



AGENDA FOR THE PLAN COMMISSION

Tuesday, June 18, 2024, 5:15 p.m.

Council Chambers, 101 South Blvd., Baraboo, Wisconsin

Members Noticed: R. Nelson, J. Kent, D. Olson, R. Franzen, 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	2
1.a Note compliance with the Open Meeting Law	
1.b Roll Call	
1.c Approve agenda	
1.d Approve May 21, 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. New Business	7
a. Review and approved a Two-Lot CSM for the property on the northeast corner of State Rd 136 and Sauk Avenue, consisting of Lot 1 of Sauk County Certified Survey Map No. 4100, Lots 11, 12, 13, 14, 15, 16 and the vacated Mandt Court of Baraboo Industrial Park, also being a part of the NE ¼ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 1300 Sauk Avenue for TLH Baraboo WI Propco, LLC.	
b. Review the Phase 2 Specific Implementation Plan (SIP) in accordance with Step 4 of the Planned Development rezoning process for Pewit’s Landing, LLC’s multi-family development project on Spencer Court.	
c. Review an Amended General Development Plan/Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development Overlay rezoning process to expand the existing building and modify the site at 604 8 <sup>th</sup> Street, located on the south side of 8 <sup>th</sup> Street between Elizabeth and Camp Streets, in the NE1/4 of the SW1/4 of Section 12 and in the NE1/4 of the SW1/4 of Section 36, T12N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Convenience Store Investments.	
d. Review a Conceptual Development Plan in accordance with Step2 of the Planned Development Overlay rezoning process for a proposed hotel and villa complex on a portion of the recently annexed property on the east side of CTH DL on the north and east side of Tranquility Subdivision-Phase 1, located in the SE1/4 of the SE1/4 of Section 12 and in the NE1/4 of the NE1/4 of Section 13, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Baraboo Bluffs Hospitality, LLC.	
e. Review a Conceptual Development Plan in accordance with Step2 of the Planned Development Overlay rezoning process to convert two adjacent properties from their current business & residential mixed use to residential properties located 207 2 <sup>nd</sup> Street/402 Ash Street and 406 Ash Street, located in the SE1/4 of Section 35, T12N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Dale Petelinsek.	
4. Discussion Items	
a. Comprehensive Plan Update	
5. Adjournment	



**PLAN COMMISSION ITEM SUMMARY**  
**June 18, 2024**

---

**SUBJECT: REVIEW AND APPROVED A TWO-LOT CSM FOR THE PROPERTY ON THE NORTHEAST CORNER OF STATE RD 136 AND SAUK AVENUE, CONSISTING OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 4100, LOTS 11, 12, 13, 14, 15, 16 AND THE VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING A PART OF THE NE ¼ OF SECTION 3, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 1300 SAUK AVENUE FOR TLH BARABOO WI PROPCO, LLC.**

**SUMMARY OF ITEM A:** The underlying property (formerly the RR Donnelley site) currently consists of three separate tax parcels and the owners would like to separate the vacant land along State Road 136 from the balance of the developed property.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

---

**SUBJECT: REVIEW THE PHASE 2 SPECIFIC IMPLEMENTATION PLAN (SIP) IN ACCORDANCE WITH STEP 4 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR PEWIT'S LANDING, LLC'S MULTI-FAMILY DEVELOPMENT PROJECT ON SPENCER COURT.**

**SUMMARY OF ITEMS B:** The owners of Pewit's Landing LLC are nearing completion of Phase 1 of their project and they are anxious to begin Phase 2. The SIP submittal, which is attached to the Agenda, conforms to the General Development Plan (GDP) for this property that was reviewed and approved last September.

**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 consideration with a recommendation to approve, conditionally approve, or deny the SIP for this property.**

---

**SUBJECT: REVIEW AN AMENDED GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 & 4 OF THE PLANNED DEVELOPMENT OVERLAY REZONING PROCESS TO EXPAND THE EXISTING BUILDING AND MODIFY THE SITE AT 604 8<sup>TH</sup> STREET, LOCATED ON THE SOUTH SIDE OF 8<sup>TH</sup> STREET BETWEEN ELIZABETH AND CAMP STREETS, IN THE NE1/4 OF THE SW1/4 OF SECTION 12 AND IN THE NE1/4 OF THE SW1/4 OF SECTION 36, T12N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN BY CONVIENCE STORE INVESTMENTS.**

**SUMMARY OF ITEM C:** Kwik Trip is planning to expand their existing store at 604 8<sup>th</sup> Street. They are proposing a small addition on each end of the building and reconfigure their driveways. This property was zoned with a Planned Unit Development Overlay and the GDP for the property was approved in February 2002. Since the proposed additions were not part of that original GDP, they need to Amend both the GDP and SIP for the property. The plans and building elevations are included in the packet.



**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 Amended GDP for this property.

---

**SUBJECT:** REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP2 OF THE PLANNED DEVELOPMENT OVERLAY REZONING PROCESS FOR A PROPOSED HOTEL AND VILLA COMPLEX ON A PORTION OF THE RECENTLY ANNEXED PROPERTY ON THE EAST SIDE OF CTH DL ON THE NORTH AND EAST SIDE OF TRANQUILITY SUBDIVISION-PHASE 1, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 12 AND IN THE NE1/4 OF THE NE1/4 OF SECTION 13, T11N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN BY BARABOO BLUFFS HOSPITALITY, LLC.

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

The applicants are proposing to develop this vacant land with an 80-unit hotel and 30 single-family villa that will be operated in conjunction with the hotel. The subject property was annexed in early 2023 and was zoned A-1, Agricultural Transition upon annexation. The owners have provided a set of conceptual drawings for their proposed development plans and they are included in the Agenda Packet. The owners will have a representative at the meeting to explain their project in greater detail.

If favorably reviewed, the owners would need to provide a full site plan submittal with the GDP/SIP including a landscaping plan and storm water management plan.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

---

**SUBJECT:** REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP2 OF THE PLANNED DEVELOPMENT OVERLAY REZONING PROCESS TO CONVERT TWO ADJACENT PROPERTIES FROM THEIR CURRENT BUSINESS & RESIDENTIAL MIXED USE TO RESIDENTIAL PROPERTIES LOCATED 207 2<sup>ND</sup> STREET/402 ASH STREET AND 406 ASH STREET, LOCATED IN THE SE1/4 OF SECTION 35, T12N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN BY DALE PETELINSEK.

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

The applicant owns these two building that were originally constructed as duplexes. Over the years, a portion of each building was converted to retail space. Despite the owners efforts to lease the retail space in each of the two building, there is reportedly very little demand for them. He would like to convert each of the two retail spaces into a studio apartment and their appears to be sufficient space to accommodate the proposed use. A PUD overlay zoning would work well for these properties since single family residential zoning only allow two-family dwellings, not three-unit dwellings.

The owner will be at the meeting to explain this concept in greater detail.



If favorably reviewed, the owners would need to provide a full GDP/SIP submittal

**COMPLIANCE/NONCOMPLIANCE:**

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

**ACTION:**        **Provide informal feedback relating to the proposed use of these two buildings. No formal action is necessary and any feedback you care to offer is non-binding.**

---

**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 May 21, 2024

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

**Roll Call** – Present were Mayor Nelson, J. Kent, D. Olson, R. Franzen, T. Kolb, B. Hartup, and M. Boegner.

Also in attendance were Tom Pinion, Joel Ehrfurth,

### **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 Kolb, seconded by Kent to approve the minutes of Aril 16, 2024 meeting. Motion carried 7-0.

**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. Request of JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located on Lot 2 of CSM 7277 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 805 State Rd 136 – There were no speakers and the hearing was declared closed.

### **New Business**

- a. Consider the request of JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located on Lot 2 of CSM 7277 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 805 State Rd 136 – Pinion presented the background to the Commission. He said that this is in the Conditional Use Overlay District which is what prompts the need for this conditional use, whether it is a permitted use or not in the B-3 zoning district. He presented the proposed site plan saying is rendition of what is to come and is very close to what was originally contemplated, the building is a little smaller, but the overall development on the property is very similar to what was proposed with the 2-tenant building. Nelson said it looked like mostly pavement and asked if any green space or landscaping would be going in. Pinion said that will be some landscaping requirements. Joel Ehrfurth the developer's representative said that all the landscaping ordinances will be complied with Kolb asked if the building design and materials would come back to the Commission. Pinion said that it would be part of the formal site plan review. It was moved by Kolb, seconded by Kent to approve the request of JACQUES HOLDINGS, LLC for a conditional use permit for the construction of a Type 2 Eating Establishment with a drive-thru and pickup service as presented at 805 State Rd. 136. On roll call for the motion, Ayes – Kent, Olson, Franzen, Kolb, Boegner, and Nelson. Nay – Hartup, motion carried 6-1.
- b. Consider a request to rezone the parcel of land located in the SW1/4 of the NE1/4 Section 36, T12N, R6E, City of Baraboo, Sauk County Wisconsin, from R-4, Four through Twelve-Family Residential to R-5, Thirteen and Up Multi-Family Residential, being the easterly 662' +/- of the block surrounded by Jefferson Street on the west, 10<sup>th</sup> Street on the north, Washington Avenue on the east and 9<sup>th</sup> Street on the south, by the Community Development Authority of the City of Baraboo – Pinion said this is property owned by the Baraboo Community Development Authority. He said the larger building is Corson Square, a 40 unit apartment complex. He said the property to the east is also owned by the Baraboo CDA and there are five duplexes that they operate. He suspects that these both existed prior to 2004 when the zoning map was updated, so by zoning this R-4, the duplexes comply, but the apartment building does not. He said that this wouldn't be a big deal unless the CDA is trying to leverage some money from some Federal programs and they want to make sure that it is zoned appropriately. He said that their intention is to build a new building, conditionally it will be located between the 40-unit complex (Corson Square) and the five duplexes. He said roughly they are looking at 35 unites and they would family affordable units, so possibly 2, 3 and maybe a couple 4 bedroom units. He said that they do plan to rehabilitate Corson Square to bring it up to contemporary standards, and the new one they have partnered with the Gorman Companies, they tend to specialize in some of these affordable projects and often times team with the dioceses out of the Madison area. He said when this is done the intent is to remove the 5 duplexes, those are aged, they are money pits, they don't generate enough revenue to offset the cost to upgrade them each time there is a new tenant. Pinion said at one time they were looking at selling the duplexes completely to a new developer but they are able to do a Section 18 conversion which allows them to leverage some extra HUD money to alley this affordable family complex. He said rezoning this to R-5 will accommodate the new use as well as the existing building. It was moved by Kolb, seconded by Hartup to recommend rezoning the property from R-4 to R-5 as proposed. On roll call vote for the motion, Ayes – Olson, Franzen, Kolb, Hartup, Boegner, Nelson, and Kent. Nay – 0, motion carried 7-0.



- c. Consider a proposed amendment to the Zoning Code to regulate the use and placement of Shipping Containers – Pinion said that converting shipping containers to residential dwellings has become increasingly popular through the nation. He said that if the City would welcome those and want them that would be great and no amendment would be needed, if we would like to control a bit better as to where they go, then an amendment to the zoning ordinance would be a way to help regulate it. He said this proposal provides some placement and restrictions on shipping containers and creates a new section in the ordinance to regulate them under use restrictions, and if they are allowed in residential areas it is for temporary use only, not to exceed 45 days. He said if they want them a little bit longer, it may be allowed in the industrial zoned district, but there again, no more than 45 days. He said there are communities across the state, towns, villages, and cities that have tried to regulate these, some of them have put on building code requirements like they have to have a sloped roof, they have to have some type of exterior siding, and there is some debate on which code they would actually meet, the Uniform Dwelling Code, or whether it is more of a HUD, manufactured housing. Kolb said he may not want to see them in an established residential area, but there might be places next to an industrial zoning that they might be appropriate. He said that if the Commission would just get a start on this it could be amended down the road. Pinion said that he does not think this draft ordinance would allow them to be stacked. It was the consensus of the Commission that only storage unit that is permanent would need a conditional use and be reviewed by the Commission. Hartup felt that if images are used, then show images of storage containers and they are used in the industrial setting. Mayor Nelson said that what the Commission is recommending is a shipping container can be used more or less anywhere for temporary storage for not longer than 45 days, anything that will be permanent will need a conditional use permit and reviewed by the Plan Commission. Nelson said in the draft the only place a permanent container would be allowed is I-2 and asked the Commission if they would like that to be expanded to include other industrial zoning. Olson said he would like a mechanism that if someone brought a clear plan and wanted to build one in residential that Plan Commission could review it and approve it if possible, but the way it is written now the Plan couldn't do that. Nelson does not want to see permanent shipping containers in residential areas. Commissioner would like the possibility of extending the time to another 45 days. Nelson reiterated the Commission did not want any permanent shipping containers in a residential district, permanent shipping containers in a business or industrial zoning with a conditional use permit that has to be approved by the Plan Commission. Nelson moved to forward to the Council with the Commission's recommendation for approval of the proposed zoning code amendment as discussed. Kolb seconded the motion. On roll call vote for the motion, Ayes – Franzen, Kolb, Hartup, Boegner, Nelson, Kent, and Olson. Nay – 0, motion carried 7-0.

#### **Discussion Items**

- a. Comprehensive Plan Update – Pinion said that Nate Day could not attend the meeting, however said that all chapters are available for review now, and it would be great if the City and Plan Commission could review and provide comments for the meeting that will be held June that has not been scheduled to date. He said the sooner that the comments are relayed to him the better. Nelson asked if he means the latest Land Use chapter or all chapters. Pinion said all chapters because that way the public meeting could be held at the library with a clean draft for people to comment on. All comments should be sent to Nate Day, SEH. The final Comprehensive Plan will be approved by the Plan Commission.

