Louis Lane where the future clubhouse was previously located. This SIP also converts the Condominium Plat to a more traditional development with side-by-side single family dwellings.

Project Description

Phase 1 (already completed): Phase 1 included mass grading and the construction of the stormwater retention pond. In addition, utilities will be run through the center of the property. The main west—east road (Louis Lane) was constructed including the street and utilities to serve the units on either side of Louis Lane. Six buildings including one small duplex, two large duplexes, and a mix of 3—1 and 2 story three-unit buildings were approved as part of the Phase 1 SIP. Four buildings have already been constructed.

Phase 1A: In addition to the Phase 1 work already completed, This Specific Implementation plan also includes one duplex on the north side of Louis Lane. The location is as shown on the attached Plat.

Phase 2: Will start with the units on the south side of

the property along Gust Road and Pitt Place.—Phase 2 will begin after the Phase 1 buildings sell and will start when demand warrants. Any work in Phase 2 will be included with a future SIP.



Phase 3: Will be the construction of the remaining streets and residential units. Phase 3 will also depend on the housing demand. Phase 3 may be split into several phases depending on demand and the overall market at the time of development.

Project Specifics

Specific project themes and images.
See Appendix B and C.

Dwelling Unit Types

Building Type	Approximate Number of Buildings	Units
Two Unit Condo	19	38
Three-Unit Condo	16	48
Total	35	86

There will be a variety of dwelling units; typically one and two-story buildings. Typical dwelling units will range from approximately 1,400 square feet to 2,200

square feet with two to three bedrooms, two bathrooms, and attached garages. The floor plans will be open for maximum flexibility. Bedrooms will be on the upper level with several units having master bedrooms on the main floor. The units will have patios and porches to connect to the outside environment.

The exterior will be of a traditional and craftsman design. There will be a variety of building design images. The buildings will have sloped roofs with dimensional shingles. The exteriors will have a variety of low-maintenance finishes, including SmartSide siding, vinyl windows, masonry and cultured stone. Exterior elevations of the buildings are included in the appendix.

Specific Residential Densities

The original SIP included previously approved included 3 two-unit buildings and 3 two-unit buildings. This amended SIP includes 4 two-unit buildings and 1 three-unit buildings. The densities are consistent with he approved GPD.

Sustainable Building Practices

The development will utilize sustainable building practices where practical, including, but not limited to the following:

- Window with a U-factor of .28
- Doors with more than ½ lite will have a U-factor of .30
- LED light fixtures
- Energy star appliances
- Low flow plumbing fixtures
- Duct insulation in attics of R-8 rating
- Wall and ceiling insulation as listed below
- Wall insulation with a U-factor of 0.051
- Ceiling insulation with a U-factor of 0.027

Specific Treatment of Natural Features

The project will be designed and constructed to blend with the natural topography. In future phases several dwelling units may have exposed, accessible

lower levels that will be cut into the hillside to create a walk-out.

A two cell stormwater management system was constructed on the eastern side of the site. The cells will include a dry infiltration basin and a wet basin and they are approximately 0.92 acres in size. The stormwater system was designed to meet regulatory requirements and will be designed to accommodate the 1-year through 100-year storm events.

Specific relationship to nearby properties and public streets

Louis Lane connects Waldo Street to Parkside Avenue. The project will be adjacent to residential development to the north and to the east. The property to the west is vacant woodland and farmland. The property to the south is one single family residential dwelling on a large lot. This proposed development will blend with the neighboring land uses.

Statement of Rationale

Baraboo Bluffs Estates Development will be a new neighborhood on the south side of Baraboo. The development is near Pierce Park and other community facilities. There will be a variety of residences; a mix of one-story and two-story with two or three bedrooms. The Planned Development zoning will provide a clear, logical zoning classification. Planned Development zoning gives the Baraboo Bluffs Estates development the flexibility needed to best utilize the space and will provide the long-term, cost-effective and planned approach to development desired by the City.

Zoning Standards—Exceptions

- A. **Permitted Uses.** Project includes two and three family dwellings.
- B. **Minimum Yard Dimensions.** The principal building lot dimensions and lot sizes will be established with the Plat, as will the rear yard setbacks. **The front yard setback will be 10' minimum on the existing buildings that have already been constructed on Louis Lane.**

The Lot width for Lot 6 is 30.5' to match the width

of the center unit of the 3-unit building. An access easement is provided on Lot 5 and Lot 7 to access the back yard of Lot 6.

- C. **ROW and Street Widths** The right of way for Louis Lane is 66' and street width of 36' from back of curb to back of curb. See attached typical section.
- D. **Setback.** The rear yard and side yard setbacks will be set with the Plat.
- E. **Chapter 18.** A 5' sidewalk will be provided on both sides of the road on all streets, except for on Louis Lane. There is currently an 8' wide path on the north side of Louis Lane.

Curb and gutter will be provided on all streets. Willan Way, Gust Road, and Pitt Place will include narrower streets that and will be one way traffic.

A tree every 40-feet will not be provided but a landscape plan is attached that provides screening throughout the property. In addition, each building will have landscaping adjacent to the building.

Traffic Study

A traffic study was completed for the existing and proposed Waldo Street and South Boulevard intersection. The results of the study are included in Appendix D. The takeaways of the traffic study are:

- The developments combined are anticipated to add about 200 peak hour trips.
- The Hitchcock and Waldo intersections operate with relatively low side street delay.
- Development traffic is expected to have minimal impact on increased delays at the Waldo Street and South Boulevard intersection. Side streets stay at a Level of Service C after full buildout.

The study considered the new traffic the two developments are expected to create and where traffic will go (Exhibit 10). The two developments are Baraboo Bluffs Estates project in addition to a separate

planned development to the south. This traffic is primarily anticipated to travel to and from South Boulevard via Waldo Street and South Parkway.

Analysis was also performed to determine how the South Boulevard intersections with Hitchcock Street and with Waldo Street operate currently (Exhibit 5) and with the developments (Exhibit 16). Existing traffic was counted during and represents weekday morning and afternoon peak hours. The developments are not anticipated to have a significant impact to traffic operations. If drivers find the delay to make the northbound left turn from Waldo Boulevard too long, they are anticipated to shift towards South Parkway so that they may enter South Boulevard using the roundabout where they should experience less delay.

Summary

The General Development Plan for the Baraboo Bluffs Estates development was recently amended to convert the original condominium development to a more traditional residential subdivision. This SIP amends the previously approved SIP and is consistent with the recently approved modifications in the updated GDP.

The previously approved SIP included the construction of 6 buildings on the south side of Louis Lane. Of the 6 buildings, the eastern 4 buildings have already been built. This SIP amends the originally approved SIP to include the 4 buildings already constructed and one duplex on the north side of Louis Lane where the future clubhouse was previously located. This SIP also converts the Condominium Plat to a more traditional development with side-by-side single family dwellings.

A separate SIP will be submitted at a future date for any work within the GDP beyond what is included in this Plan.

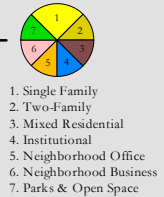
APPENDIX A

Planned Land Use - City

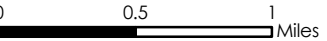
- Roads
- Highway 12 Bypass
- Proposed Roads
- Railroads
- Village of West Baraboo
- Township Boundary
- Parcels
- Baraboo Municipal Boundary
- 3-Mile ETJ
- 1.5 Mile ETJ
- 1/4-Mile Land Fill Buffer
- Rivers, Streams & Creeks
- Operating Extraction Site

Land Use

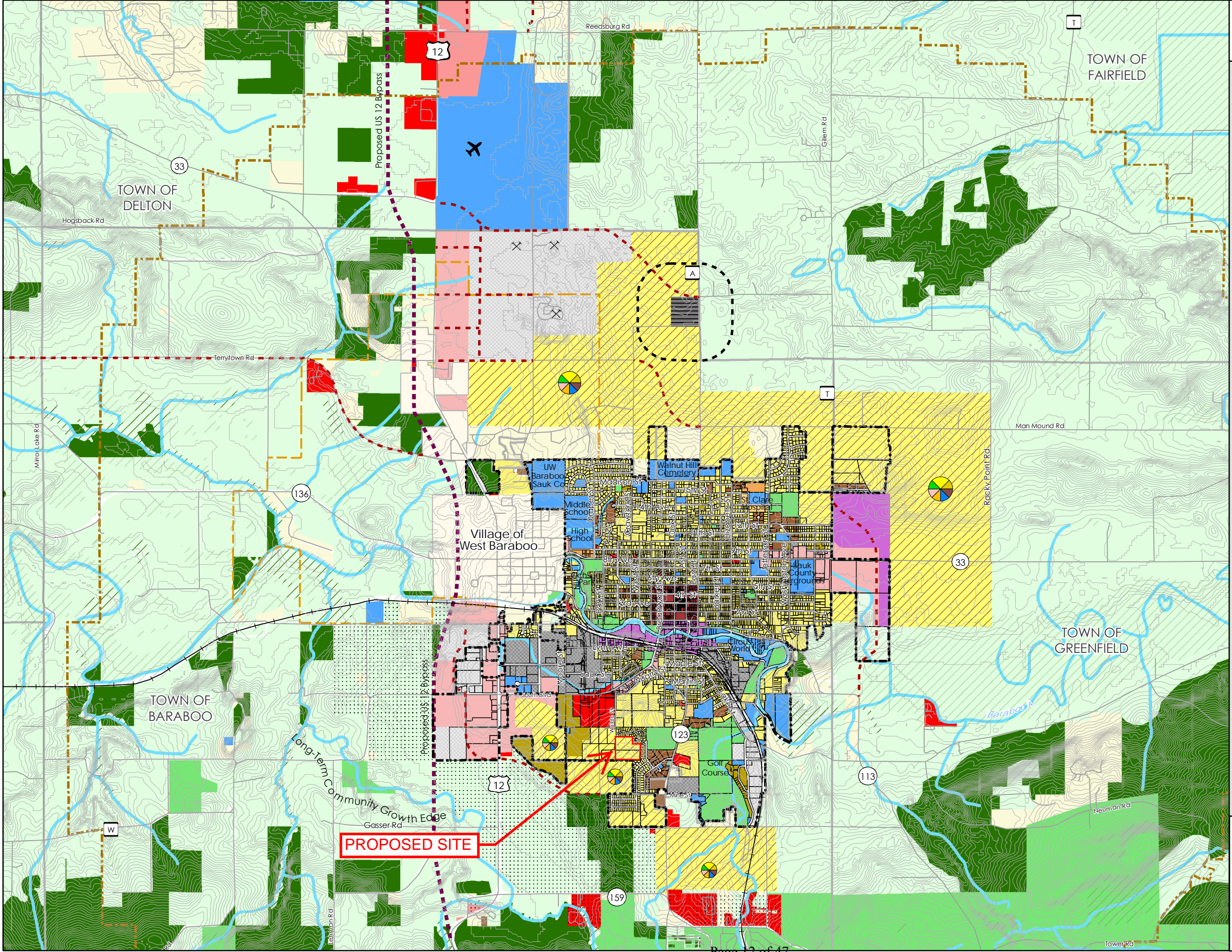
- Agriculture/Rural/Vacant
- Septic Residential
- Single Family Residential
- Two Family Residential
- Mixed Residential
- Planned Neighborhood
- Neighborhood Office
- Neighborhood Business
- Planned Business
- General Business
- Central Mixed Use
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Landfill/Extraction
- Surface Water
- Institutional
- Parks/Open Space
- Public Lands
- Environmental Corridor
- Urban Reserve Area



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.

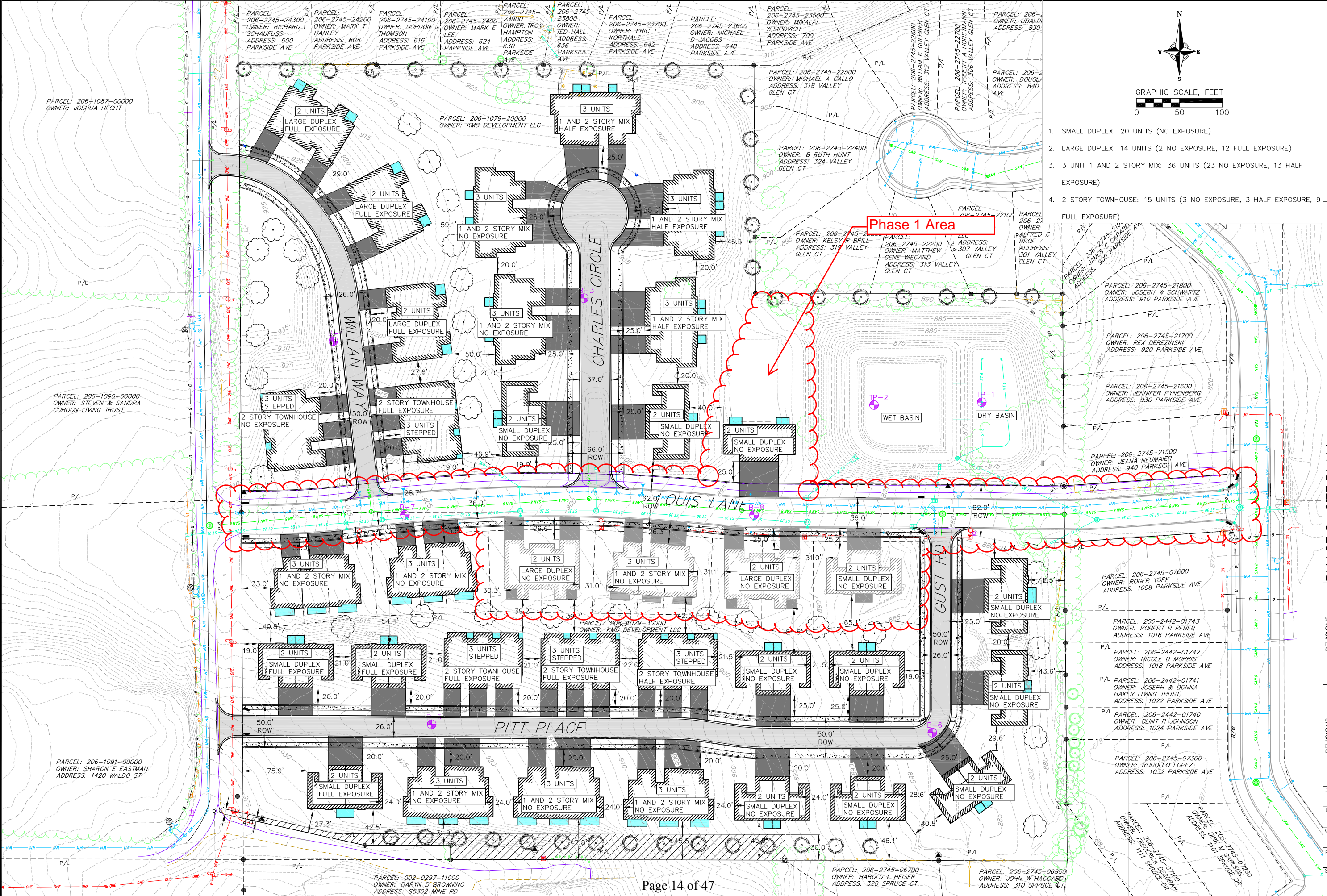


Date: May, 2005
Source: Land Use Field Survey



APPENDIX B

14 Feb 2024 - 3:54p R:\Dworki, Maxwell\230207 - Baraboo Bluffs Condominiums Phase 2\CADD\Baraboo Bluffs Condo Ph 2 - Phase 2 Site Plan.dwg by: klen © Vierbicher Associates, Inc.