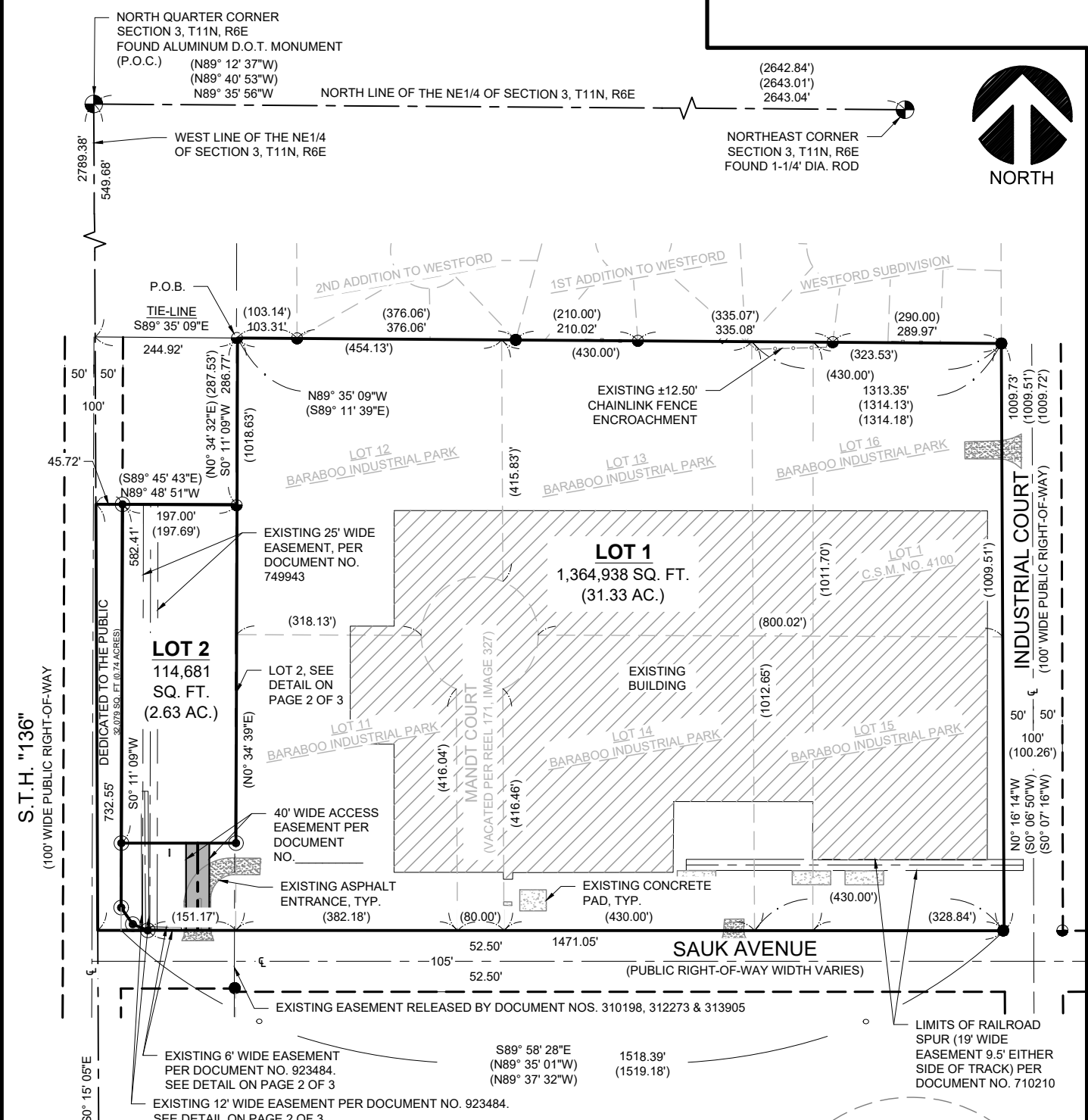
**Adjournment** – Mayor Nelson declared the meeting adjourned at 5:54 p.m.

Rob Nelson, Mayor



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

BEING ALL OF LOTS ELEVEN (11) , TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING LOT ONE (1) OF C.S.M. NO. 4100, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 3, T11N, R6E, MEASURED TO BEAR N89° 35' 56"W.

DATUM: WISCONSIN COUNTY COORDINATE SYSTEM - SAUK COUNTY, U.S. FOOT

SCALE : 1"=250 Feet

- LEGEND**
- SECTION CORNER, FOUND (AS NOTED ON MAP) SEE COUNTY SURVEYOR RECORDS. LOCATION OF ALL MONUMENTS AND WITNESS TIES HAVE BEEN VERIFIED
  - SET 3/4" DIA. IRON ROD, 24" LONG WEIGHING 1.5#/LF
  - FOUND 1-1/4" DIAMETER IRON ROD
  - FOUND 3/4" DIAMETER REBAR
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - (###) RECORDED DATA AS PER BARABOO INDUSTRIAL PARK AND WESTFORD SUBDIVISION
  - C.S.M. CERTIFIED SURVEY MAP

**NOTES:**

- THE LOT(S) OF THIS C.S.M. ARE CONSIDERED UNBUILDABLE UNTIL A SOILS AND SITE EVALUATION REPORT AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE SAUK COUNTY LAND RESOURCES AND ENVIRONMENT DEPARTMENT.
- FIELD WORK COMPLETED MAY 17, 2024.
- PARCEL NUMBERS AFFECTED: 206-1730.10000, 206-1730-00000, & 206-1734-0000.



PREPARED BY:  
RAMAKER & ASSOCIATES, INC.  
855 COMMUNITY DRIVE  
SAUK CITY, WI 53583  
PHONE: (608) 643-4100  
PROJECT NUMBER: 57648

PREPARED FOR:  
TWENTY LAKE HOLDINGS  
300 MAIN STREET, 5TH FLOOR  
STAMFORD, CT 06901

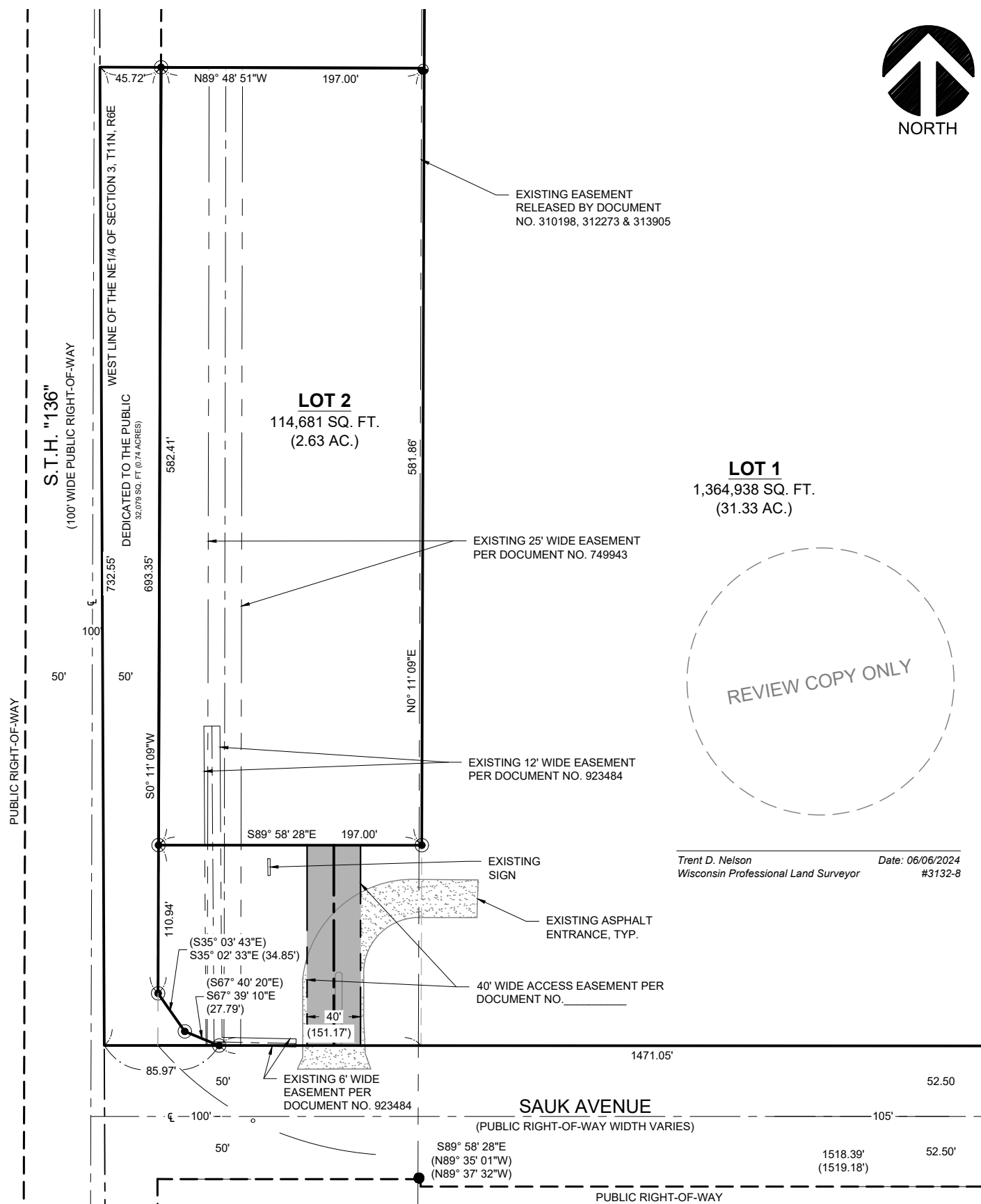
PROPERTY OWNER:  
TLH BARABOO WI PROPCO LLC  
300 MAIN STREET, 5TH FLOOR  
STAMFORD, CT 06901



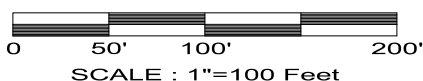
Trent D. Nelson  
Wisconsin Professional Land Surveyor  
Date: 06/06/2024  
#3132-8



BEING ALL OF LOTS ELEVEN (11) , TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND VACATED  
MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING LOT ONE (1) OF C.S.M. NO. 4100, ALSO BEING A PART OF THE  
NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) EAST, CITY OF BARABOO,  
SAUK COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE NE1/4 OF SECTION 3, T11N, R6E,  
MEASURED TO BEAR N89° 35' 56"W.  
**DATUM: WISCONSIN COUNTY COORDINATE  
SYSTEM - SAUK COUNTY, U.S. FOOT**



**RAMAKER**  
employee-owned  
(608) 643-4100 [www.ramaker.com](http://www.ramaker.com)

**PREPARED BY:**  
**RAMAKER & ASSOCIATES, INC.**  
**855 COMMUNITY DRIVE**  
**SAUK CITY, WI 53583**  
**PHONE: (608) 643-4100**  
**PROJECT NUMBER: 57648**

PREPARED FOR:  
 TWENTY LAKE HOLDINGS  
 300 MAIN STREET, 5TH FLOOR  
 STAMFORD, CT 06901

PROPERTY OWNER:  
TLH BARABOO WI PROPCO LLC  
300 MAIN STREET, 5TH FLOOR  
STAMFORD, CT 06901

NOTES:

NOTES:

1. THE LOT(S) OF THIS C.S.M. ARE CONSIDERED UNBUILDABLE UNTIL A SOILS AND SITE EVALUATION REPORT AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE SAUK COUNTY LAND RESOURCES AND ENVIRONMENT DEPARTMENT.
2. FIELD WORK COMPLETED MAY 17, 2024.
3. PARCEL NUMBERS AFFECTED: 206-1730.10000  
206-1730-00000 & 206-1734-00000

SHEET 2 OF 3 SHEETS



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

BEING ALL OF LOTS ELEVEN (11) , TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING LOT ONE (1) OF C.S.M. NO. 4100, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, TRENT D. NELSON, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 3132-8, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP BEING ALL OF LOTS ELEVEN (11) , TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING LOT ONE (1) OF C.S.M. NO. 4100, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM D.O.T. MONUMENT LOCATING THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE S0°15'05"E, 549.68 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE S89°35'09"E, 244.92 FEET TO THE POINT OF BEGINNING;

THENCE S0°11'09"W, 286.77 FEET;

THENCE N89°48'51"W, 197.00 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136";

THENCE S0°11'09"W, 693.35 FEET ALONG THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136";

THENCE S35°02'22"E, 34.85 FEET FEET ALONG THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136";

THENCE S67°39'10"E, 27.79 FEET ALONG THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136" TO A POINT ON THE NORTHERLY PUBLIC RIGHT-OF-WAY OF SAUK AVENUE;

THENCE S89°58'28"E, 1471.05 FEET ALONG THE NORTHERLY PUBLIC RIGHT-OF-WAY OF SAUK AVENUE TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 4100;

THENCE N0°16'14"W, 1009.73 FEET ALONG THE EAST LINE OF C.S.M. NO. 4100;

THENCE N89°35'09"W, 1313.35 FEET ALONG THE NORTH LINES OF C.S.M. NO. 4100 AND INDUSTRIAL PARK PLAT ALSO BEING THE SOUTH LINES OF THE WESTFORK SUBDIVISION, FIRST ADDITION TO WESTFORK SUBDIVISION & SECOND ADDITION TO WESTFORK SUBDIVISION TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 1,479,619 SQUARE FEET OR 33.96 ACRES OF LAND, MORE OR LESS.

THAT THE DESCRIBED SURVEY MAP IS SUBJECT TO ALL EASEMENTS, AGREEMENTS OR OTHER ENCUMBRANCES & RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SUBDIVISION REGULATIONS OF SAUK COUNTY AND THE SUBDIVISION REGULATIONS OF THE CITY OF BARABOO TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF TLH BARABOO WI PROPCO LLC, OWNER OF THE DESCRIBED LANDS.

Trent D. Nelson  
Wisconsin Professional Land Surveyor #3132-8  
06/06/2024



OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF BARABOO FOR APPROVAL.