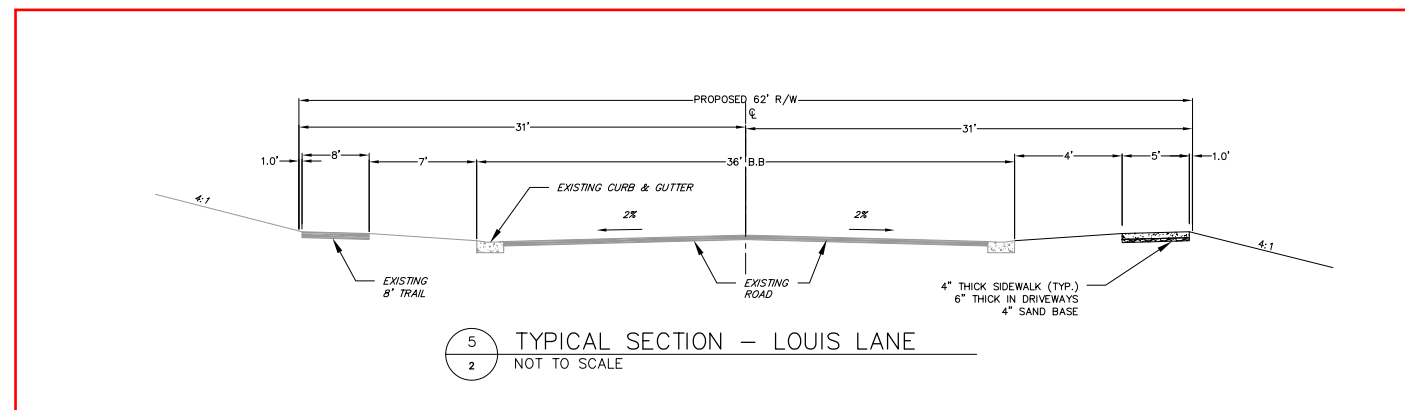


1. SMALL DUPLEX: 20 UNITS (NO EXPOSURE)
2. LARGE DUPLEX: 14 UNITS (2 NO EXPOSURE, 12 FULL EXPOSURE)
3. 3 UNIT 1 AND 2 STORY MIX: 36 UNITS (23 NO EXPOSURE, 13 HALF EXPOSURE)
4. 2 STORY TOWNHOUSE: 15 UNITS (3 NO EXPOSURE, 3 HALF EXPOSURE, 9 FULL EXPOSURE)

PHASE 2 - SITE PLAN
BARABOO BLUFFS CONDOMINIUMS PHASE 2
CITY OF BARABOO
SAUK COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS
REVISIONS				
DATE		FEBRUARY, 2024		
DRAFTER		JREE		
CHECKED		TBRA		
PROJECT NO.		230207		
SHEET		1 OF 2		

APPENDIX C

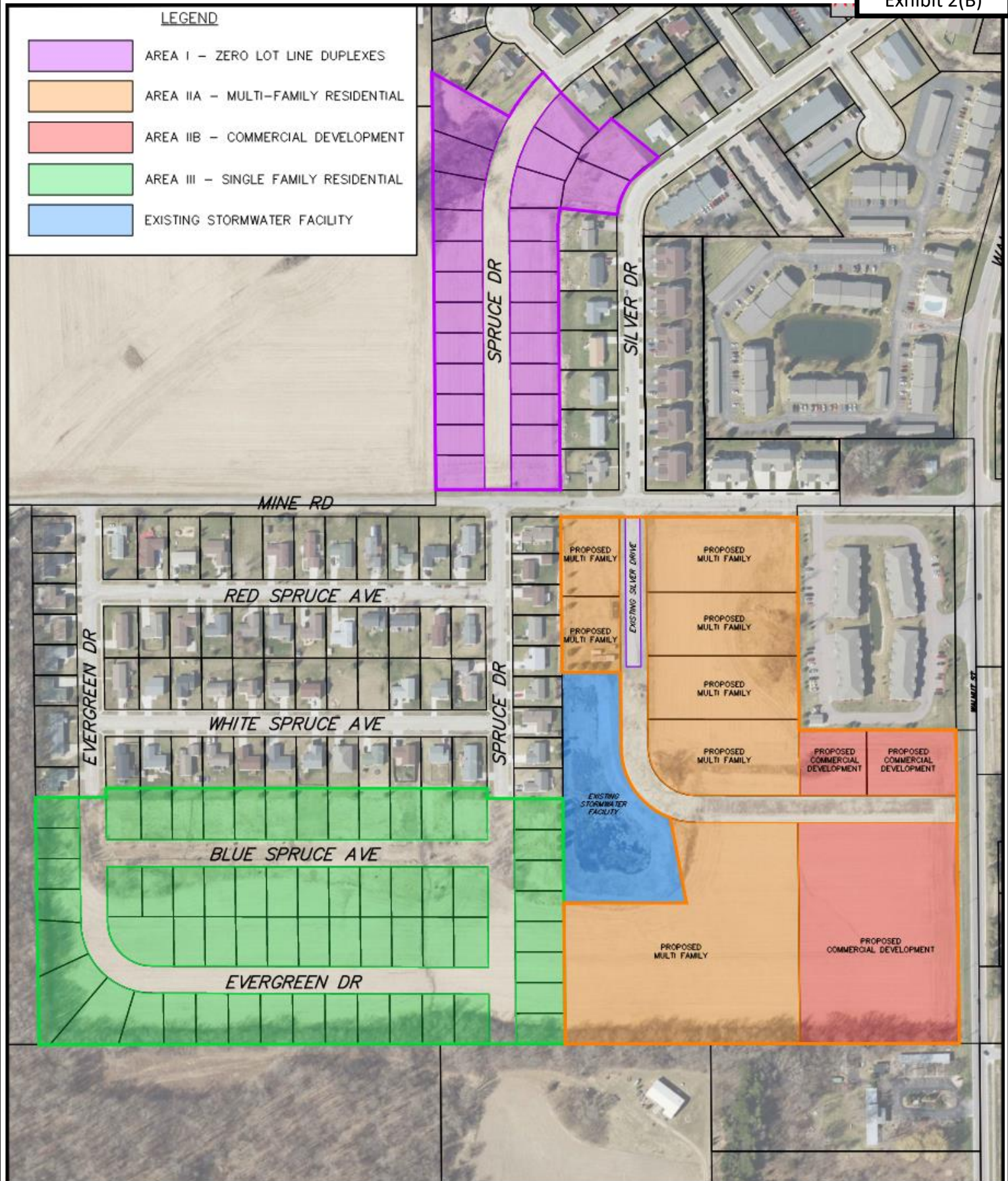


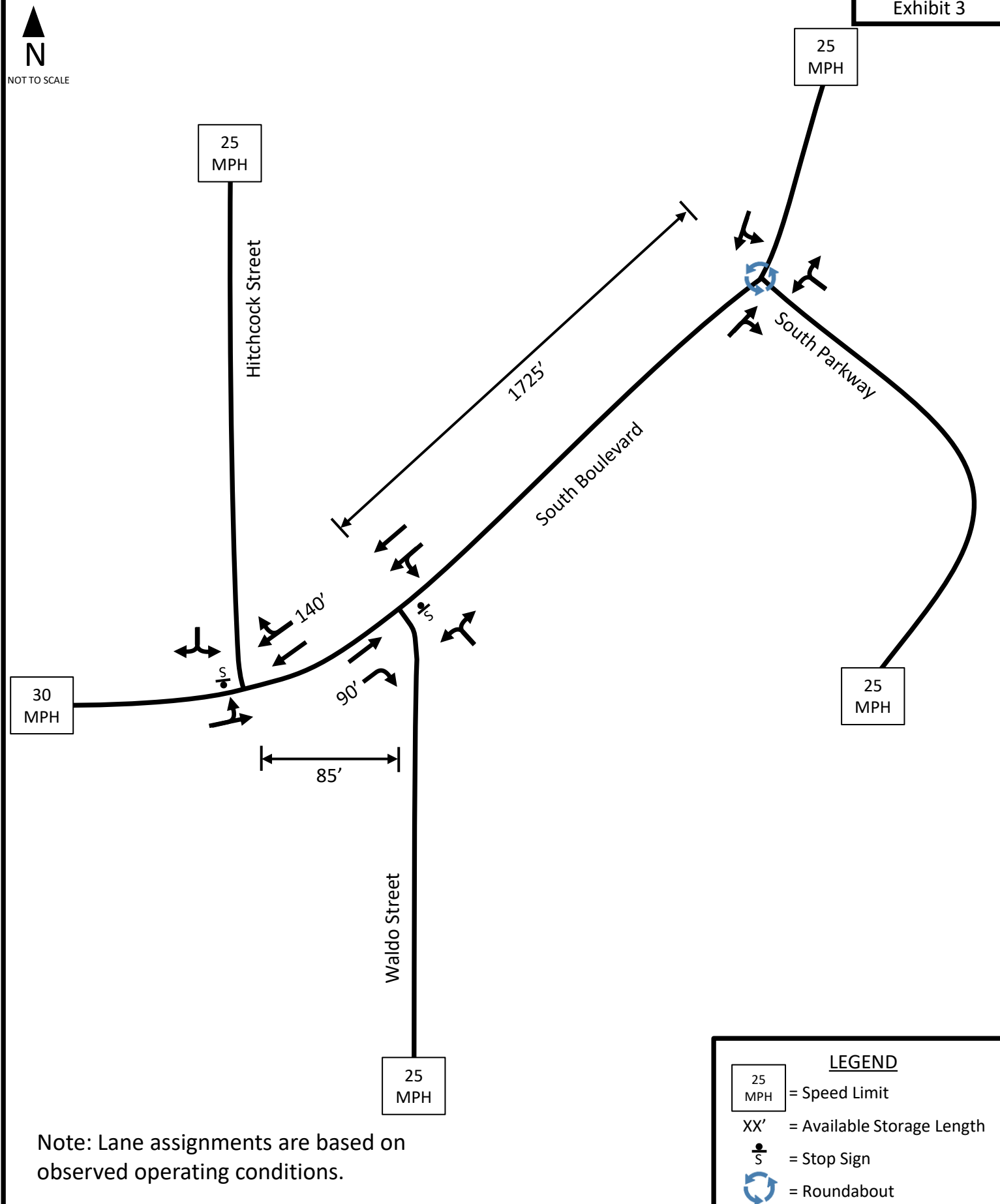
APPENDIX D



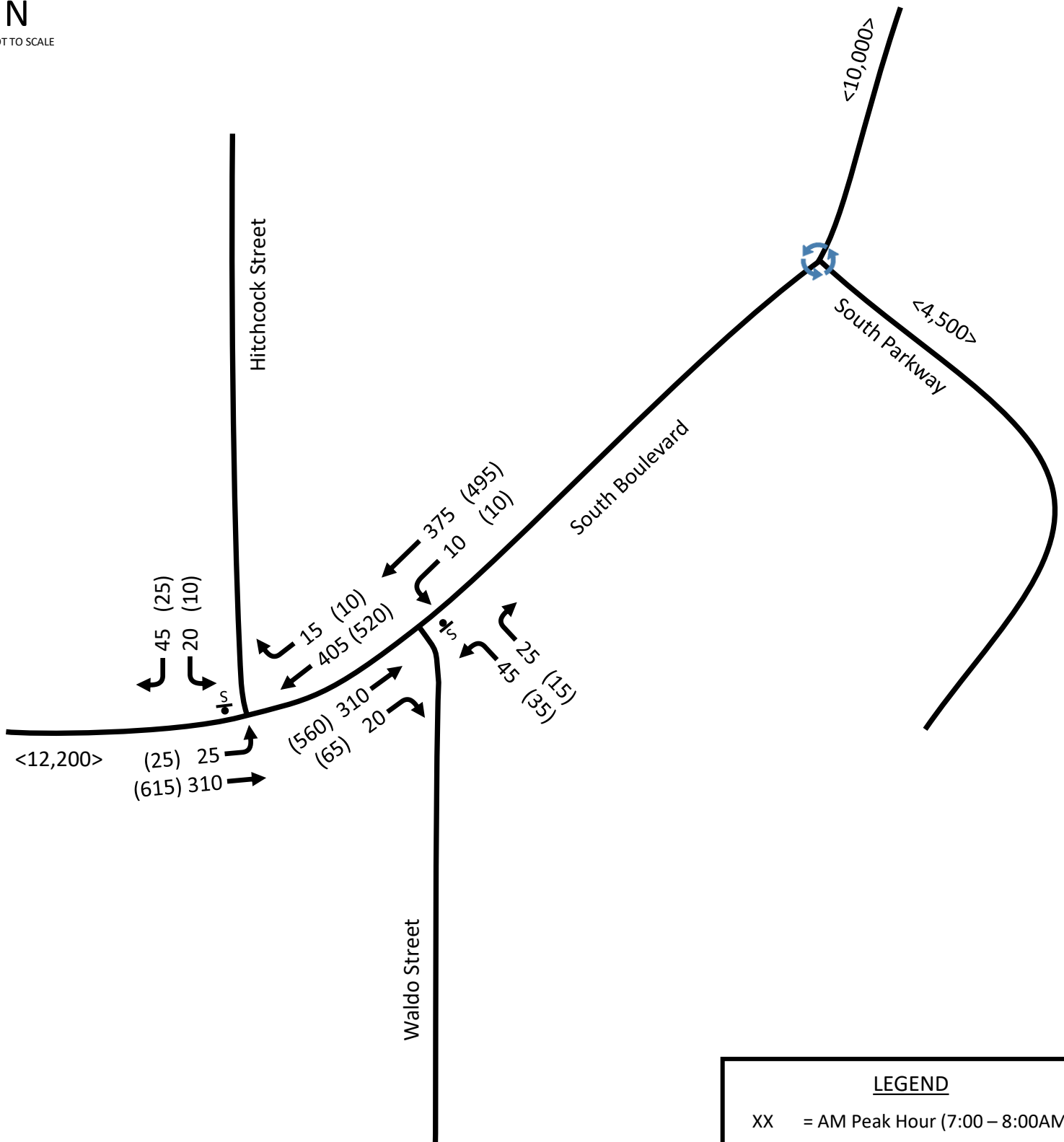


Site Plan - Area A (Waldo Street Residential Development)





Note: Lane assignments are based on observed operating conditions.





LEGEND

XX = AM Peak Hour (7:00 – 8:00AM)

(XX) = PM Peak Hour (3:45 – 4:45PM)

<X,XXX> = Average Annual Daily Traffic

 = Stop Sign

 = Roundabout

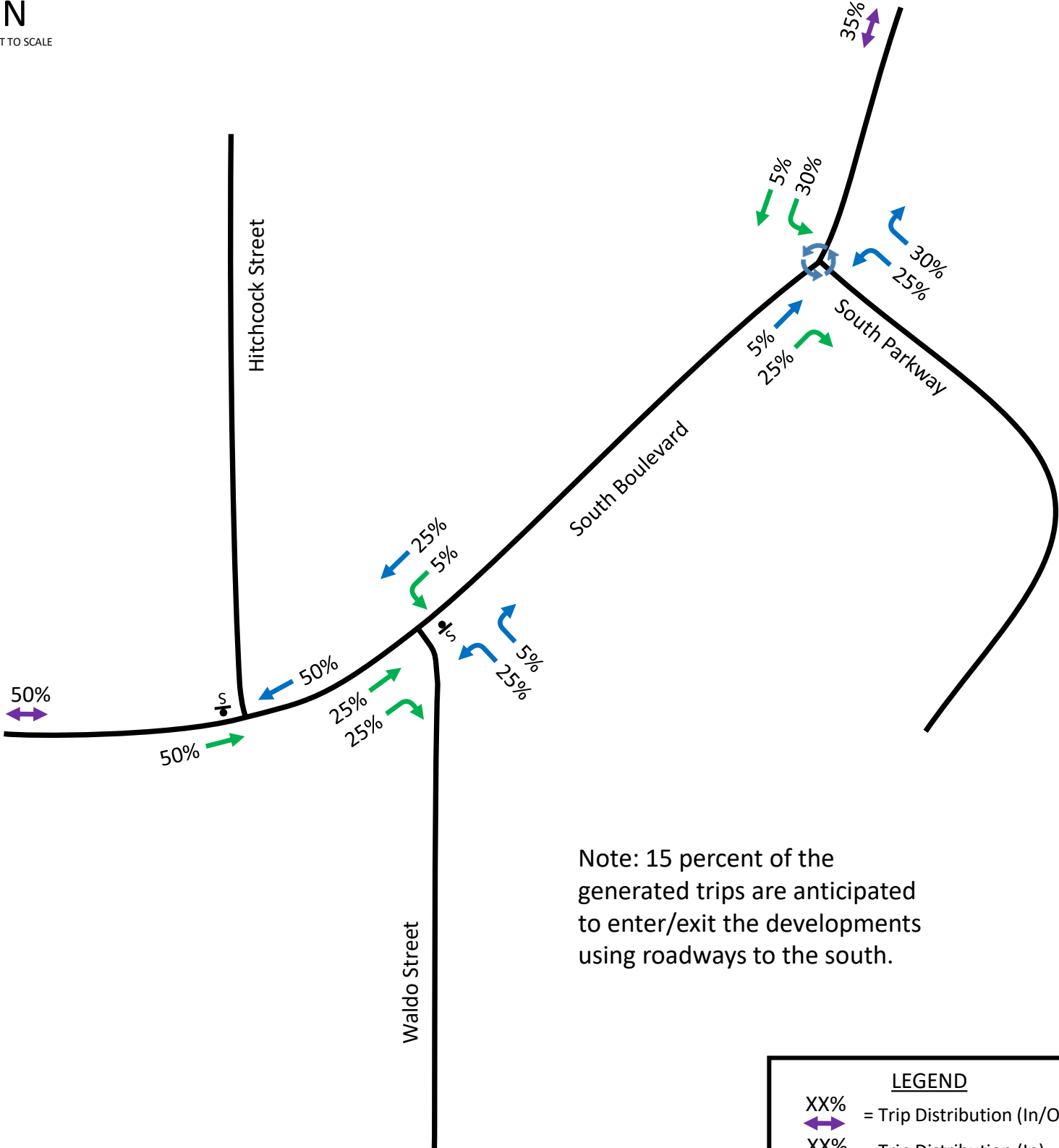
Level of Service by Movement - Existing Traffic Volumes

Intersection	Peak	Movement												Intersection
		Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
South Boulevard & Hitchcock Street	AM	A	A			A	A				C		C	-
	PM	A	A			A	A				C		C	-
South Boulevard & Waldo Street	AM		A	A	A	A		B		B				-
	PM		A	A	A	A		C		C				-

Baraboo Developments Traffic Evaluation

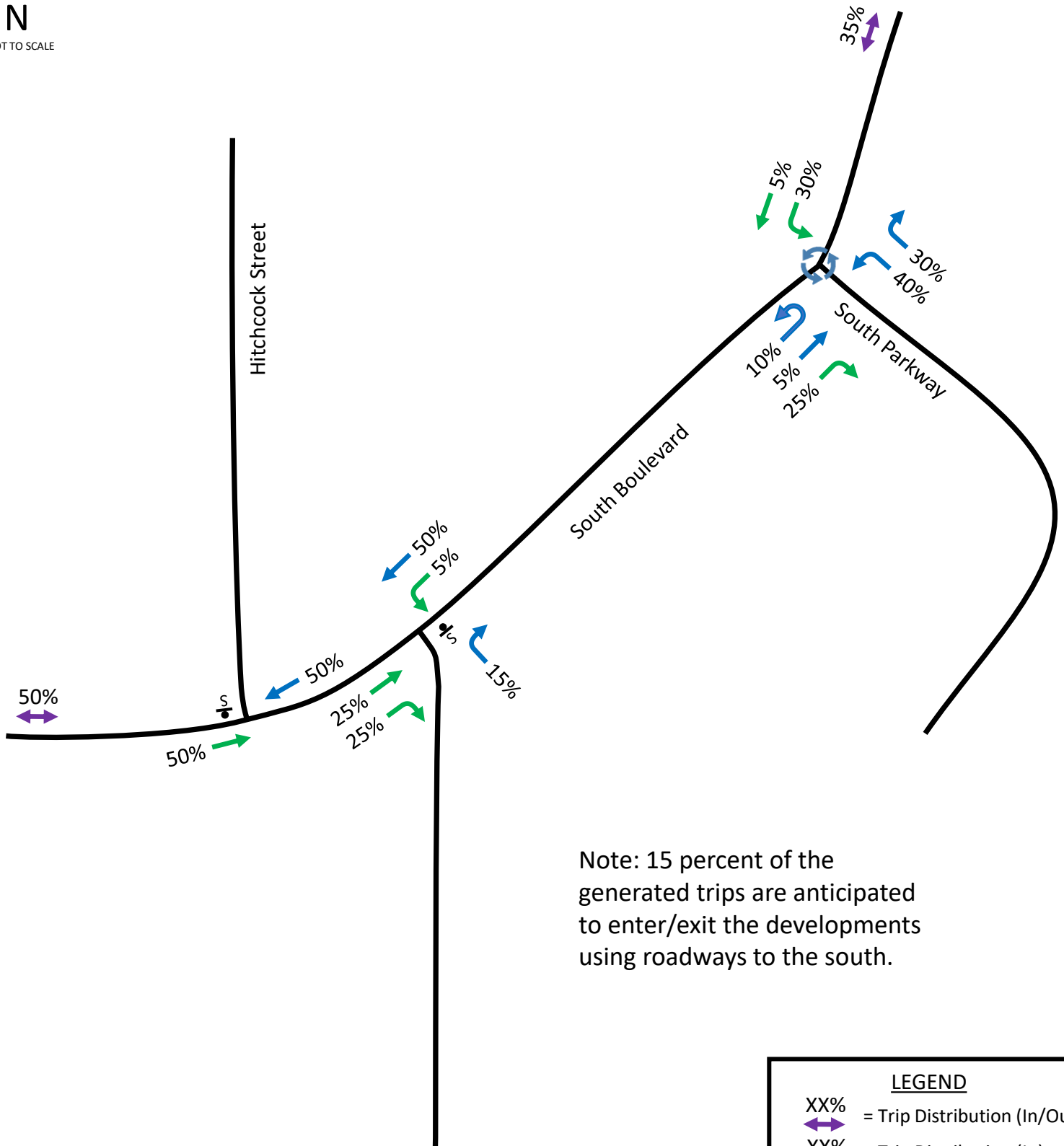
Development Area	ITE Land Use	ITE Land Use Code	Size	Weekday Daily Trips (rate)	AM Peak			PM Peak		
					In (%)	Out (%)	Total (rate)	In (%)	Out (%)	Total (rate)
Area A	Senior Adult Housing - Single-Family	251	85 Dwelling Units	515 (6.06)*	10 (33%)	25 (67%)	35 (0.41)*	25 (61%)	15 (39%)	40 (0.47)*
	Manufacturing	140	36.5 1000 Sq. Ft. GFA	340 (9.32)*	25 (76%)	5 (24%)	30 (0.82)*	5 (31%)	10 (69%)	15 (0.41)*
Area B	Specialty Trade Contractor	180	10.7 1000 Sq. Ft. GFA	105 (9.82)	15 (74%)	5 (26%)	20 (1.66)	5 (32%)	15 (68%)	20 (1.93)
	Single-Family Detached Housing	210	61 Dwelling Units	640 (10.49)*	15 (26%)	35 (74%)	50 (0.82)*	40 (63%)	20 (37%)	60 (0.98)*
	Single-Family Attached Housing	215	26 Dwelling Units	150 (5.77)*	5 (31%)	5 (69%)	10 (0.38)*	5 (57%)	5 (43%)	10 (0.38)*
	Multifamily Housing (Low-Rise)	220	104 Dwelling Units	740 (7.12)*	15 (24%)	40 (76%)	55 (0.53)*	40 (63%)	25 (37%)	65 (0.63)*
New Trips				2,490	85	115	200	120	90	210

* Fitted curve equation used. Effective rate shown.