TLH BARABOO WI PROPCO LLC DATE

PLAN COMMISSION RESOLUTION:

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

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
MAYOR

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
CITY ENGINEER

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 \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
CITY CLERK



PREPARED BY:  
RAMAKER & ASSOCIATES, INC.  
855 COMMUNITY DRIVE  
SAUK CITY, WI 53583  
PHONE: (608) 643-4100  
PROJECT NUMBER: 57648

PREPARED FOR:  
TWENTY LAKE HOLDINGS  
300 MAIN STREET, 5TH FLOOR  
STAMFORD, CT 06901

PROPERTY OWNER:  
TLH BARABOO WI PROPCO LLC  
300 MAIN STREET, 5TH FLOOR  
STAMFORD, CT 06901



# Pewit's Landing, LLC.



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



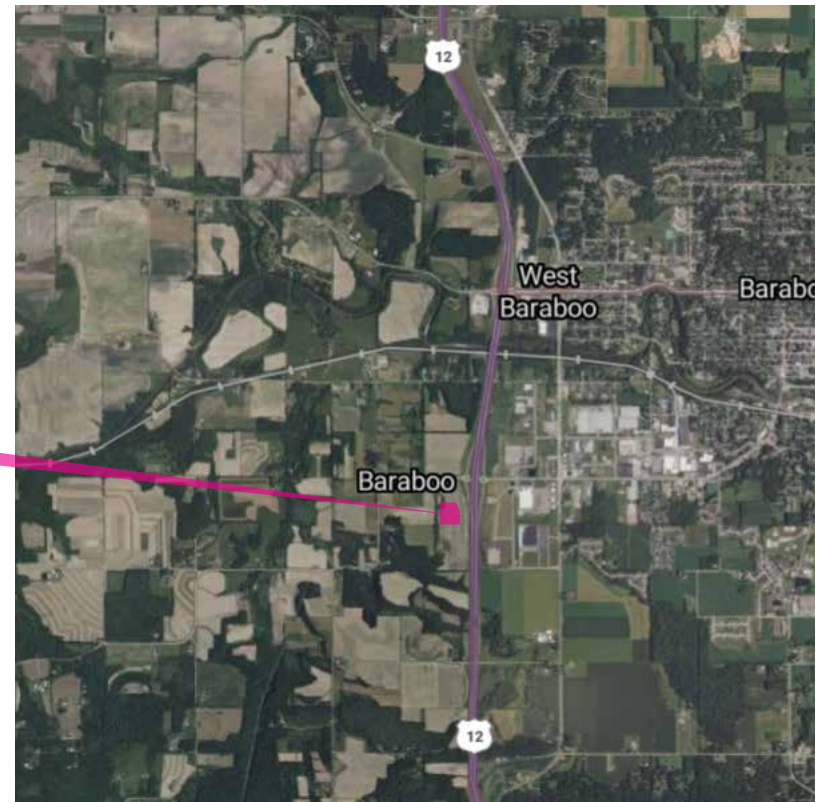
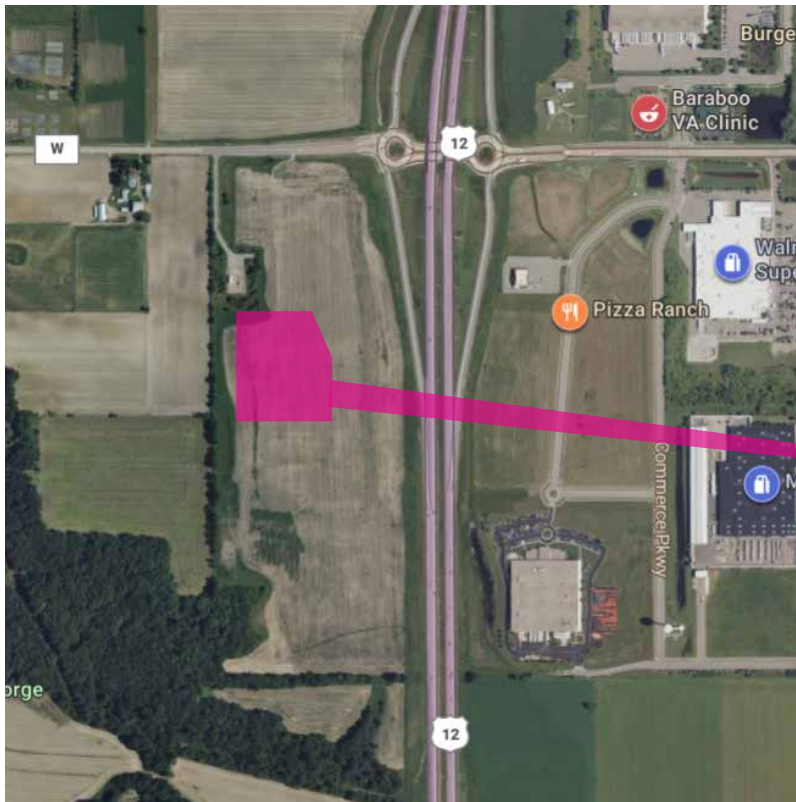


# PEWIT'S LANDING, LLC.

Specific Implementation Plan (SIP)

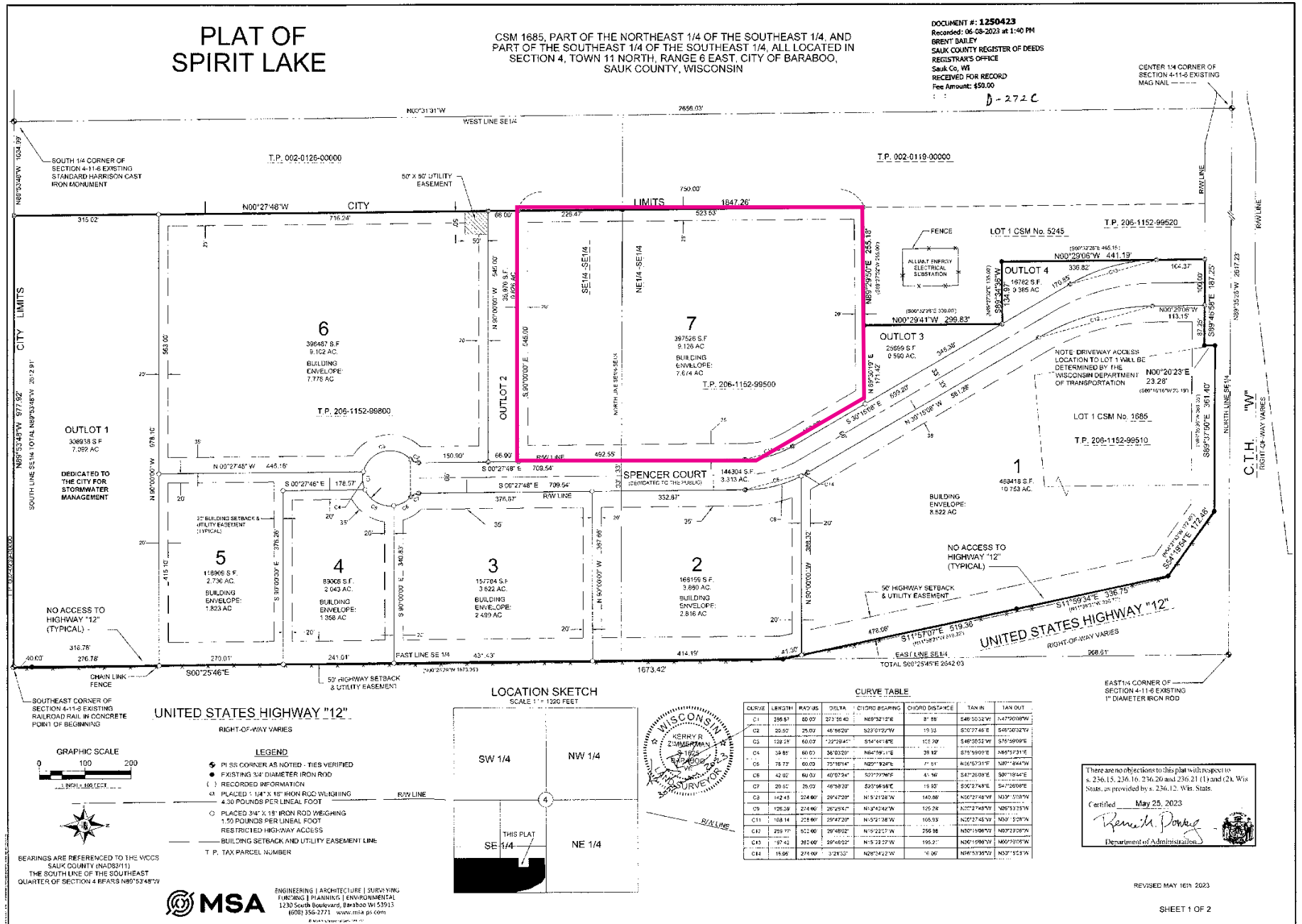
Phase 2

City of Baraboo, WI



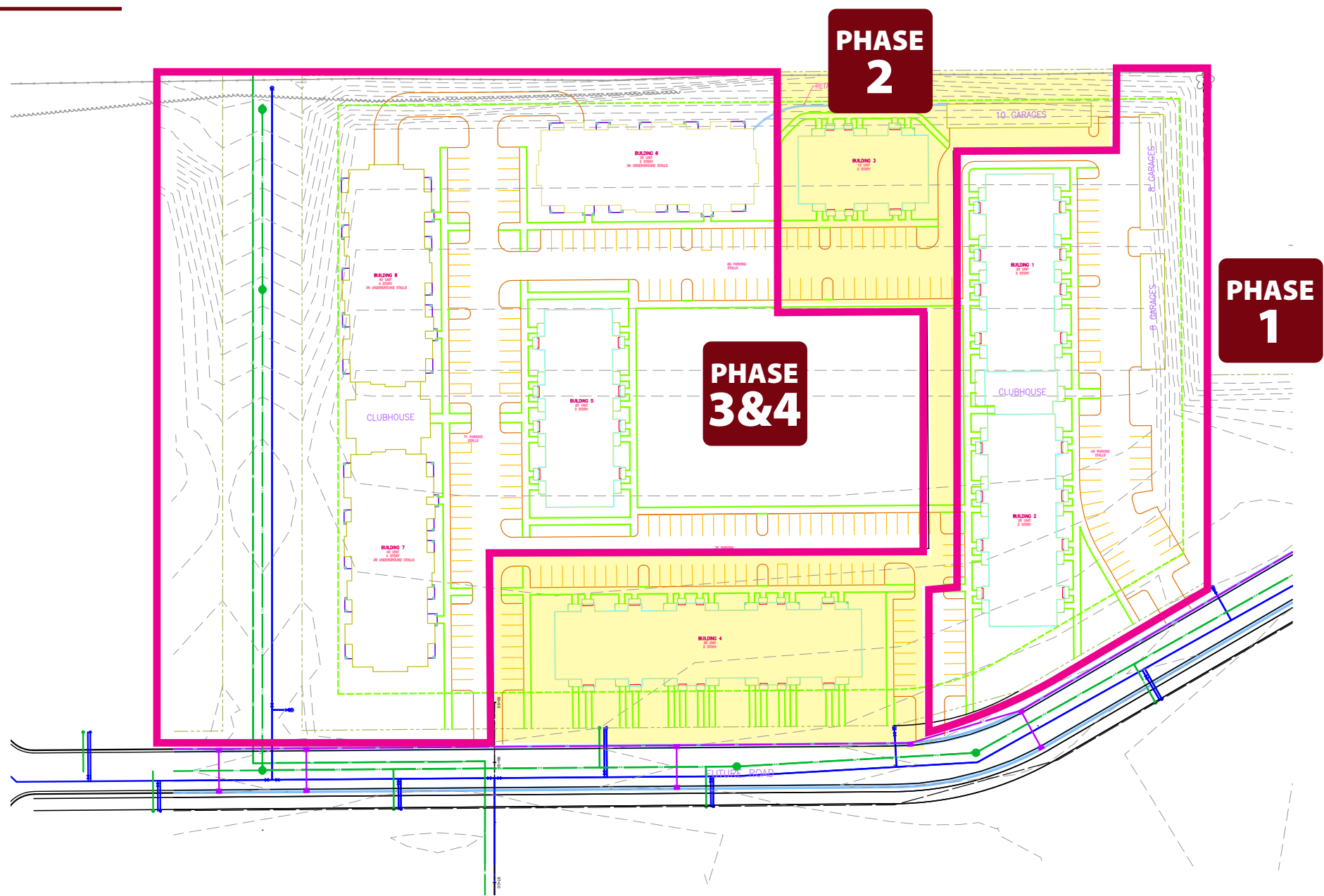


# PLAT OF SPIRIT LAKE MAP



Note: Later phases may slightly change from this preliminary concept.

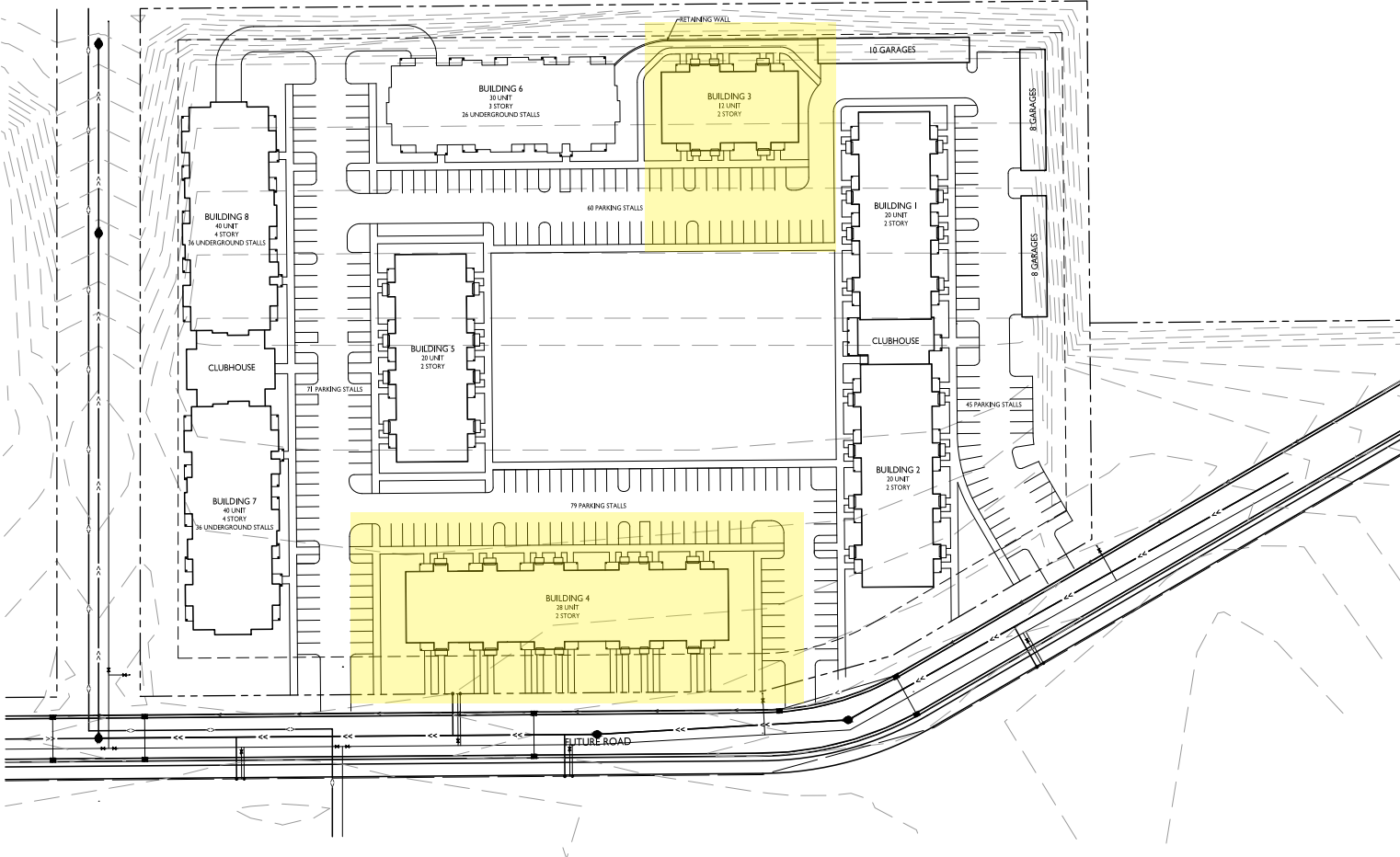




Note: Later phases may slightly change from this preliminary concept.