LEGEND

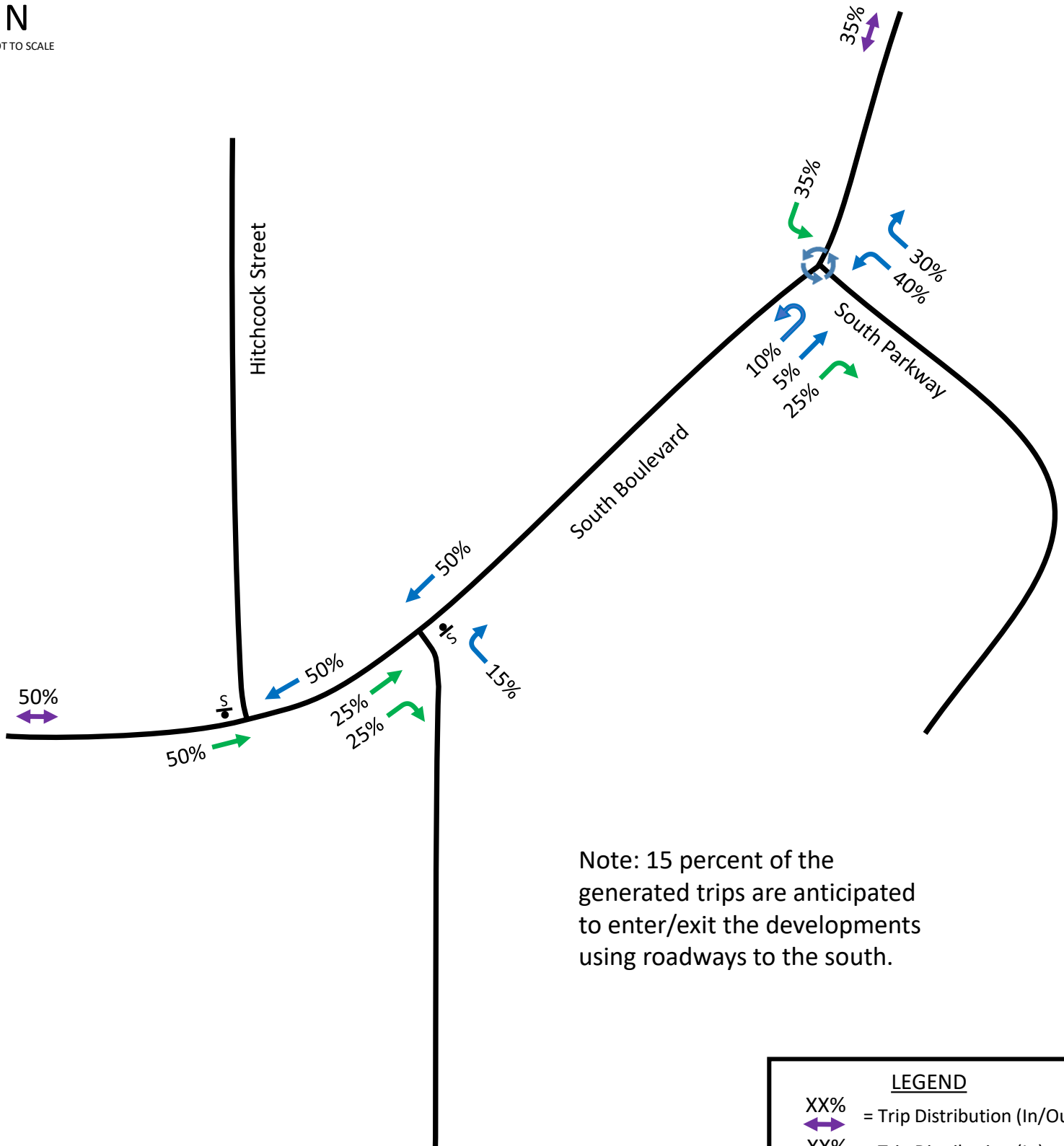
- XX% = Trip Distribution (In/Out)
- XX% = Trip Distribution (In)
- XX% = Trip Distribution (Out)
- Stop Sign
- Roundabout



Note: 15 percent of the generated trips are anticipated to enter/exit the developments using roadways to the south.

LEGEND

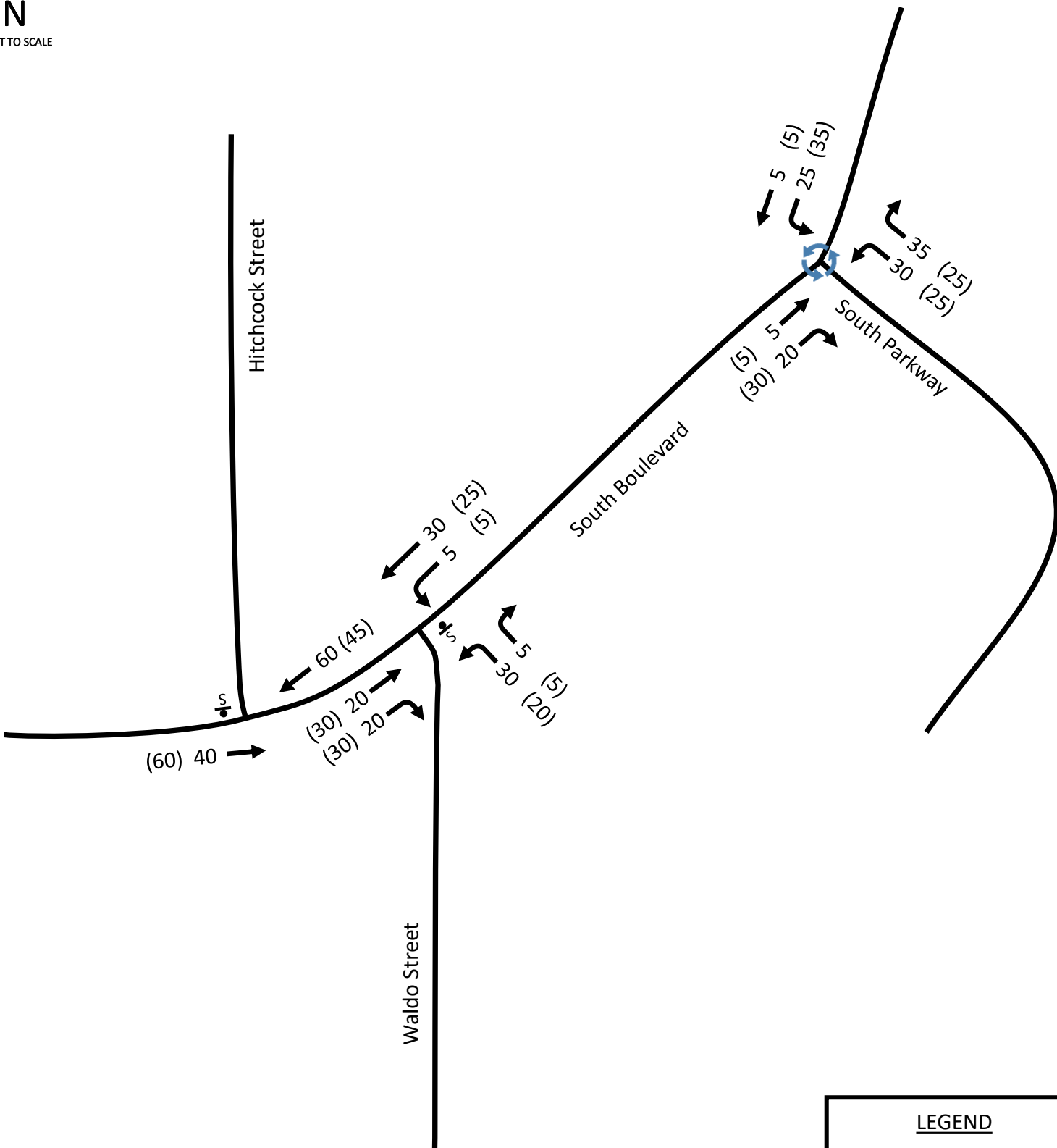
- XX% = Trip Distribution (In/Out)
- XX% = Trip Distribution (In)
- XX% = Trip Distribution (Out)
- ⊙ = Stop Sign
- ⦿ = Roundabout



Note: 15 percent of the generated trips are anticipated to enter/exit the developments using roadways to the south.

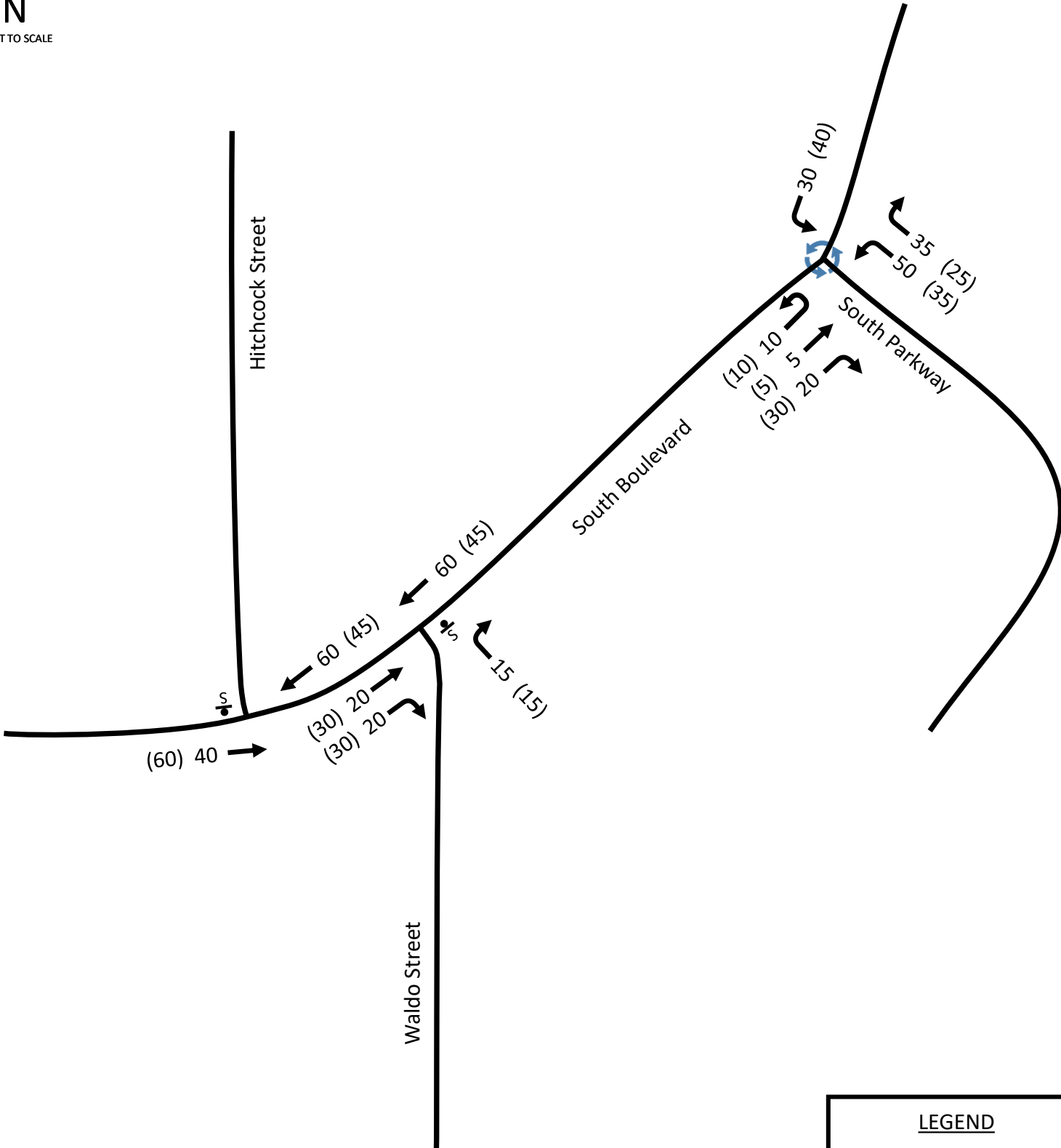
LEGEND

- XX% = Trip Distribution (In/Out)
- XX% = Trip Distribution (In)
- XX% = Trip Distribution (Out)
- ⊙ = Stop Sign
- ⦿ = Roundabout