SITE PLAN - PLAT 7



UNIT MIX BY BUILDING	
<b>BUILDING 1</b>	
20 UNIT	
2 STORY	
<b>UNIT MIX:</b>	
ONE BEDROOM	8
ONE BEDROOM + DEN	4
TWO BEDROOM	4
TWO BEDROOM + DEN	4
TOTAL	20
<b>BUILDING 2</b>	
20 UNIT	
2 STORY	
<b>UNIT MIX:</b>	
ONE BEDROOM	8
ONE BEDROOM + DEN	4
TWO BEDROOM	4
TWO BEDROOM + DEN	4
TOTAL	20
<b>BUILDING 3</b>	
12 UNIT	
2 STORY	
<b>UNIT MIX:</b>	
ONE BEDROOM	2
ONE BEDROOM + DEN	2
TWO BEDROOM	4
TWO BEDROOM + DEN	4
TOTAL	12
<b>BUILDING 4</b>	
28 UNIT	
2 STORY	
<b>UNIT MIX:</b>	
ONE BEDROOM	4
ONE BEDROOM + DEN	4
TWO BEDROOM	14
TWO BEDROOM + DEN	6
TOTAL	28
<b>BUILDING 5</b>	
20 UNIT	
2 STORY	
<b>UNIT MIX:</b>	
ONE BEDROOM	8
ONE BEDROOM + DEN	4
TWO BEDROOM	4
TWO BEDROOM + DEN	4
TOTAL	20
<b>BUILDING 6</b>	
30 UNIT	
2 STORY	
<b>UNIT MIX:</b>	
STUDIO	3
ONE BEDROOM	3
TWO BEDROOM	24
TOTAL	30
<b>BUILDING 7</b>	
40 UNIT	
4 STORY	
<b>UNIT MIX:</b>	
STUDIO	4
ONE BEDROOM	5
TWO BEDROOM	31
TOTAL	40
<b>BUILDING 8</b>	
40 UNIT	
4 STORY	
<b>UNIT MIX:</b>	
STUDIO	4
ONE BEDROOM	5
TWO BEDROOM	31
TOTAL	40
<b>TOTAL UNIT MIX:</b>	
STUDIO	11
ONE BEDROOM	49
ONE BEDROOM + DEN	18
TWO BEDROOM	116
TWO BEDROOM + DEN	22
TOTAL	210
<b>TOTAL VEHICLE PARKING:</b>	
SURFACE	255
GARAGE	26
UNDERGROUND GARAGE	98
TOTAL	379



ISSUED  
Issued for Review - April 7, 2023

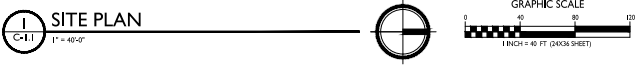
PROJECT TITLE  
Baraboo Hwy 12  
Multifamily  
Development

County Rd W & Hwy 12,  
Baraboo, WI  
SHEET TITLE  
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. 2247  
© Knothe & Bruce Architects, LLC



Note: This is a preliminary layout. Final unit mix and building design may vary and is subject to change.







## PHASE 2

### **BUILDING 3**

12 Units  
2 Story



### **BUILDING 4**

28 Units  
2 Story



### **GARAGES**

(1) 10-Car  
Garage





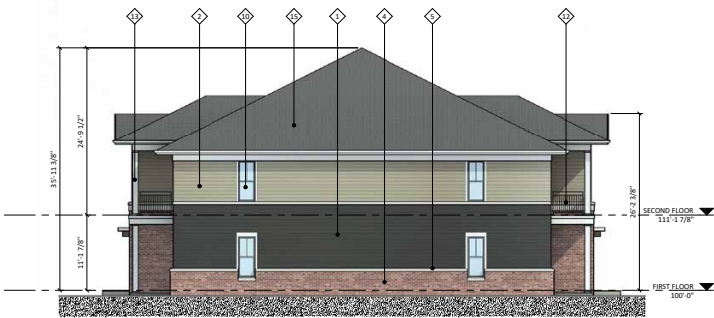
EAST ELEVATION



1 COLORED ELEVATION - NORTH - LEFT  
X203 1/8" = 1'-0"



2 COLORED ELEVATION - NORTH - RIGHT  
X203 1/8" = 1'-0"



3 COLORED ELEVATION - EAST  
X203 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	COMPOSITE LAP 6"	LP SMARTSIDE	IRON GRAY
2	COMPOSITE LAP 4"	LP SMARTSIDE	MONTEREY TAUPE
4	BRICK VENEER	INTERSTATE BRICK	MOUNTAIN RED
5	CAST STONE	ROCKCAST	CRYSTAL WHITE
9	WOOD ACCENT		WOOD
10	COMPOSITE WINDOW	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HAND RAILS	SUPERIOR	BLACK
13	WRAPPED COLUMN	LP SMARTSIDE	MATCH TRIM
15	ASPHALT SHINGLE ROOF		

PROJECT TITLE  
Baraboo Hwy 12  
Multifamily  
Development  
BLDG #3&4

County Rd W & Hwy 12,  
Baraboo, WI  
SHEET TITLE  
EXTERIOR  
ELEVATIONS  
COLORED

SHEET NUMBER  
**X203**  
PROJECT NUMBER 2247

© Knothe & Bruce Architects, LLC





## BUILDING 3

12 Unit, 2-Story Building

(2) 1 BR

(2) 1 BR + Den

(4) 2 BR

(4) 2 BR + Den

All units have stainless steel energy appliances including dishwasher, refrigerator, stove, and microwave, plus in-unit washer and dryer. High end finishes including soft close cabinets and quartz counter top islands.





## BUILDING 4

28 Unit, 2-Story Building

(4) 1 BR

(4) 1 BR + Den

(14) 2 BR

(6) 2 BR + Den

All units have stainless steel energy appliances including dishwasher, refrigerator, stove, and microwave, plus in-unit washer and dryer. High end finishes including soft close cabinets and quartz counter top islands.





## ENVIRONMENTAL IMPACT INITIATIVES



### RECYCLED INSULATION

Cellulose - Above Code R-Value insulation to be installed.



### EXTERIOR SIDING

LP SmartSide Trim & Siding to be used. Green Builder Media recognized as "Most Sustainable Siding Supplier" in 2022.



### EV CHARGING

10 Garages for Buildings 3 & 4 will have EV (Electric Vehicle) charging access.



### ENERGY SAVERS

Energy Star appliances and windows are used throughout the development.

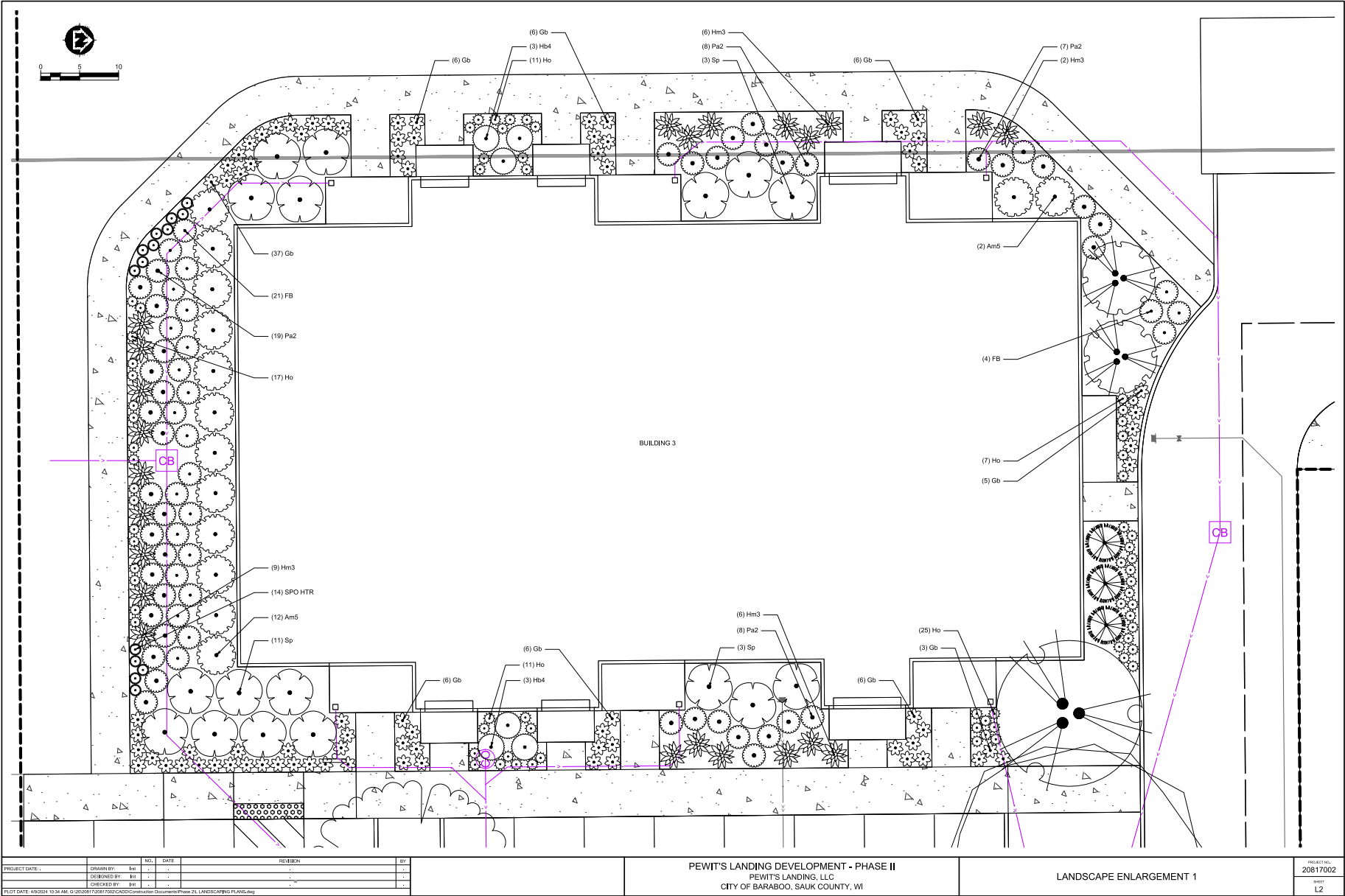


### STORM WATER RETENTION & TREATMENT SYSTEM

Storm water runoff retention system to be built for the entire development. See next page for additional information about this system.

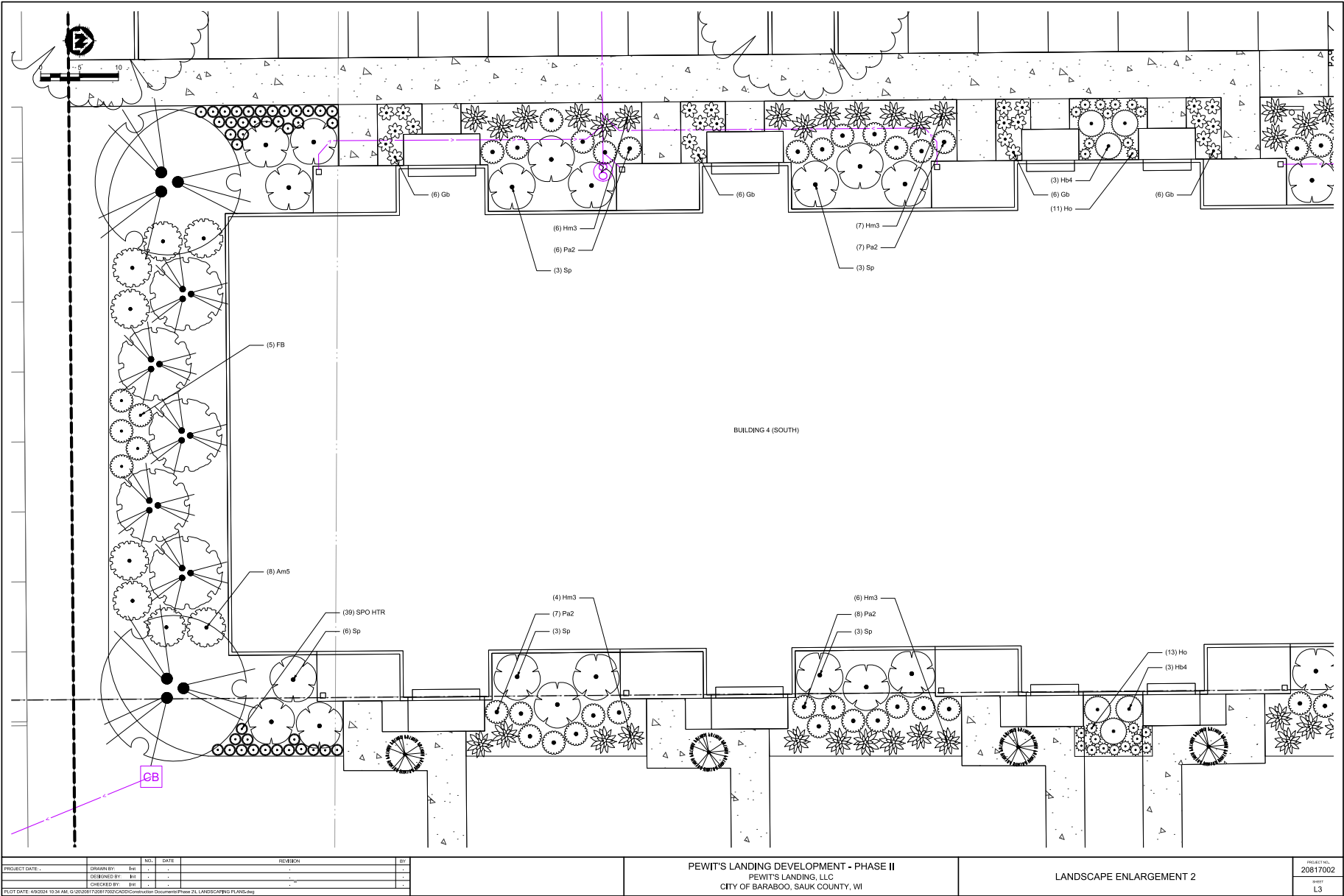


LANDSCAPE PLAN - BUILDING 3














LANDSCAPE PLAN - BUILDING 4





LANDSCAPE OVERVIEW

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B	2
	TY	THUJA OCCIDENTALIS 'YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	5' HT.	B&B	13
DECIDUOUS TREES						
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	2" CAL.	B&B	6
ORNAMENTAL						
	AM GR	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	4' HT.	B&B	7
	BET LIT	BETULA NIGRA 'LITTLE KING' TM	FOX VALLEY BIRCH	4' HT.	B&B	7
SHRUBS						
	Am5	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	#5 CONT.	CONT.	22
	FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	#3 CONT.	CONT.	37
	Hb4	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	#5 CONT.	CONT.	18
	Sp	SALIX PURPUREA 'NANA'	DWARF BLUE ARCTIC WILLOW	#3 CONT.	CONT.	56
ANNUALS/PERENNIALS						
	Gb	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S VARIETY BIGROOT GERANIUM	#1 CONT.	CONT.	129
	Ho	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.	CONT.	119
	Hm3	HOSTA X 'AUGUST MOON'	AUGUST MOON HOSTA	#1 CONT.	CONT.	83
	Pa2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1 CONT.	CONT.	101
GRASSES						
	SPO HTR	SPOROBOLUS HETEROLEPIS 'TARA'	PRAIRIE DROPSEED	1 GAL.	POT	82

TREES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	Points (Each)	QUANTITY	Points (Total)
AS	Acer saccharum	Sugar Maple	1.5" Caliper	B&B		Climax Tree	75	2	150
GIN AUT	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" Caliper	B&B		Climax Tree	75	6	450
AM GR	Amelanchier x grandiflora	Apple Serviceberry	1.5" Caliper	B&B		Low Deciduous Tree	10	7	70
BET LIT	Betula nigra 'Little King'	Fox Valley River Birch	5' H	B&B	MULTI-STEMMED (3)	Medium Deciduous Tree	15	7	105
TH2	Thuja occidentalis 'Yellow Ribbon'	Yellow Ribbon Arborvitae	5' H	B&B		Tall Evergreen	40	13	520
SHRUBS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES			QUANTITY	
Am5	Aronia melanocarpa var. elata	Glossy Black Chokeberry	#5 Cont.	CONT.		Tall Deciduous Shrub	5	22	110
FB	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	#3 Cont.	CONT.		Medium Deciduous Shrub	3	37	111
Sp	Salix purpurea 'Nana'	Dwarf Blue Arctic Willow	#3 Cont.	CONT.		Medium Deciduous Shrub	3	56	168
Hb4	Hydrangea paniculata 'ILVOBO'	Bobo® Hydrangea	#5 Cont.	CONT.		Tall Deciduous Shrub	5	18	90
PERENNIALS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES			QUANTITY	
Gb	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Geranium	#1 Cont.	CONT.			N/A	129	N/A
Pa2	Perovskia atriplicifolia	Russian Sage	#1 Cont.	CONT.			N/A	101	N/A
Hm3	Hosta 'August Moon'	August Moon Hosta	#1 Cont.	CONT.			N/A	83	N/A
Ho	Heemerocallis 'Stella De Oro'	Stella De Oro Daylily	#1 Cont.	CONT.			N/A	119	N/A
GRASSES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES				
SPO HTR	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	#1 Cont.	CONT.			N/A	82	N/A

TOTAL PROPOSED POINTS					1774
ORDINANCE		AMT.	REQUIRED POINTS		
50 pts/100 LF (West Building)		400.00	Building Perimeter (LF)	200	
50 pts/100 LF (East Building)		750.00	Building Perimeter (LF)	375	
20 pts/1000 SF (West Building)		6500.00	Building AREA (SF)	130	
20 pts/1000 SF (East Building)		15500.00	Building AREA (SF)	310	
100pts/10,000 SF or 20 Stalls		80.00	# of Stalls	400	
50 pts/100 LF		300.00	Street Frontage (LF)	150	
EXTRA POINTS:					209

1565 total

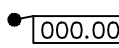

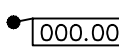

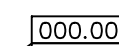

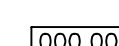

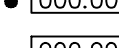

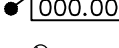
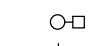

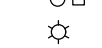

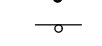

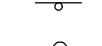






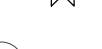



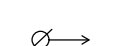

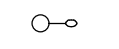

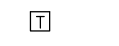
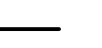

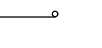


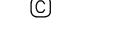
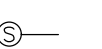




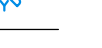
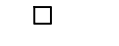
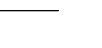



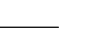

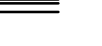


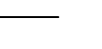

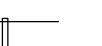











PROJECT DATE: .	DESIGN BY: ERI	NO. .	DATE .	REVISION	BY: .	PEWIT'S LANDING DEVELOPMENT - PHASE II	PLANT SCHEDULE	PROJECT NO. 20817002
	DESIGNED BY: ERI	.	.		.	PEWIT'S LANDING, LLC		
	CHECKED BY: ERI	.	.		.	CITY OF BARABOO, SAUK COUNTY, WI		DATE L6

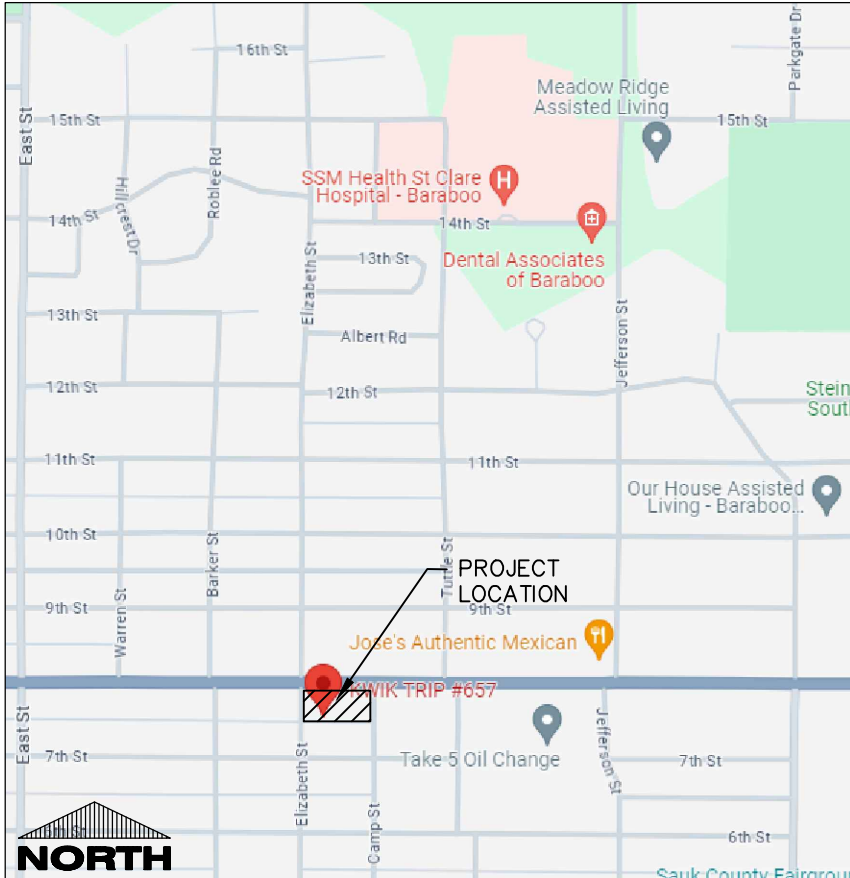




# PROPOSED ADDITION & ALTERATION FOR: KWIK TRIP STORE #657

## BARABOO, WI LEGEND

	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
	EXISTING GRADE SPOT ELEVATIONS		EXISTING SHRUB
	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		EXISTING STUMP
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)		SOIL BORING
	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)		EXISTING WELL
	EXISTING WATER VALVE IN BOX		PROPOSED WELL
	PROPOSED WATER VALVE IN BOX		PROPOSED LIGHT POLE
	EXISTING WATER VALVE IN MANHOLE		PROPOSED SIGN
	EXISTING WATER SERVICE VALVE		EXISTING SIGN
	EXISTING TELEPHONE MANHOLE		CENTER LINE
	EXISTING STORM CATCH BASIN		EXISTING HANDICAP PARKING STALL
	PROPOSED STORM CATCH BASIN - ST CB		PROPOSED HANDICAP PARKING STALL
	PROPOSED STORM FIELD INLET - ST FI		EXISTING GAS VALVE
	EXISTING SQUARE CATCH BASIN		EXISTING WOODED AREA
	EXISTING STORM CURB INLET		EXISTING CHAINLINK FENCE
	PROPOSED STORM CURB INLET - ST CI		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING BARBED WIRE FENCE
	EXISTING UTILITY POLE WITH GUY WIRE		PROPOSED PROPERTY LINE
	EXISTING STREET LIGHT		EXISTING GUARD RAIL
	EXISTING TELEPHONE PEDESTAL		EXISTING STORM SEWER AND MANHOLE
	EXISTING ELECTRIC PEDESTAL		PROPOSED STORM SEWER AND MANHOLE - ST MH
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER AND MANHOLE
	EXISTING CABLE TV PEDESTAL		PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
	PROPOSED DRAINAGE FLOW		EXISTING WATER LINE AND HYDRANT
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		PROPOSED WATER LINE AND HYDRANT
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING OVERHEAD UTILITY LINE
	1-1/4" REBAR FOUND		EXISTING UNDERGROUND FIBER OPTIC LINE
	3/4" REBAR FOUND		EXISTING UNDERGROUND ELECTRIC CABLE
	2" IRON PIPE FOUND		EXISTING UNDERGROUND TELEPHONE CABLE
	1" IRON PIPE FOUND		EXISTING UNDERGROUND GAS LINE
	EXISTING FLOOD LIGHT		PROPOSED CURB AND GUTTER
	SECTION CORNER		GRADING/SEEDING LIMITS
	PROPOSED APRON END SECTION		RIGHT-OF-WAY LINE
	EXISTING MARISH AREA		INTERIOR PROPERTY LINE
	EROSION MATTING		RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING GROUND CONTOUR
			PROPOSED GROUND CONTOUR





SPECIFICATION NOTE:  
SEE SHEET C001 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED ADDITION & ALTERATION FOR:  
**KWIK TRIP STORE #657**  
604 8TH STREET • BARABOO, WISCONSIN 53913

PROFESSIONAL SEAL

PRELIMINARY DATES

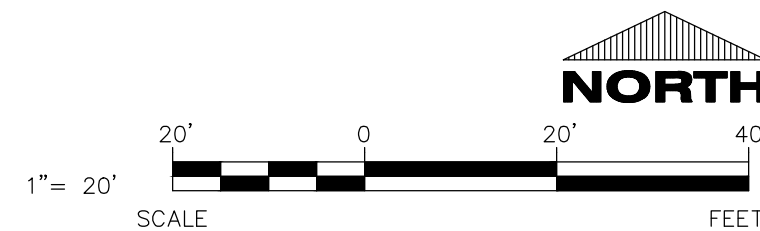
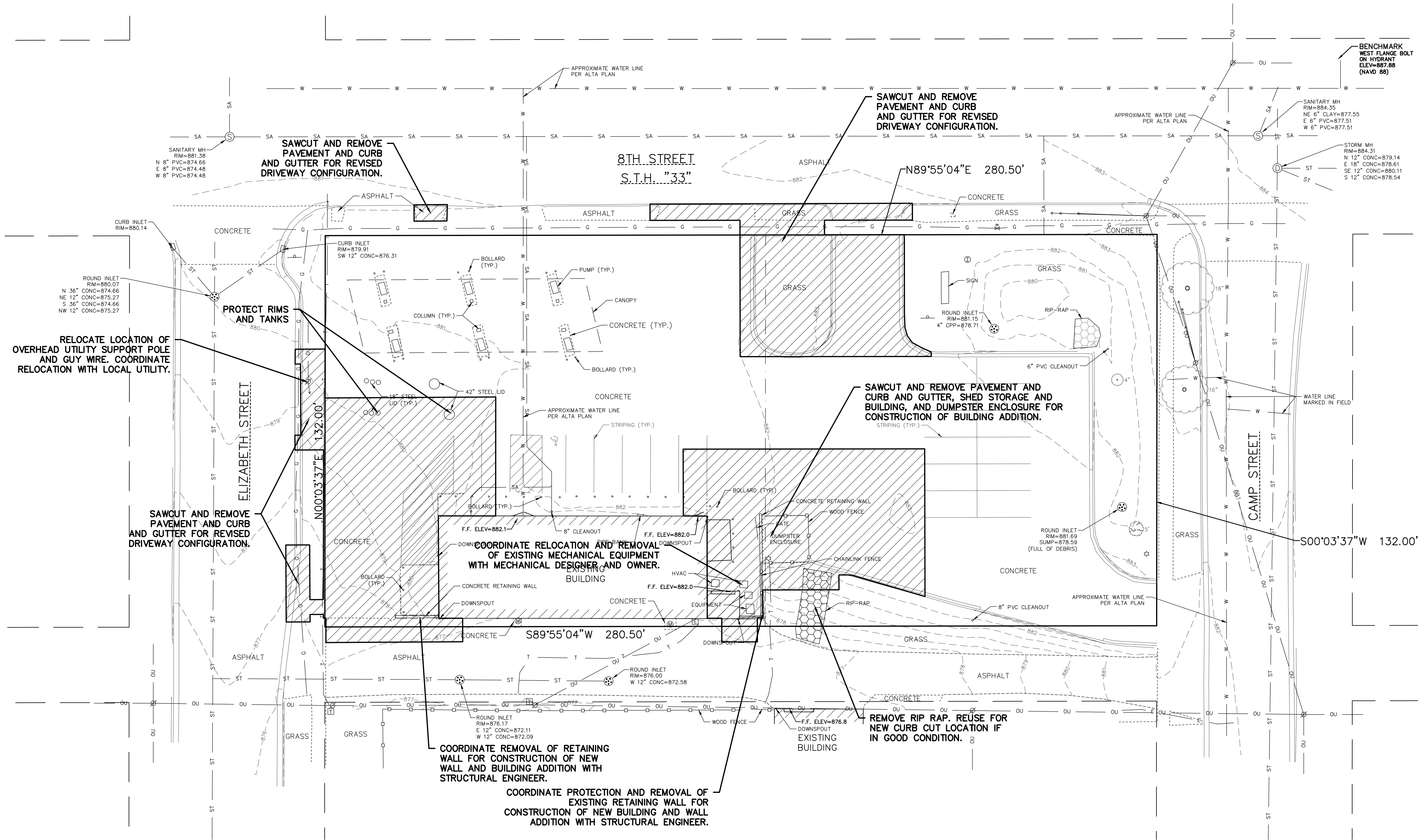
JUNE 11, 2024

JOB NUMBER

240091200

SHEET NUMBER

**C020**



CIVIL EXISTING SITE AND DEMOLITION PLAN



SPECIFICATION NOTE:  
SEE SHEET C001 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PARCEL NO. 0475 AND 0476

TOTAL PROPERTY AREA: 37,026 S.F. (0.85 ACRES).