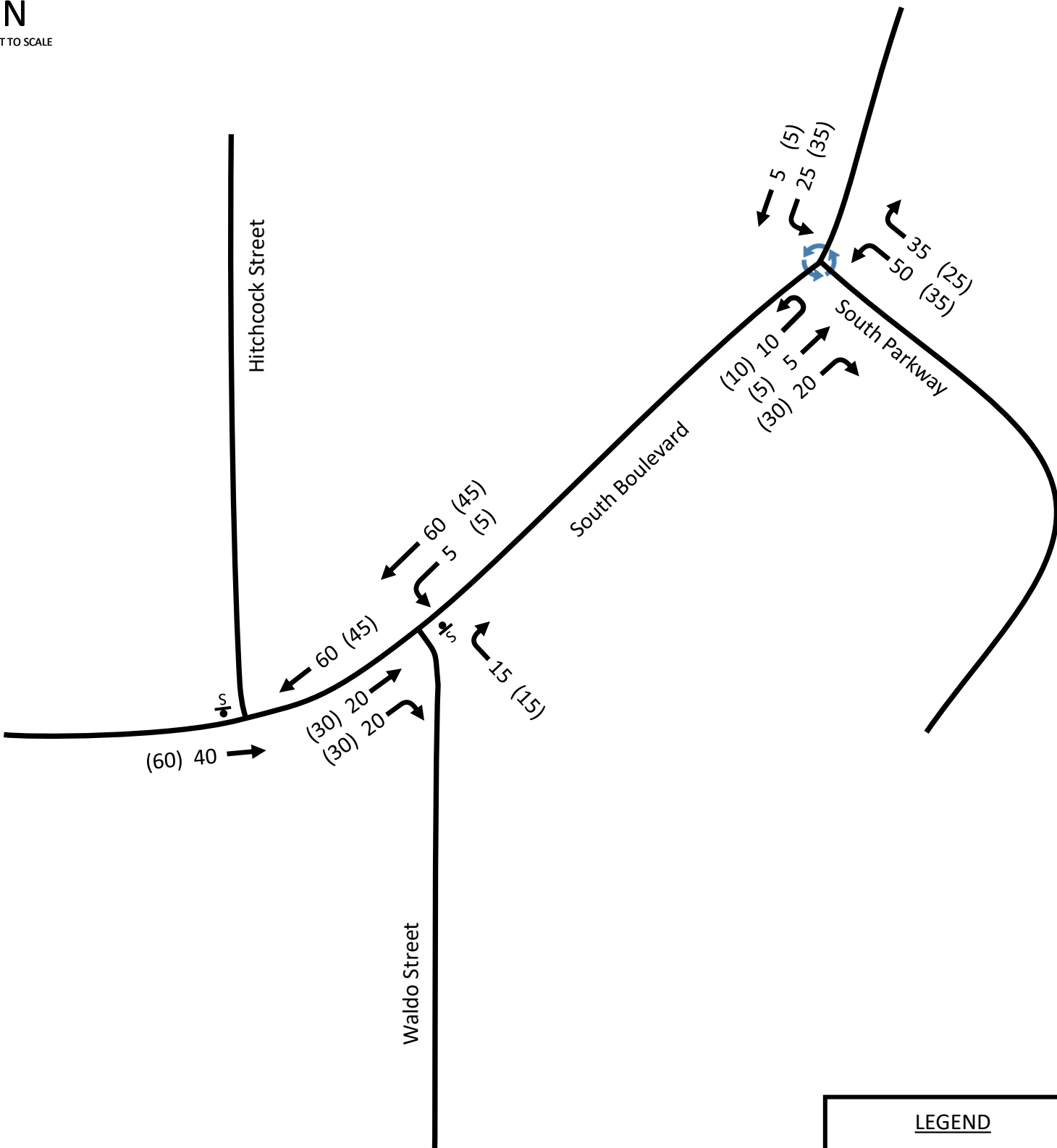
LEGEND

- XX = AM Peak Hour
- (XX) = PM Peak Hour
- ⊠ = Stop Sign
- ⦿ = Roundabout



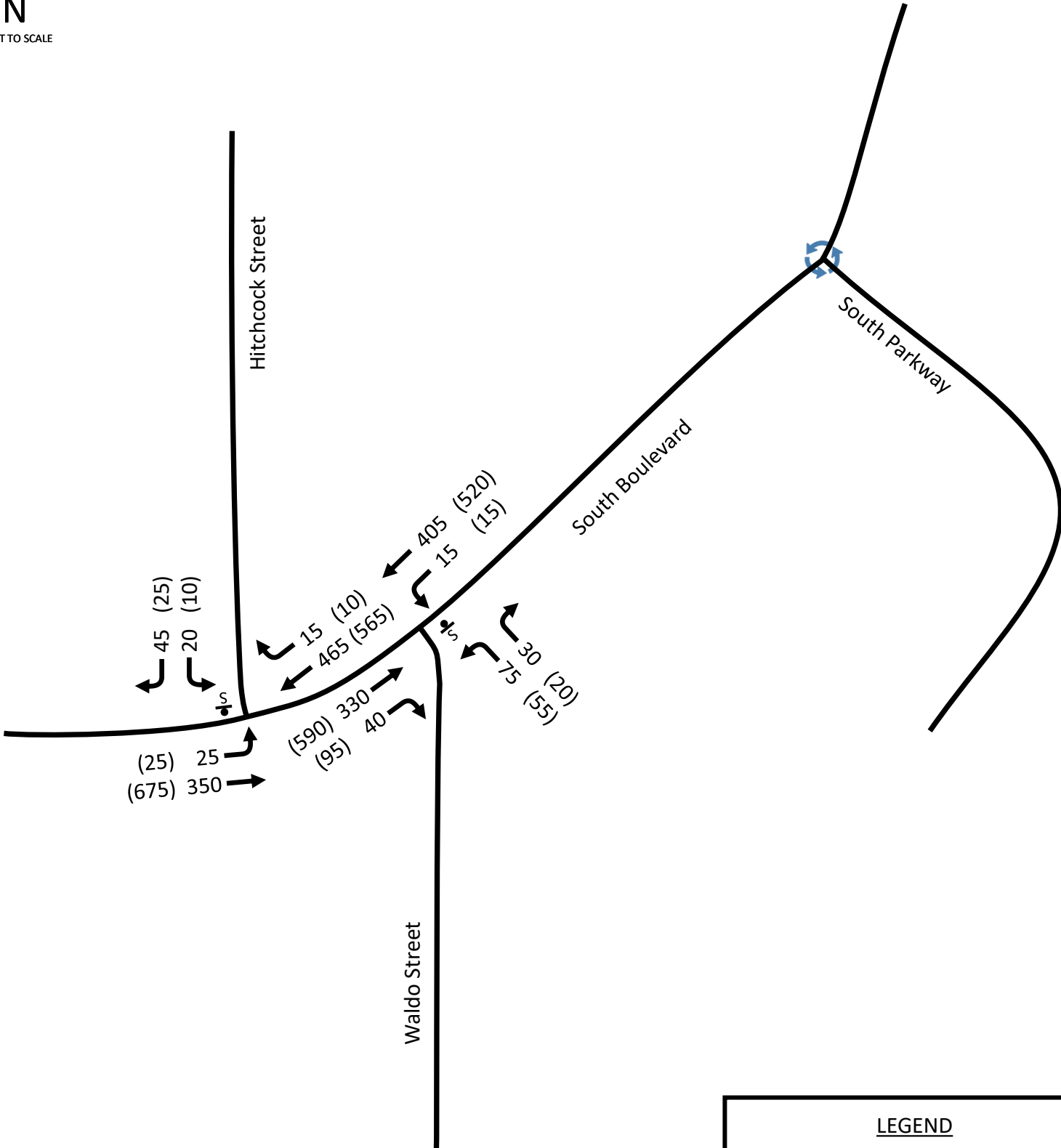
LEGEND

- XX = AM Peak Hour
- (XX) = PM Peak Hour
- ⊠ = Stop Sign
- ⤵ = Roundabout



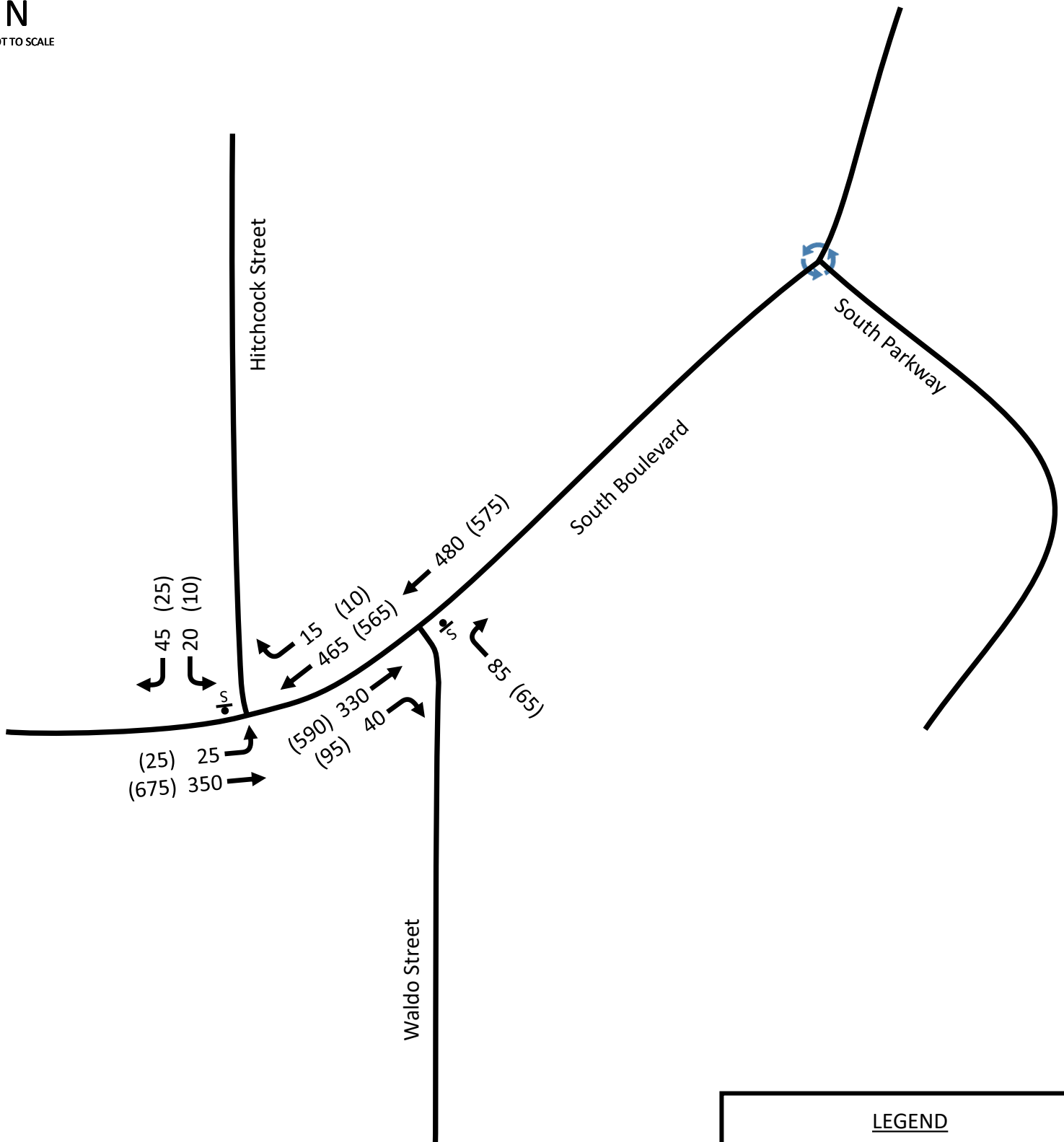
LEGEND

- XX = AM Peak Hour
- (XX) = PM Peak Hour
- Stop Sign Icon = Stop Sign
- Roundabout Icon = Roundabout



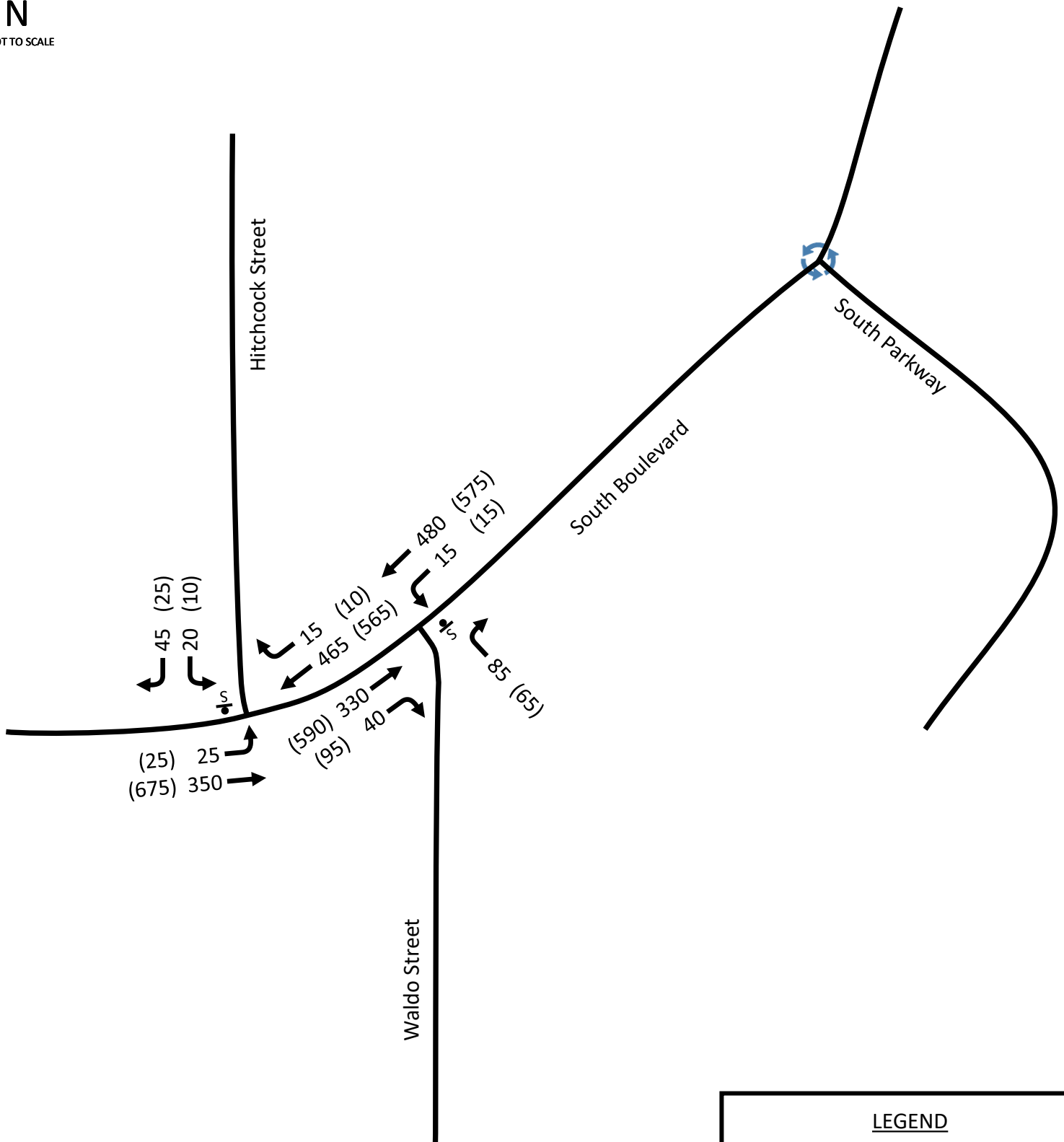
LEGEND

- XX = AM Peak Hour (7:00 – 8:00AM)
- (XX) = PM Peak Hour (3:45 – 4:45PM)
- = Stop Sign
- = Roundabout





LEGEND

- XX = AM Peak Hour (7:00 – 8:00AM)
- (XX) = PM Peak Hour (3:45 – 4:45PM)
- = Stop Sign
- = Roundabout