EXISTING ZONING: PUD

PROPOSED ZONING: PUD

EXISTING USE: GAS STATION WITH CONVENIENCE STORE

PROPOSED USE: GAS STATION WITH CONVENIENCE STORE

MAX. HEIGHT ALLOWED: 35'

PARKING REQUIRED: 1 STALL PER 150 S.F. OF RETAIL FLOOR SPACE (1,020 S.F. OF RETAIL FLOOR SPACE=7 STALLS REQ.)

PARKING PROVIDED: 24 STALLS (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

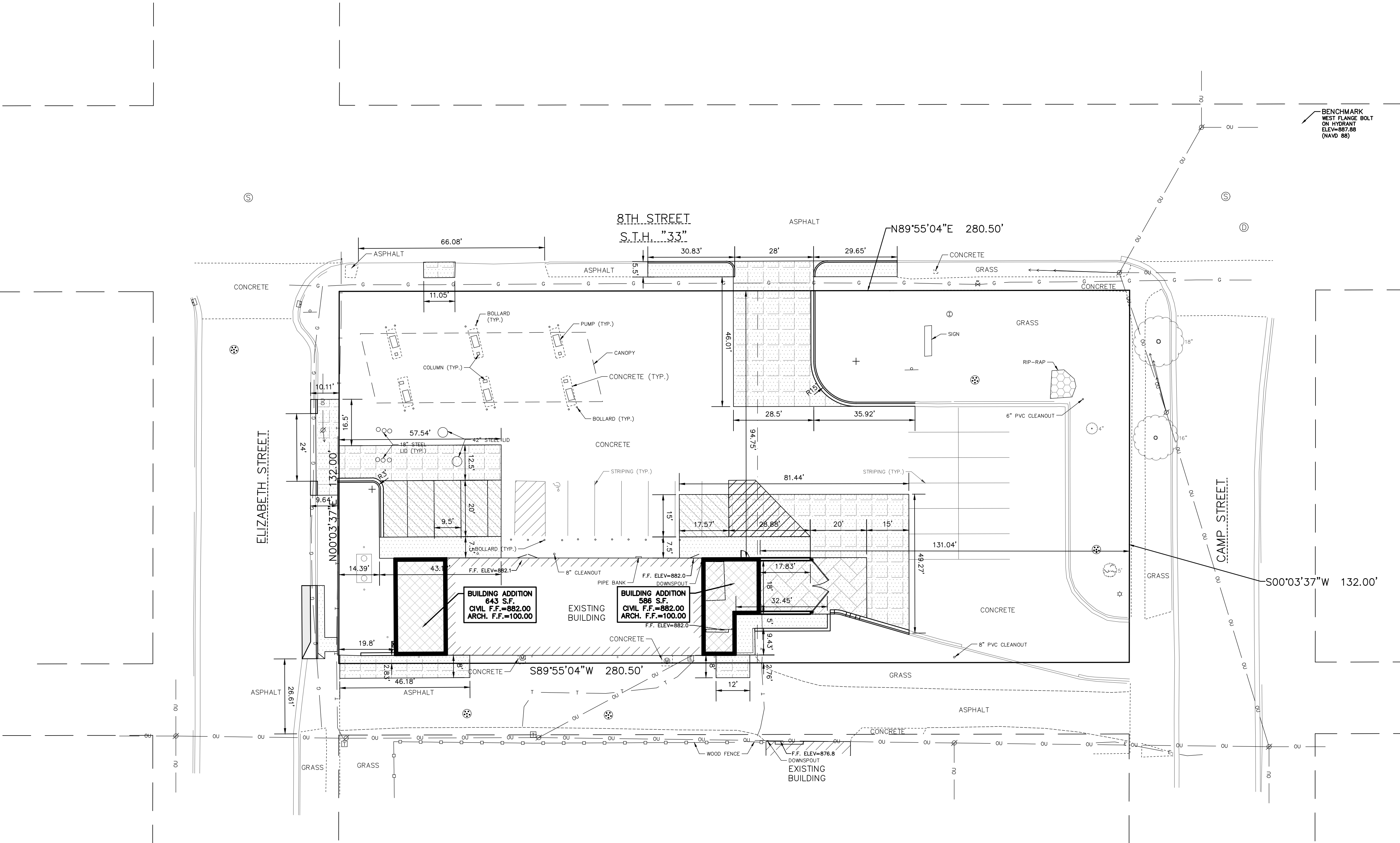
LANDSCAPE REQUIREMENTS: MAXIMUM LOT COVERAGE — BUILDING ONLY: 40%

EXISTING SITE DATA (PARCEL NO. 0475 AND 0476)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.85	37,026	
BUILDING FLOOR AREA	0.06	2,734	7.4%
PAVEMENT (ASP. & CONC.)	0.63	27,343	73.8%
TOTAL IMPERVIOUS	0.69	30,077	81.2%
LANDSCAPE/ OPEN SPACE	0.16	6,949	18.8%

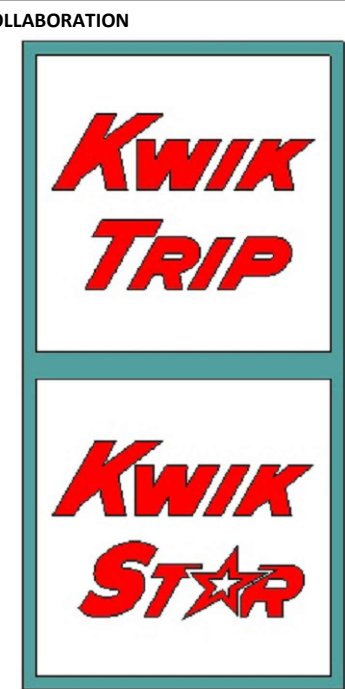
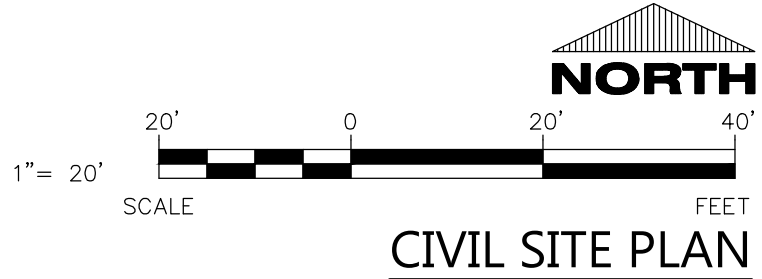
PROPOSED SITE DATA (PARCEL NO. 0475 AND 0476)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.85	37,026	
BUILDING FLOOR AREA	0.09	3,963	10.7%
PAVEMENT (ASP. & CONC.)	0.58	25,197	68.1%
TOTAL IMPERVIOUS	0.67	29,160	78.8%
LANDSCAPE/ OPEN SPACE	0.18	7,866	21.2%



PAVEMENT HATCH KEY:

[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	LIGHT DUTY CONCRETE
[Hatch Pattern]	HEAVY DUTY CONCRETE
[Hatch Pattern]	DUMPSTER PAD CONCRETE



PROJECT INFORMATION

PROPOSED ADDITION & ALTERATION FOR:  
**KWIK TRIP STORE #657**  
604 8TH STREET • BARABOO, WISCONSIN 53913

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 13, 2024  
MAY 14, 2024  
JUNE 11, 2024

JOB NUMBER

240091200

SHEET NUMBER

**C100**

NOT FOR CONSTRUCTION



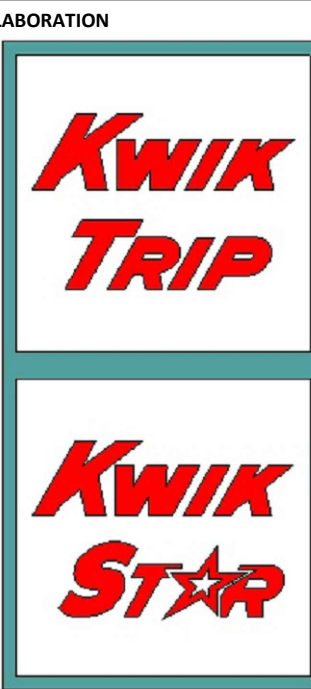
SPECIFICATION NOTE:  
SEE SHEET C001 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

- NOTES:
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
  - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:  
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:  
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:  
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.



PROJECT INFORMATION

PROPOSED ADDITION & ALTERATION FOR:  
**KWIK TRIP STORE #657**  
604 8TH STREET • BARABOO, WISCONSIN 53913

PROFESSIONAL SEAL

PRELIMINARY DATES

JUNE 11, 2024

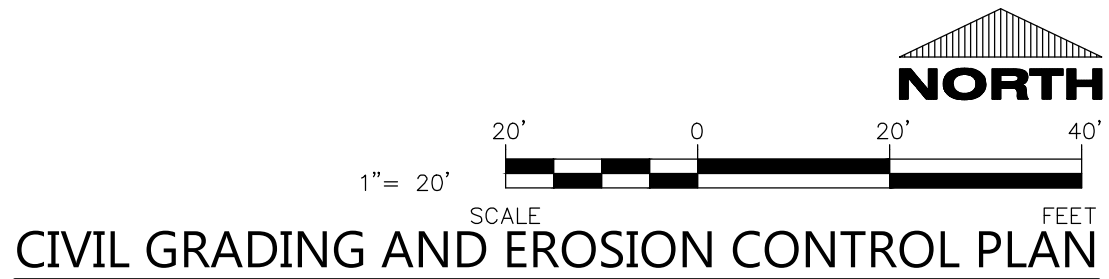
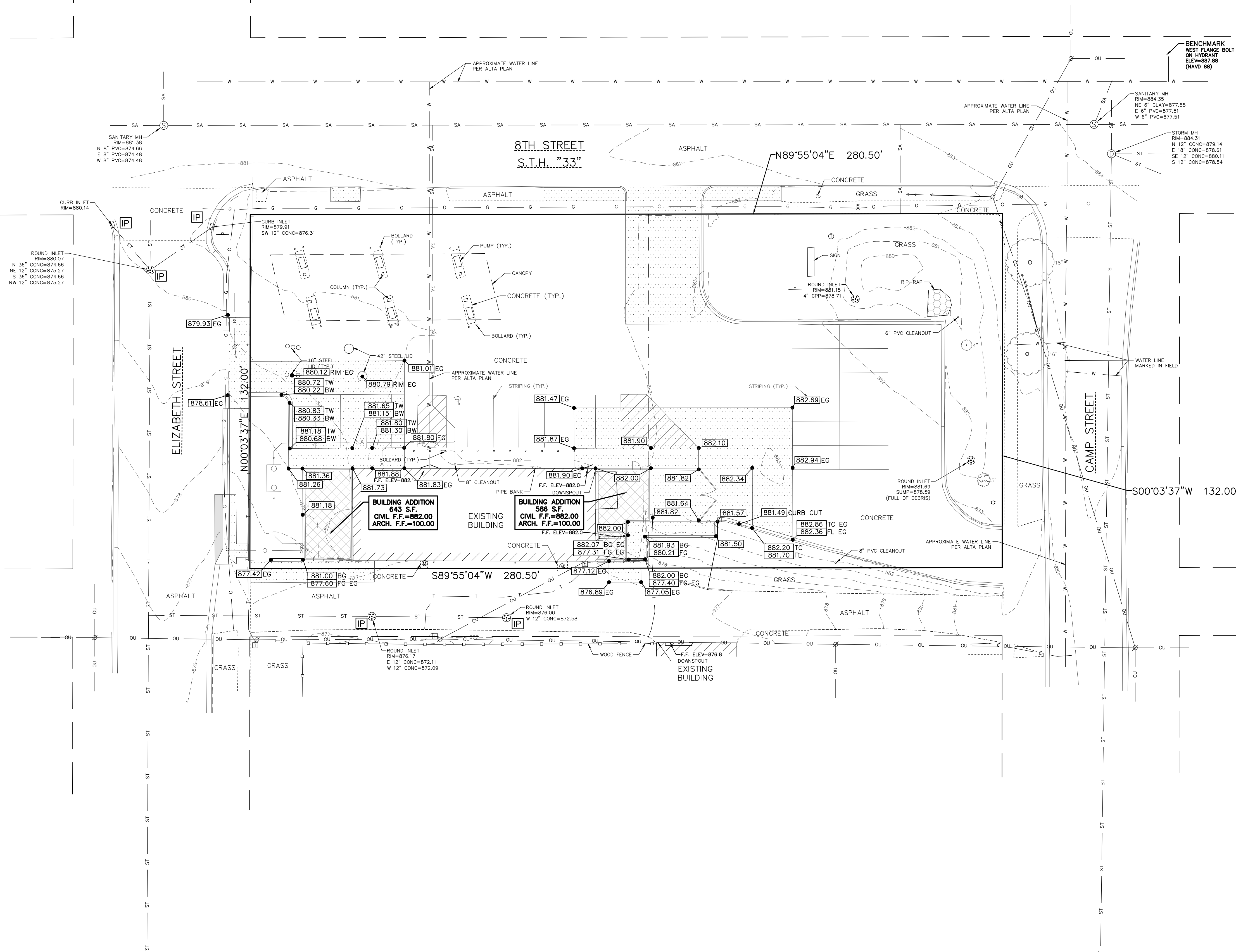
NOT FOR CONSTRUCTION