LEGEND

- XX = AM Peak Hour (7:00 – 8:00AM)
- (XX) = PM Peak Hour (3:45 - 4:45PM)
-  = Stop Sign
-  = Roundabout

Level of Service by Movement - Build Traffic Volumes - Full Buildout

Intersection	Peak	Movement												Intersection
		Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
South Boulevard & Hitchcock Street	AM	A	A			A	A				C		C	-
	PM	A	A			A	A				C		C	-
South Boulevard & Waldo Street	AM		A	A	A	A		C		C				-
	PM		A	A	A	A		C		C				-

Level of Service by Movement - Build Traffic Volumes - Waldo Street Right-in/Right-out

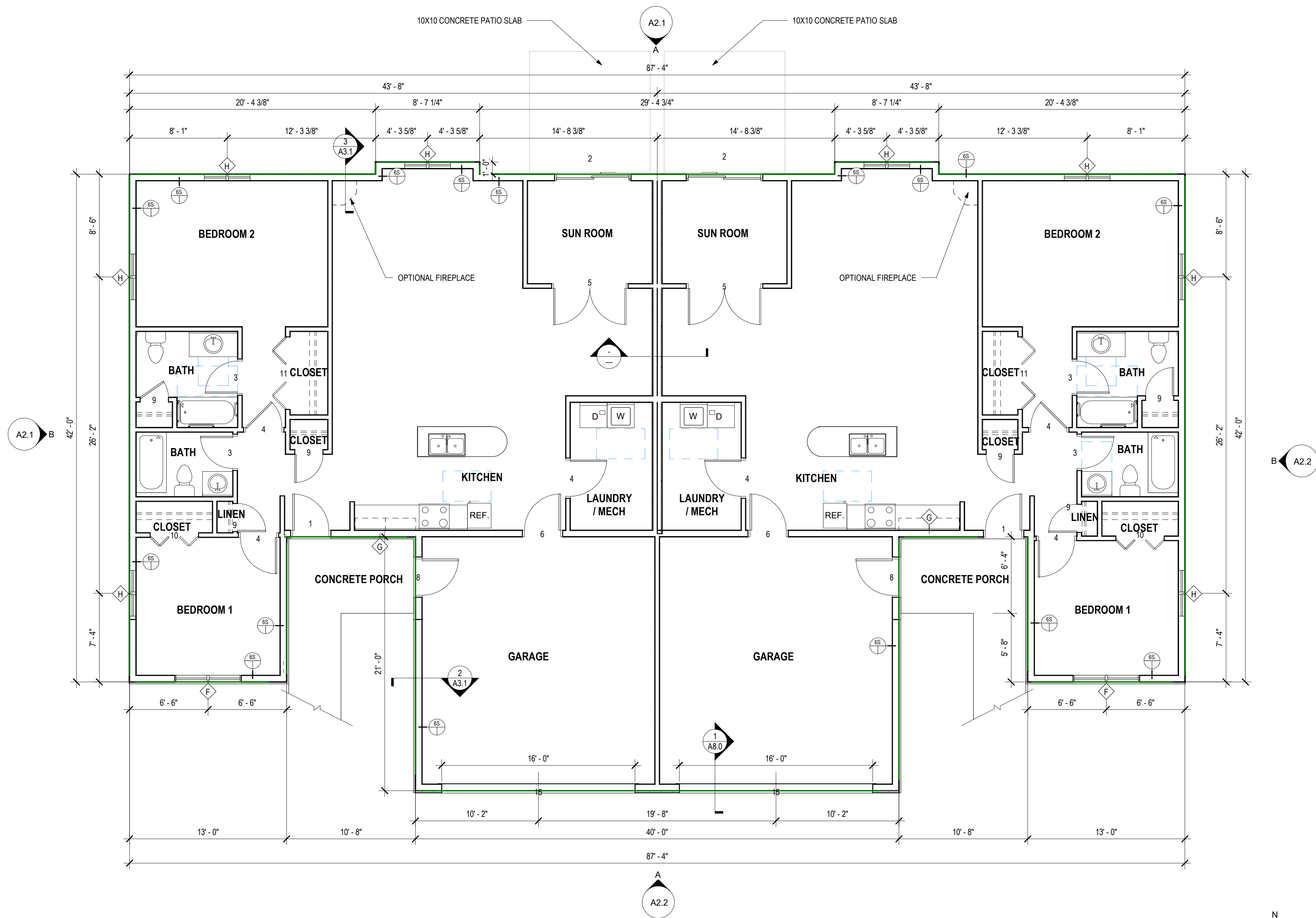
Intersection	Peak	Movement												Intersection
		Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
South Boulevard & Hitchcock Street	AM	A	A			A	A				C		C	-
	PM	A	A			A	A				C		C	-
South Boulevard & Waldo Street	AM		A	A		A				B				-
	PM		A	A		A				B				-

Level of Service by Movement - Build Traffic Volumes - Waldo Street Right-in/Right-out/Left-in

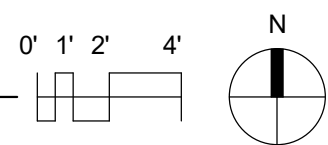
Intersection	Peak	Movement												Intersection
		Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	
South Boulevard & Hitchcock Street	AM	A	A			A	A				C		C	-
	PM	A	A			A	A				C		C	-
South Boulevard & Waldo Street	AM		A	A	A	A				B				-
	PM		A	A	A	A				B				-

APPENDIX E

3/1/2023 3:50:02 PM BIM 360/Dimension IV Small Projects 202122036 - Baraboo Housing Master Plan.rvt



1 FIRST FLOOR PLAN
3/16" = 1'-0"



FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A5.1 FOR LARGE SCALE UNIT PLANS.
- B. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- C. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- D. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- E. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- F. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- G. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
- H. ADD GARBAGE DISPOSAL TO ALL KITCHEN SINKS, COORDINATE WITH PLUMBING AND ELECTRICAL

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LOUIS LANE, SMALL
DUPLEX
BARABOO, WI

DATE OF ISSUE: 03/01/2023

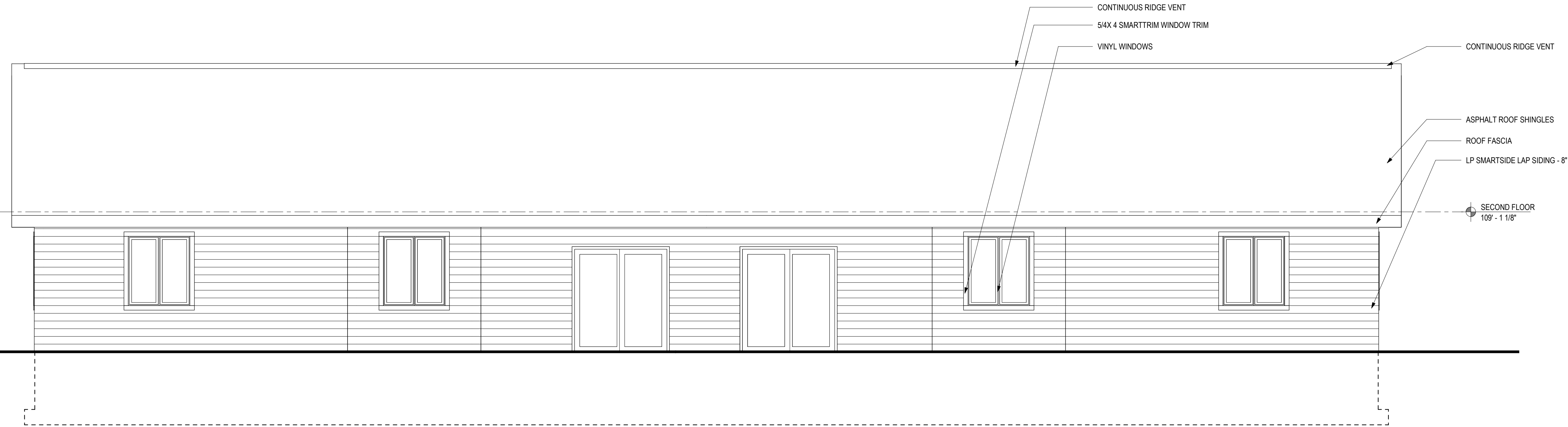
REVISIONS:

PROJECT # 22036

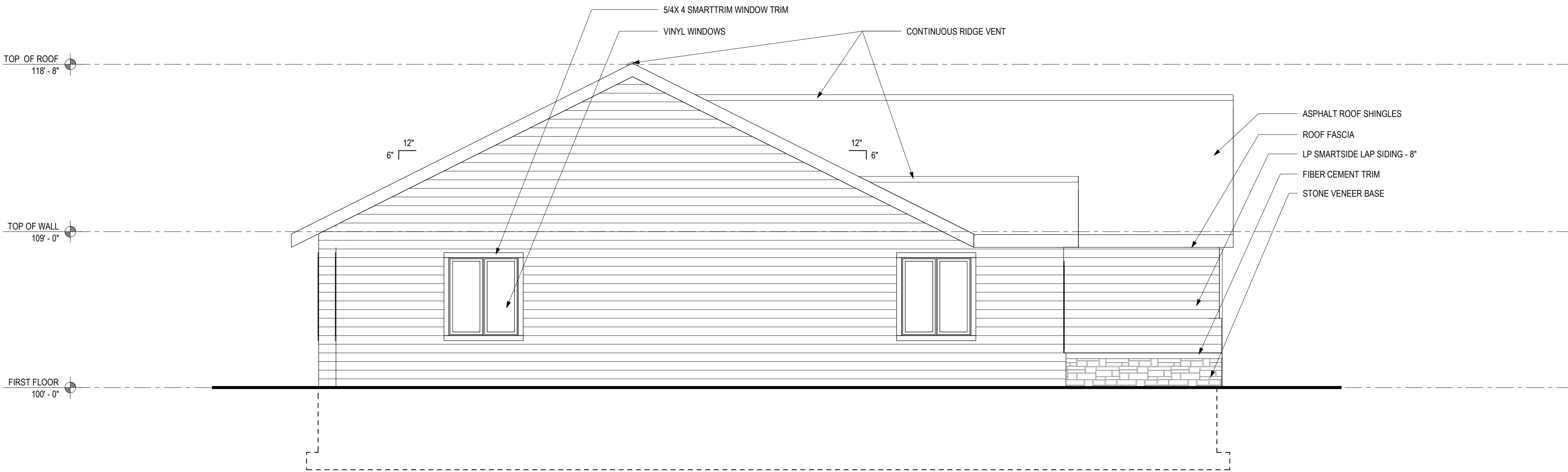
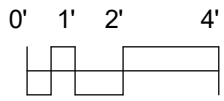
FIRST FLOOR PLAN

A1.1

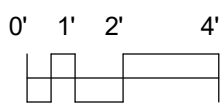
LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



A BACK ELEVATION
1/4" = 1'-0"



B SIDE ELEVATION B
1/4" = 1'-0"



DATE OF ISSUE: 03/01/2023

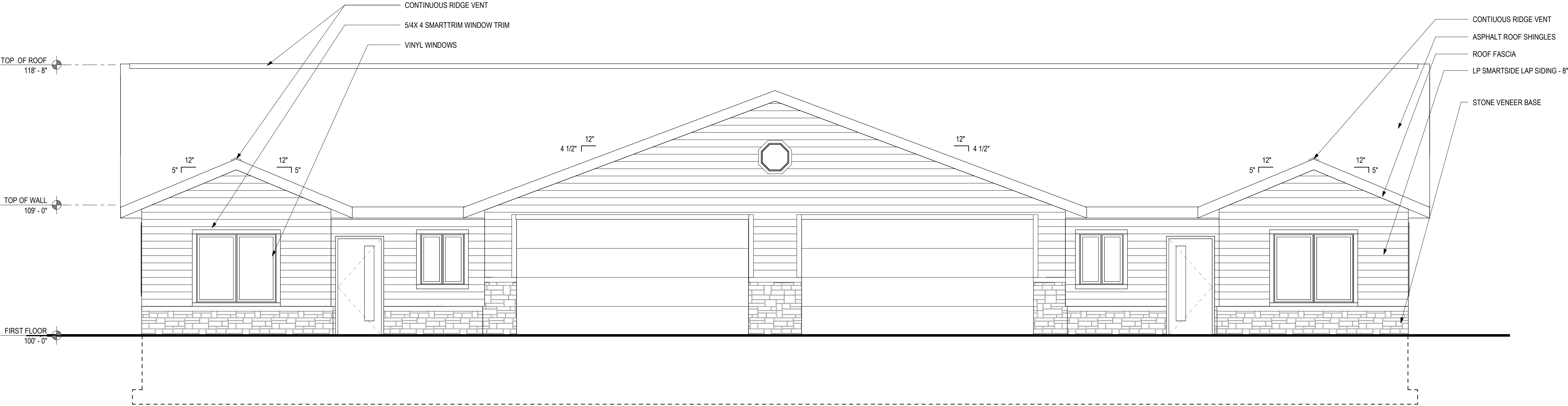
REVISIONS:

PROJECT # 22036

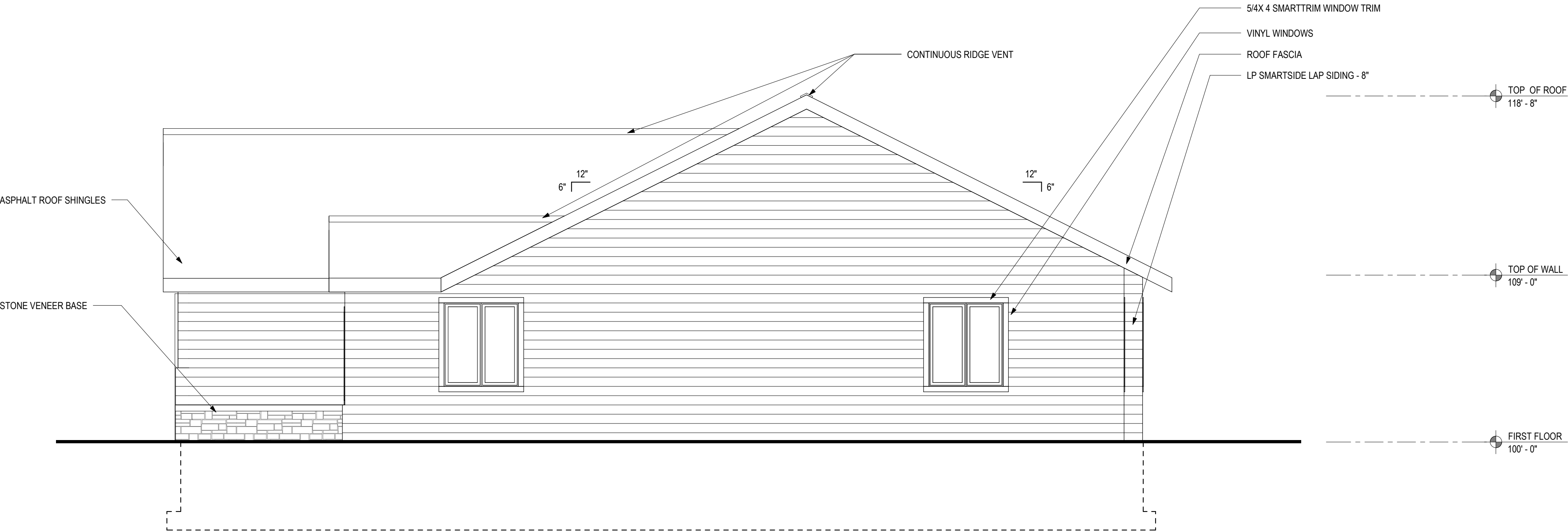
EXTERIOR
ELEVATIONS

A2.1

LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



A FRONT ELEVATION
1/4" = 1'-0"



B SIDE ELEVATION A
1/4" = 1'-0"

DATE OF ISSUE: 03/01/2023

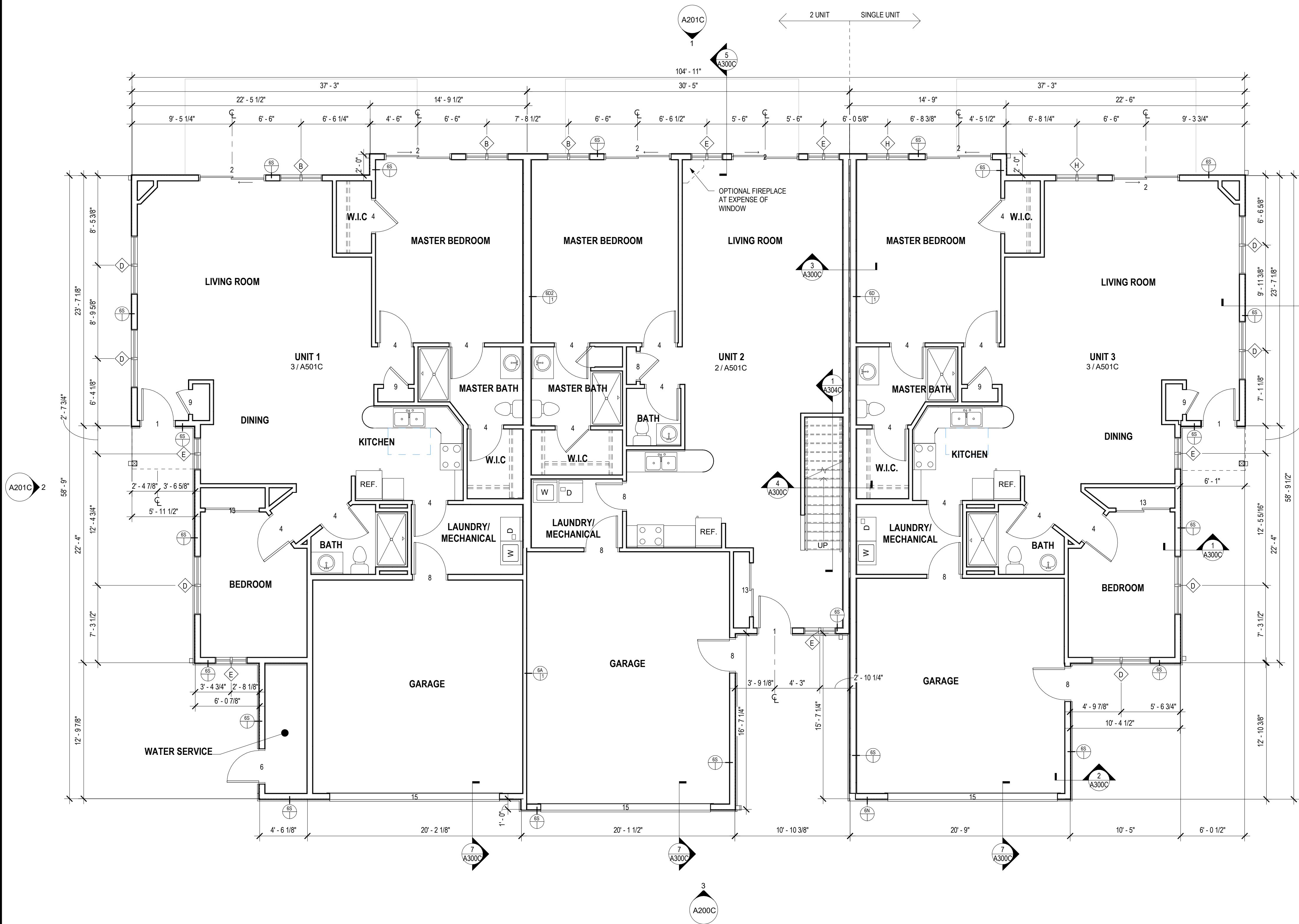
REVISIONS:

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EXTERIOR
ELEVATIONS

A2.2

6/22/2023 2:51:10 PM BIM 360/Dimension IV Small Projects 202122036 - Baraboo Housing Master Plan.rvt



FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A501C FOR LARGE SCALE UNIT PLANS.
- B. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- C. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- D. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- E. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- F. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- G. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
- H. ADD GARBAGE DISPOSAL TO ALL KITCHEN SINKS, COORDINATE WITH PLUMBING AND ELECTRICAL.

FLOOR PLAN KEYNOTES

1. SEE STRUCTURAL DRAWINGS FOR POST AND CONCRETE SLAB SIZE AND LOCATION
2. REFER TO SHEET A304c FOR STAIR SECTIONS

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LOUIS LANE,
SIDE BY SIDE 2
UNIT AND SINGLE
UNIT

DATE OF ISSUE: 06/22/2023

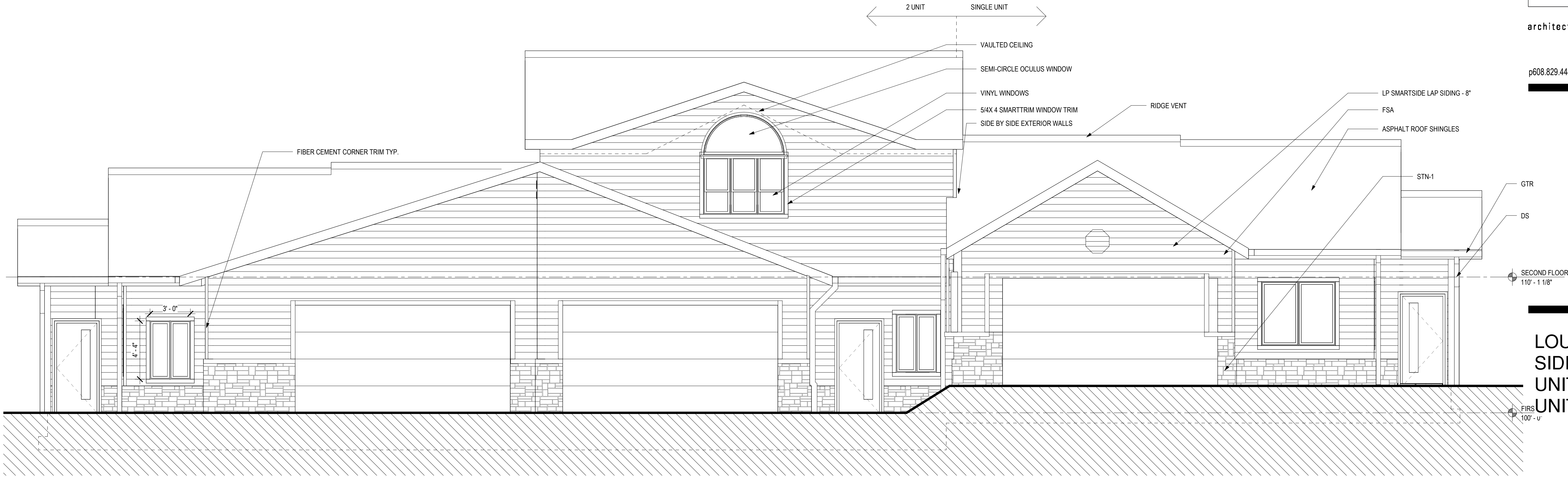
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT # 22036

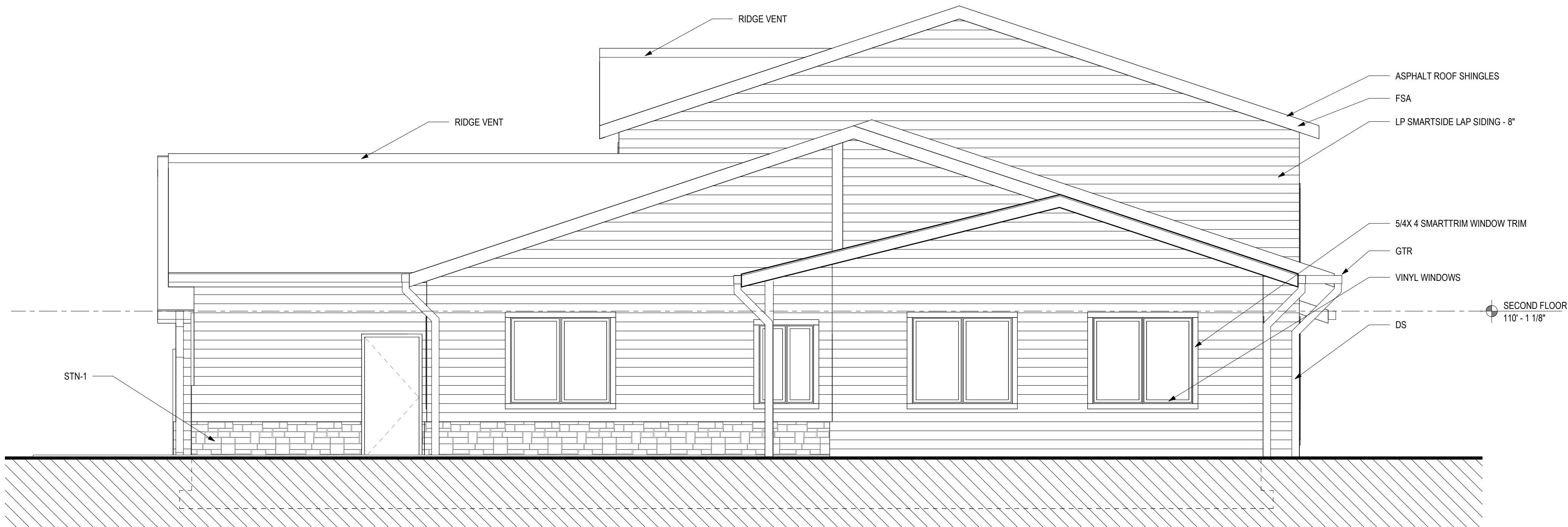
FIRST FLOOR PLAN

A100C

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3 ELEVATION A (3 UNIT)
1/4" = 1'-0"



1 ELEVATION B (3 UNIT)
1/4" = 1'-0"

ELEVATION LEGEND & NOTES

MASONRY	COLOR	MORTAR
STN-1	STONE VENEER	COLOR
CNC	CONCRETE	COLOR
CJ	CONTROL JOINT	COLOR

PRE-FINISHED METAL	MANUFACTURER (COATED METALS GROUP)	COLOR
DS	DOWNSPOUT	COLOR
GTR	GUTTER	COLOR
FSA	FASCIA	COLOR
SFT	SOFFIT	COLOR
FPV	FIREPLACE VENT	COLOR

GENERAL NOTES

- A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- B. AT 135 DEGREE OUTSIDE CORNERS PROVIDE 135 DEGREE BRICK CORNER UNITS.
- C. REFER TO WINDOW TYPE SHEET A601C FOR ALL WINDOW INFORMATION.
- D. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

DATE OF ISSUE: 06/22/2023

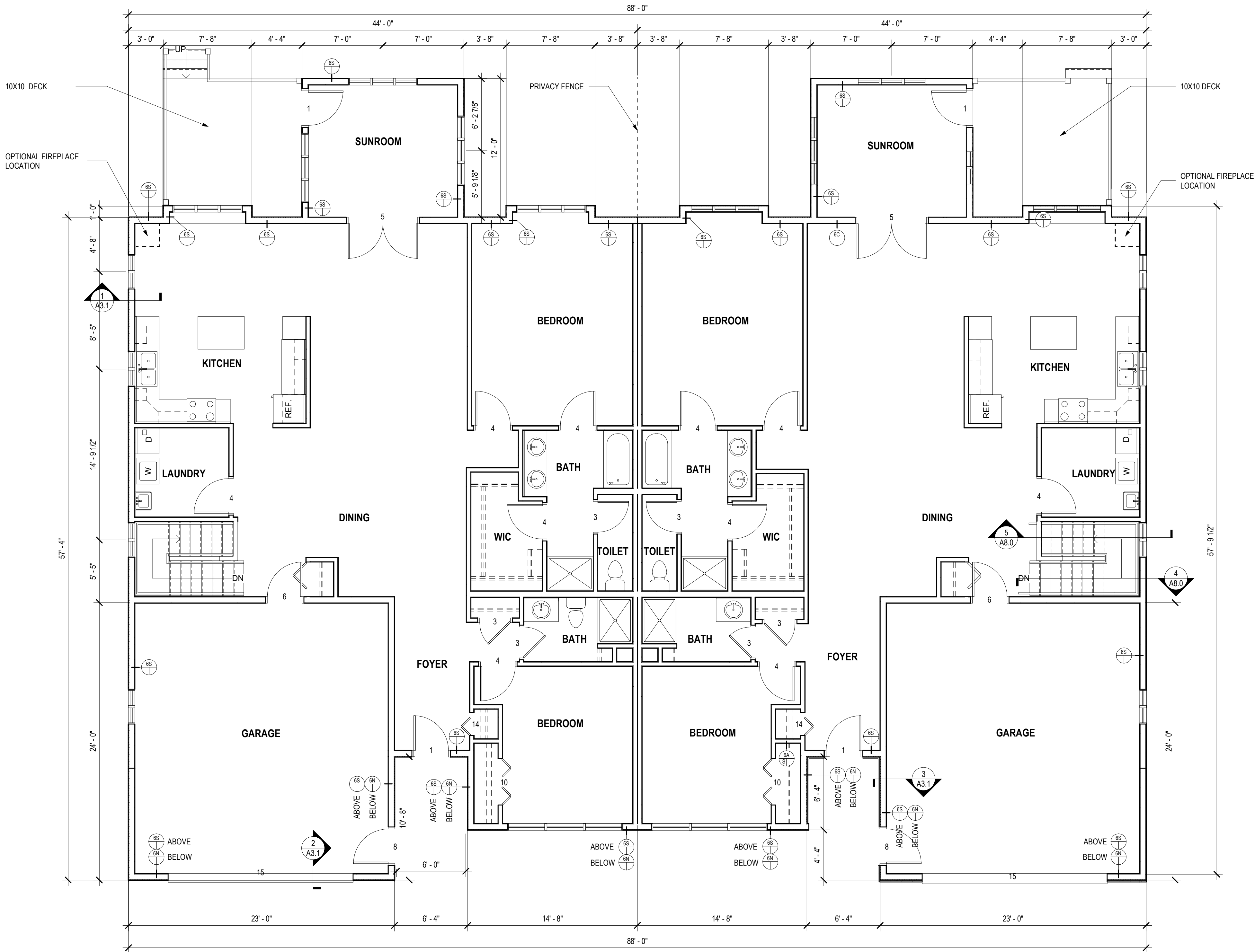
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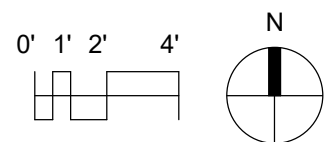
EXTERIOR
ELEVATIONS

A200C

6/23/2023 8:11:12 AM BIM 360/Dimension IV Small Projects 202122036 - Baraboo Housing Master Plan.rvt



1 FIRST FLOOR PLAN
3/16" = 1'-0"



FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A501C FOR LARGE SCALE UNIT PLANS.
- B. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- C. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
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LOUIS LANE, LARGE
DUPLEX WITH
BASEMENT
BARABOO, WI

DATE OF ISSUE: 06/22/2023

PRELIMINARY
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CONSTRUCTION

PROJECT # 22036

FIRST FLOOR PLAN

A1.2

LOUIS LANE, LARGE
DUPLEX WITH
BASEMENT
BARABOO, WI

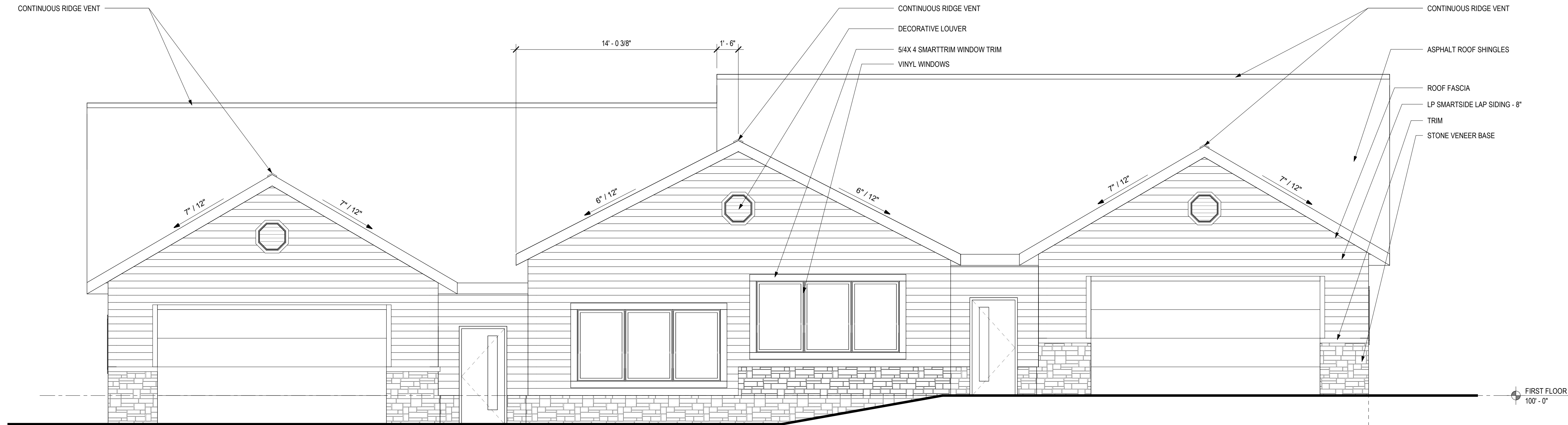
DATE OF ISSUE: 06/22/2023

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT # 22036

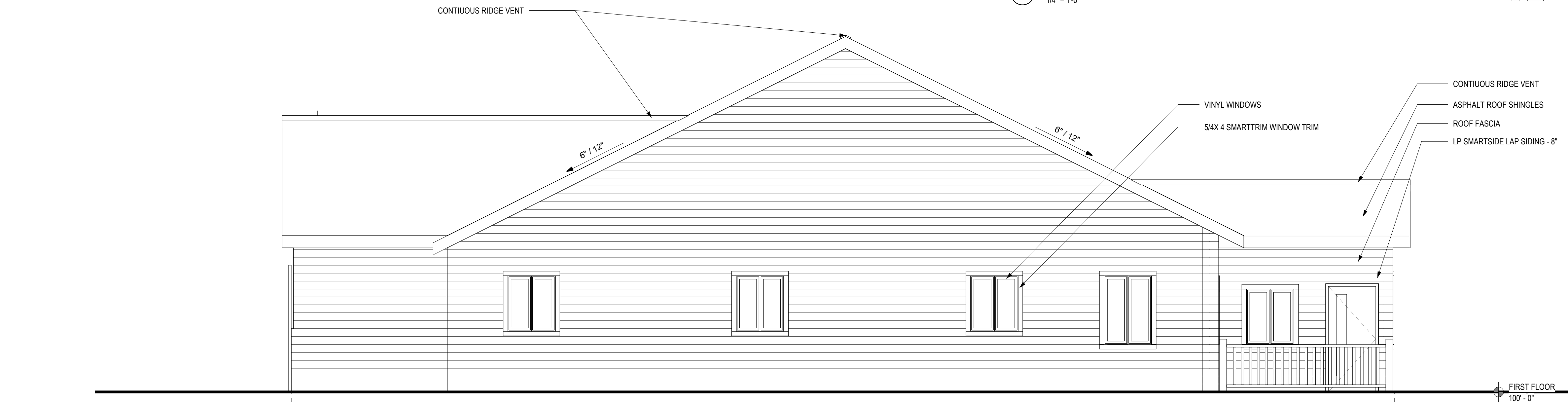
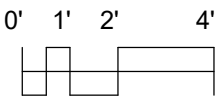
EXTERIOR
ELEVATIONS

A2.1



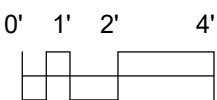
A FRONT ELEVATION - LARGE DUPLEX

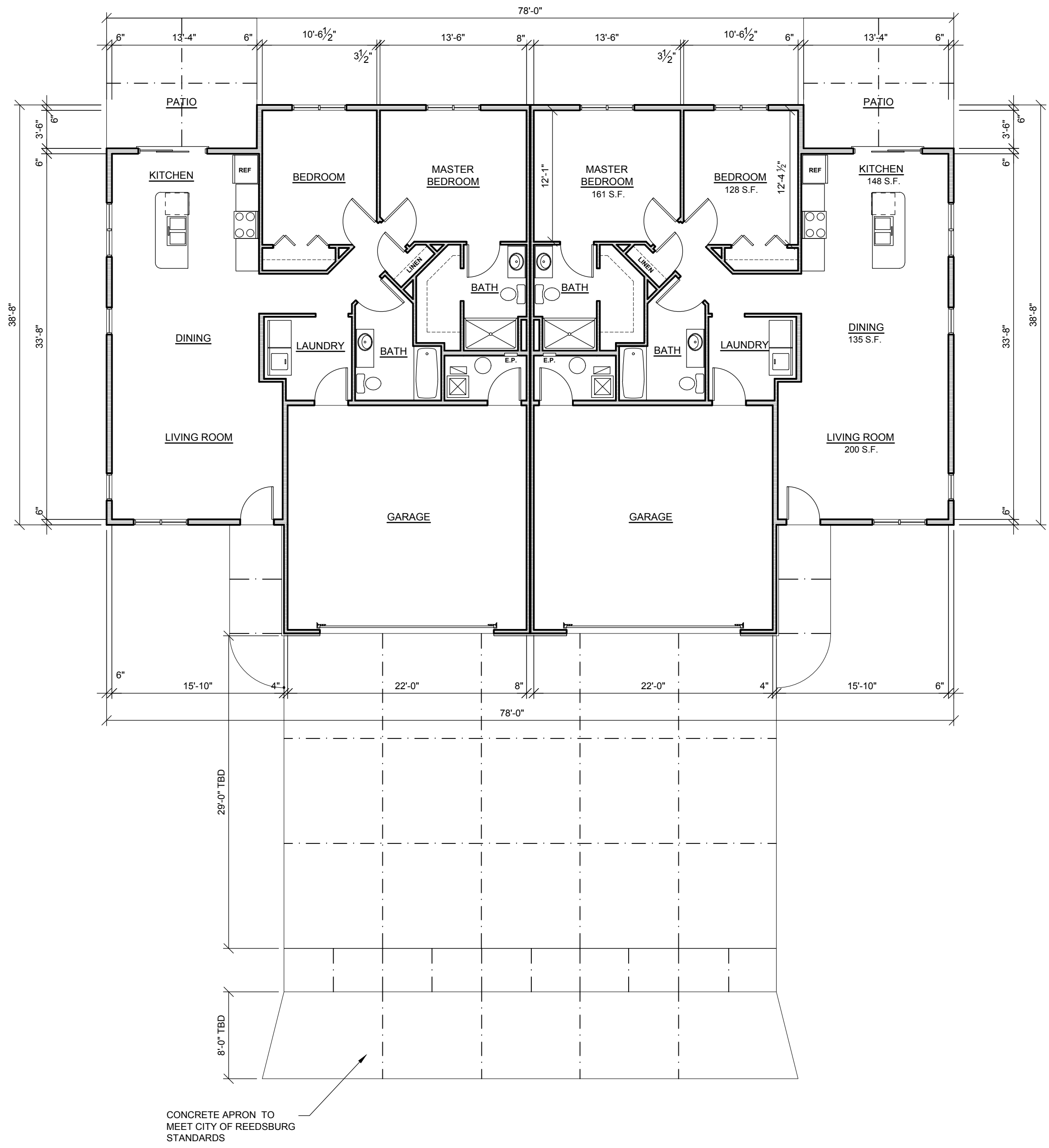
1/4" = 1'-0"



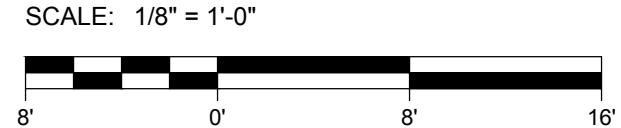
B SIDE ELEVATION B - LARGE DUPLEX

1/4" = 1'-0"





2-BED / 2-BATH
FIRST FLOOR PLAN



UNIT AREA - FIRST FLOOR:	1,681 S.F.
TOTAL AREA:	3,362 S.F.
THE TOTAL AREA IS BASED UPON EXTERIOR FACE OF THE BUILDING FOOTPRINT	

CONDOR DUPLEX
- TWO BEDROOM
- SINGLE LEVEL



Blowfish Architects, llc

752 S. Grove St.
Ripon, WI 54971
920-810-5561
William F Hoch, AIA

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Apartment Plans

Max Dvorak

PRELIMINARY

JANUARY 19, 2024
FEBRUARY 7, 2024
FEBRUARY 23, 2024

240110

SHEET

A1.1

APPENDIX F