JOB NUMBER

240091200

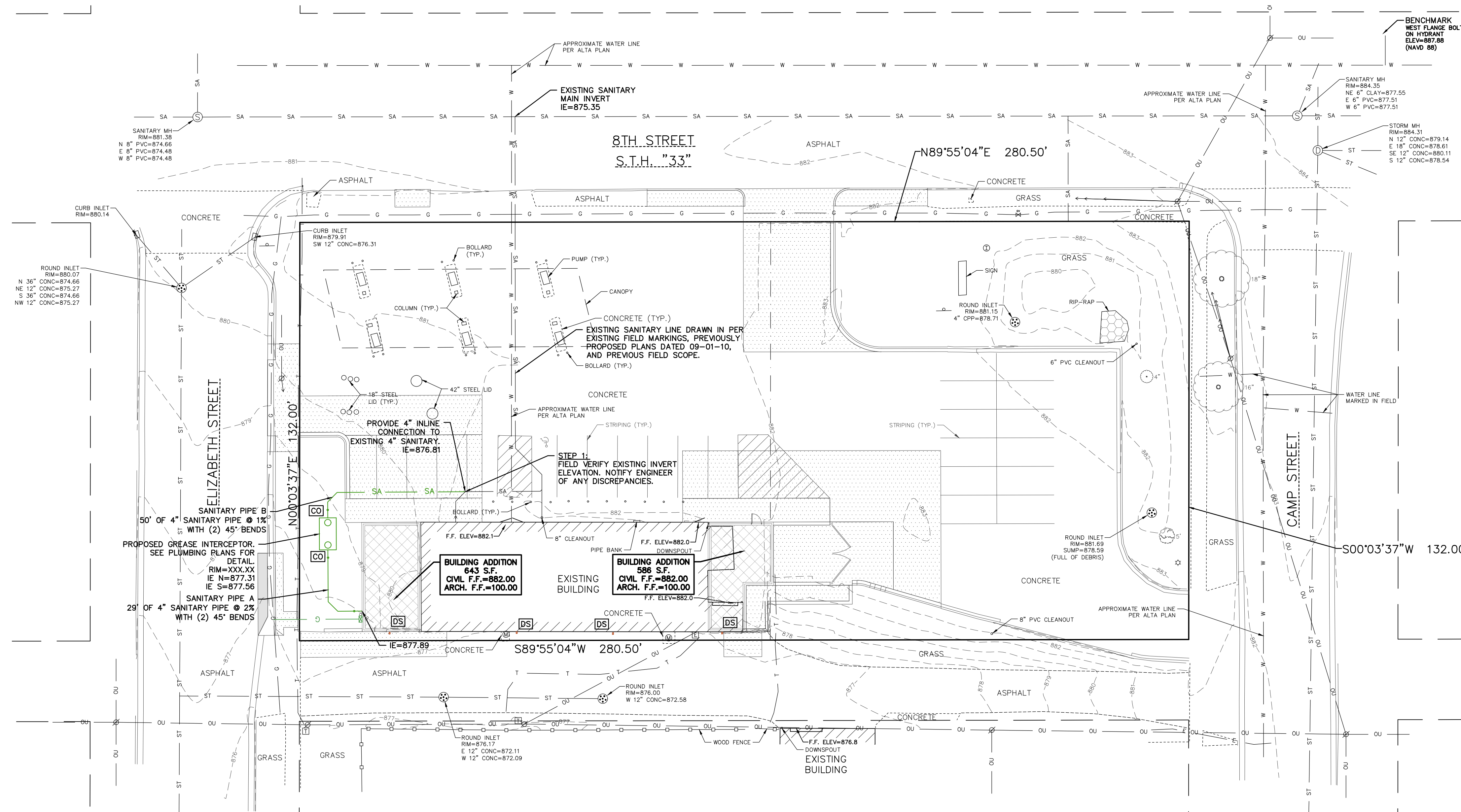
SHEET NUMBER

C200



CIVIL GRADING AND EROSION CONTROL PLAN





SPECIFICATION NOTE:  
SEE SHEET C001 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

DS

= DENOTES DOWNSPOUT TO  
GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT  
ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS  
FOR FINAL LOCATIONS.

CLEANOUT NOTE:

CO

= DENOTES LOCATIONS WHERE  
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE  
C0.1 FOR SPECIFICATION.



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED ADDITION & ALTERATION FOR:  
**KWIK TRIP STORE #657**  
604 8TH STREET • BARABOO, WISCONSIN 53913

PROFESSIONAL SEAL

PRELIMINARY DATES

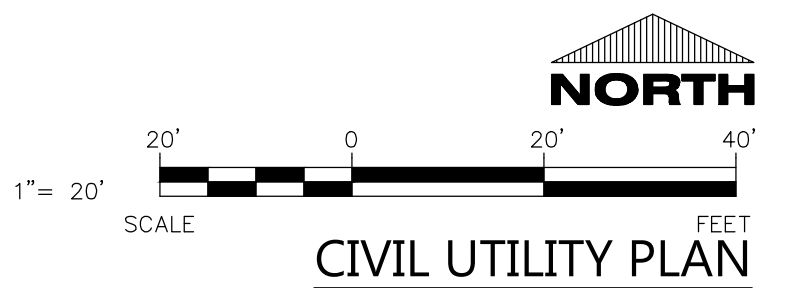
MAY 14, 2024  
JUNE 11, 2024

JOB NUMBER

240091200

SHEET NUMBER

**C400**



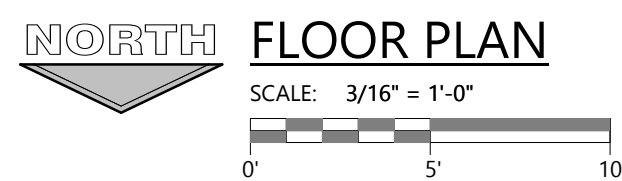
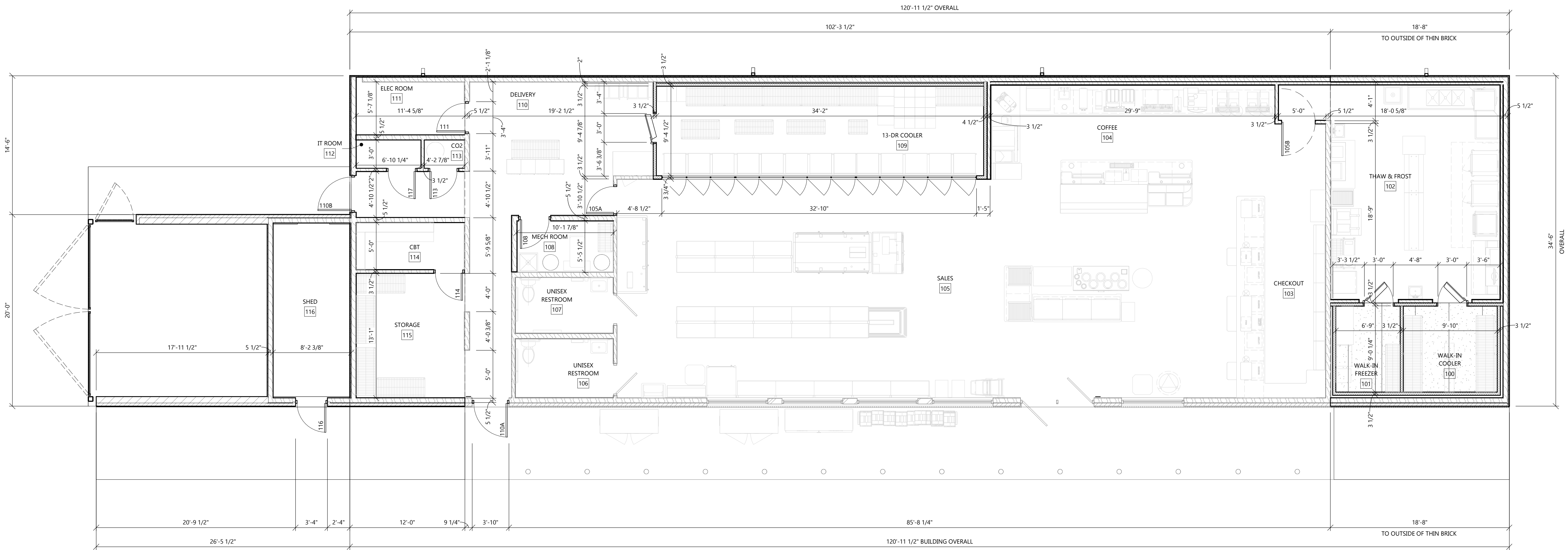












SYMBOLS LEGEND	
	WALL TYPE DESIGNATION • SEE SHEET A001
	EXIT SIGNAGE
	FIRE EXTINGUISHER • SEE DETAIL 9/A001
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	WOOD STUD WALL
	METAL STUD WALL
	MASONRY CMU WALL
	MASONRY VENEER
	RIGID INSULATION
	FREEZER / COOLER WALL • COORDINATE W/ SUPPLIER
SEE PLAN FOR ALL WALL WIDTHS	
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE DEMOLISHED
	NEW DOOR

**EXCEL**

Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION

PROPOSED ADDITION & ALTERATION FOR:

**KWIK TRIP STORE #657**

604 8TH STREET • BARABOO, WISCONSIN 53913

PROFESSIONAL SEAL

PRELIMINARY DATES

JUNE 11, 2024

NOT FOR CONSTRUCTION

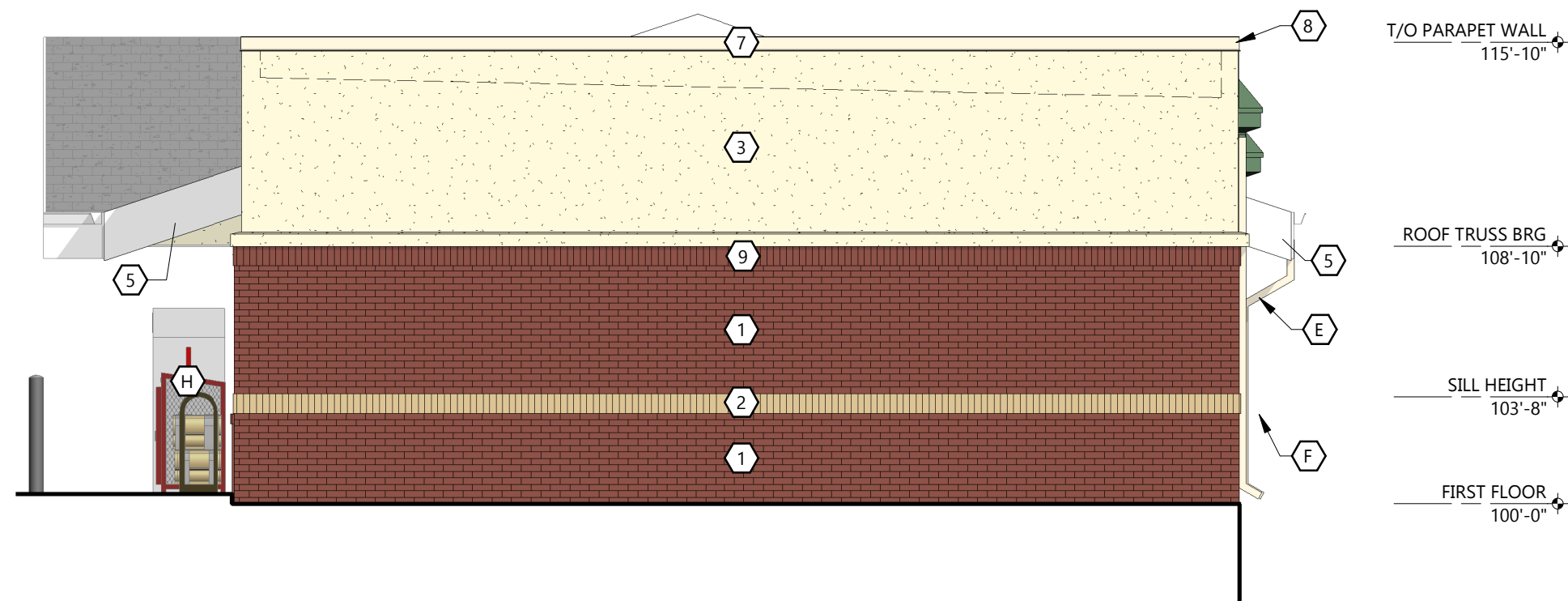
JOB NUMBER

240091200

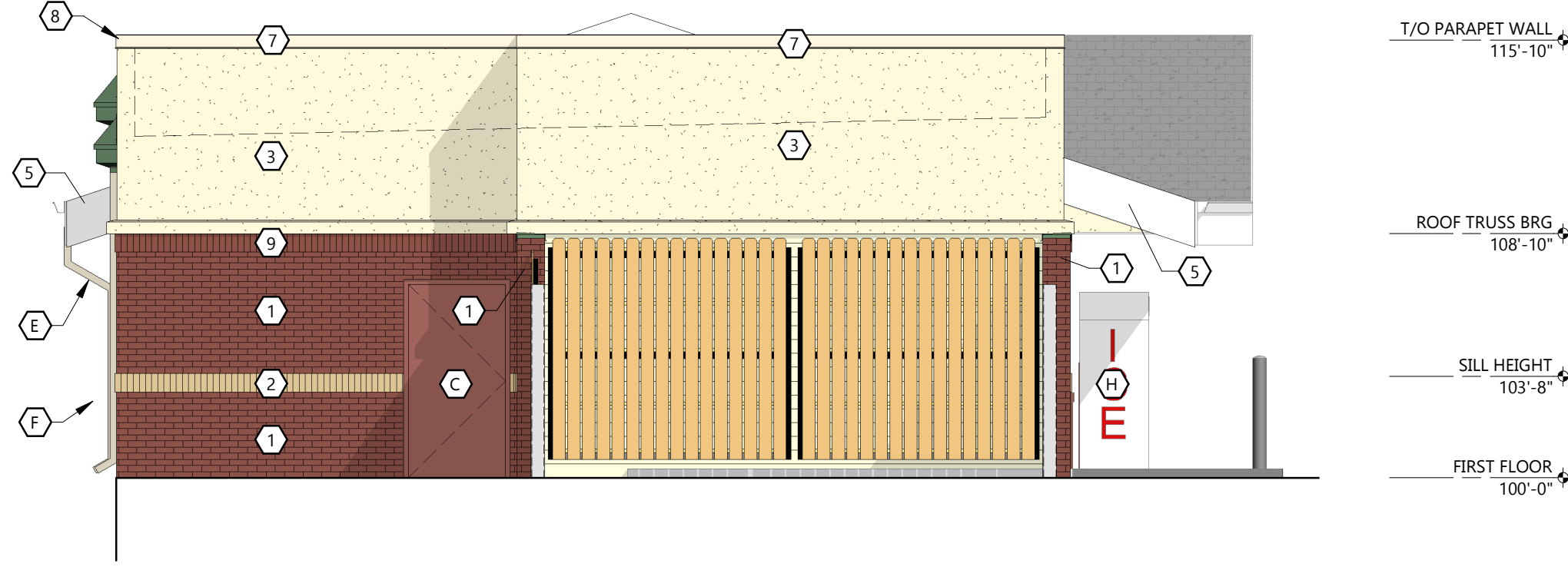
SHEET NUMBER

**X100**

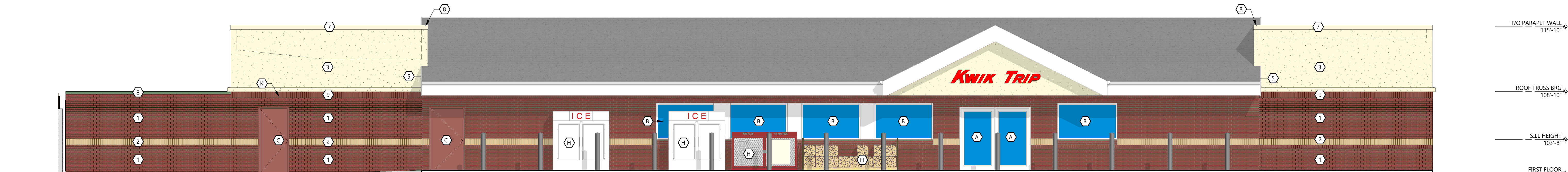




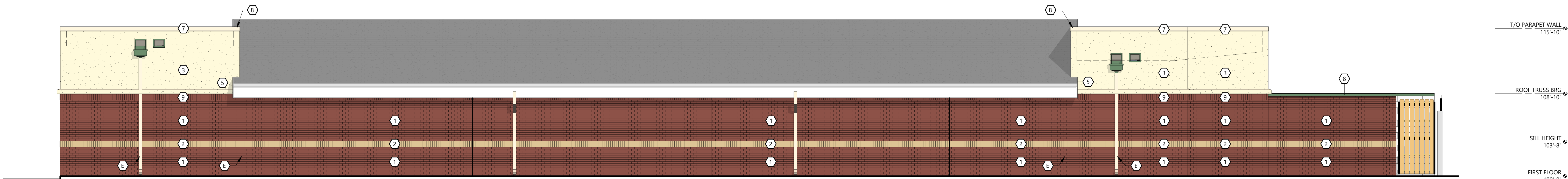
EAST ELEVATION  
SCALE: 3/16" = 1'-0"



WEST ELEVATION  
SCALE: 3/16" = 1'-0"



NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

- EXTERIOR KEYNOTES**
- (A) EXISTING DOOR AND FRAME TO REMAIN.
  - (B) EXISTING ALUMINUM STOREFRONT WINDOW FRAME AND GLAZING TO REMAIN.
  - (C) NEW DOOR AND FRAME. FINISH TO MATCH EXISTING
    - SEE DOOR SCHEDULE
  - (D) EXISTING GUTTER AND DOWNSPOUT TO REMAIN.
  - (E) NEW / RELOCATED DOWNSPOUT. MATCH EXISTING.
  - (F) MEP SERVICE EQUIPMENT
    - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION
  - (G) MASONRY VENEER CONTROL JOINT (SEE SHEET A320)
  - (H) EXISTING EXTERIOR MERCHANDISER TO REMAIN
  - (I) NEW / RELOCATED EXTERIOR MERCHANDISER
  - (J) PIPE BOLLARDS
    - SEE DETAIL: 6/A701
  - (K) WALL PACK UNIT @ 8'-0" AFF
    - SEE ELECTRICAL DRAWINGS

- EXTERIOR FINISH KEY**
- (9) RED BRICK SOLDIER COURSE MATCH EXISTING
  - (8) PREFINISHED GREEN METAL COPING
  - (7) PREFINISHED TAN METAL COPING
  - (6) STANDING SEAM METAL ROOFING MATCH EXISTING
  - (5) WHITE ALUMINUM FASCIA / GUTTER MATCH EXISTING
  - (4) RED ALUMINUM FASCIA MATCH EXISTING
  - (3) TAN EIFS MATCH EXISTING
  - (2) TAN BRICK SOLDIER COURSE MATCH EXISTING
  - (1) RED BRICK MATCH EXISTING



**Excel**  
Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



**PROJECT INFORMATION**

PROPOSED ADDITION & ALTERATION FOR:  
**KWIK TRIP STORE #657**  
604 8TH STREET • BARABOO, WISCONSIN 53913

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
JUNE 11, 2024

**JOB NUMBER**  
240091200

**SHEET NUMBER**  
**X200**

**NOT FOR CONSTRUCTION**



# Devils Lake Resort

Baraboo, WI



Partial Site Plan

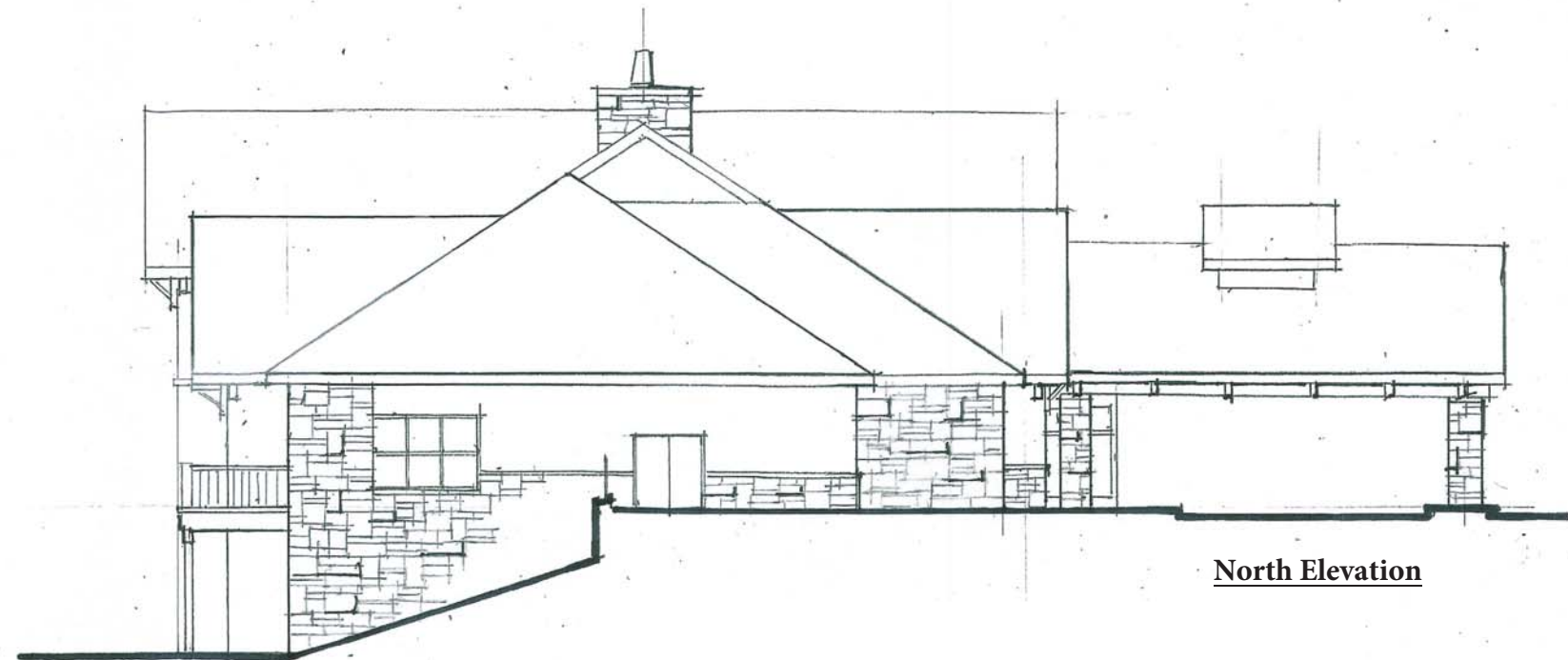
← NORTH  
TOP NO 220060  
MARCH 17, 2014



Blowfish**HA**rchitects, llc

Ripon, WI  
920-810-5561





North Elevation



West Elevation





Upper Level Floor Plan









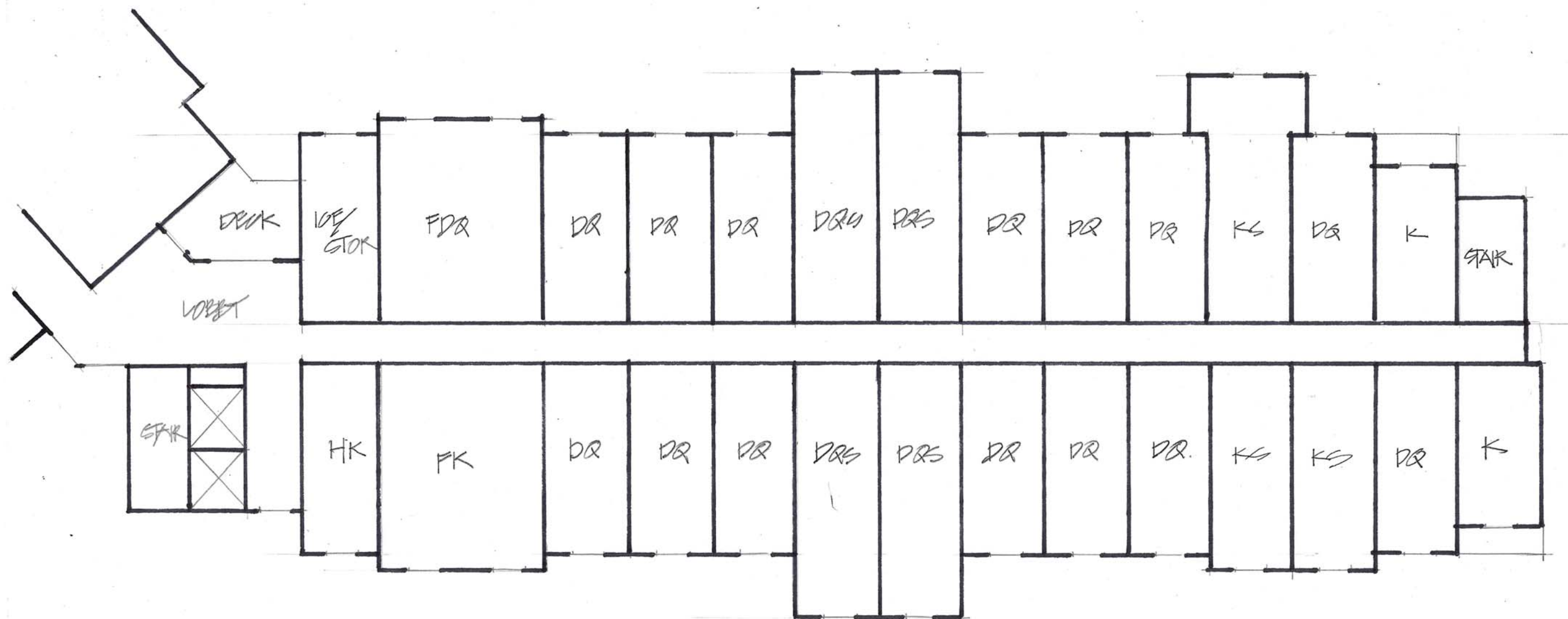


Southeast Elevation



Southwest Elevation



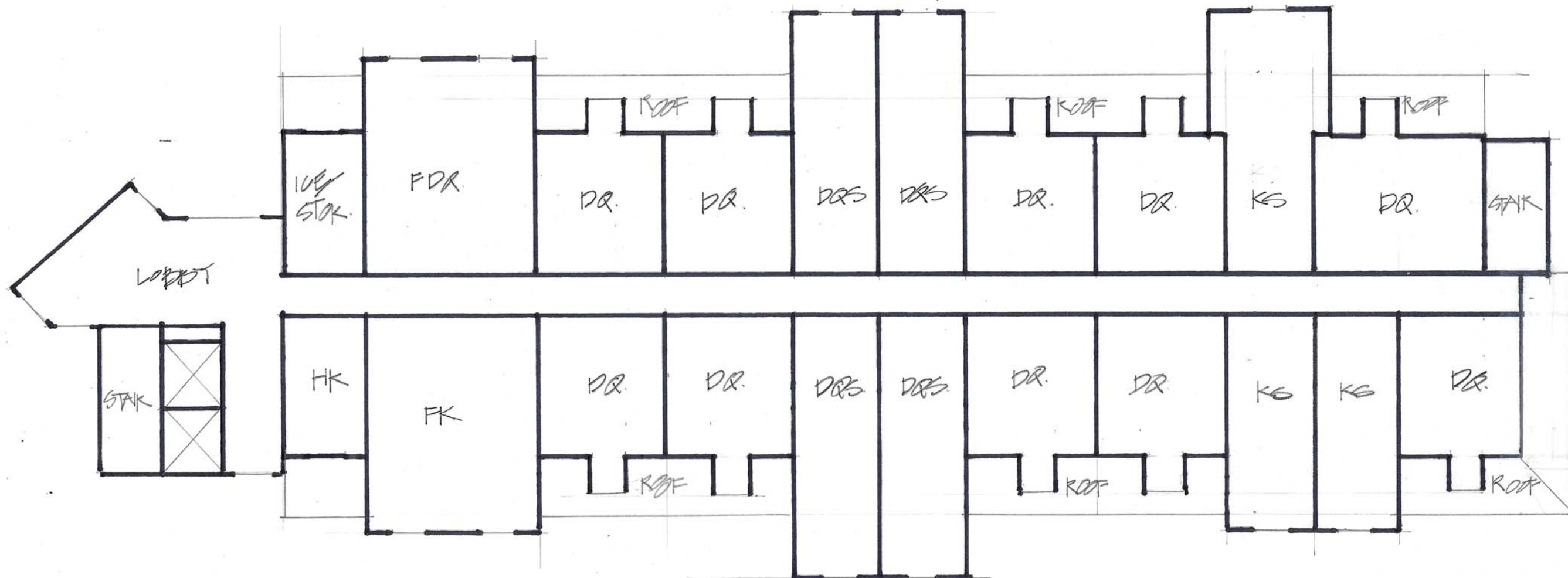


First & Second Floor Plan

TOTALS	
DOUBLE QUEENS	45
DOUBLE QUEEN SUITES	4
KINGS	5
KING SUITES	10
FAMILY KING SUITES	3
FAMILY DOUBLE QUEEN SUITES	4
	81 UNITS







**Third Floor Plan**



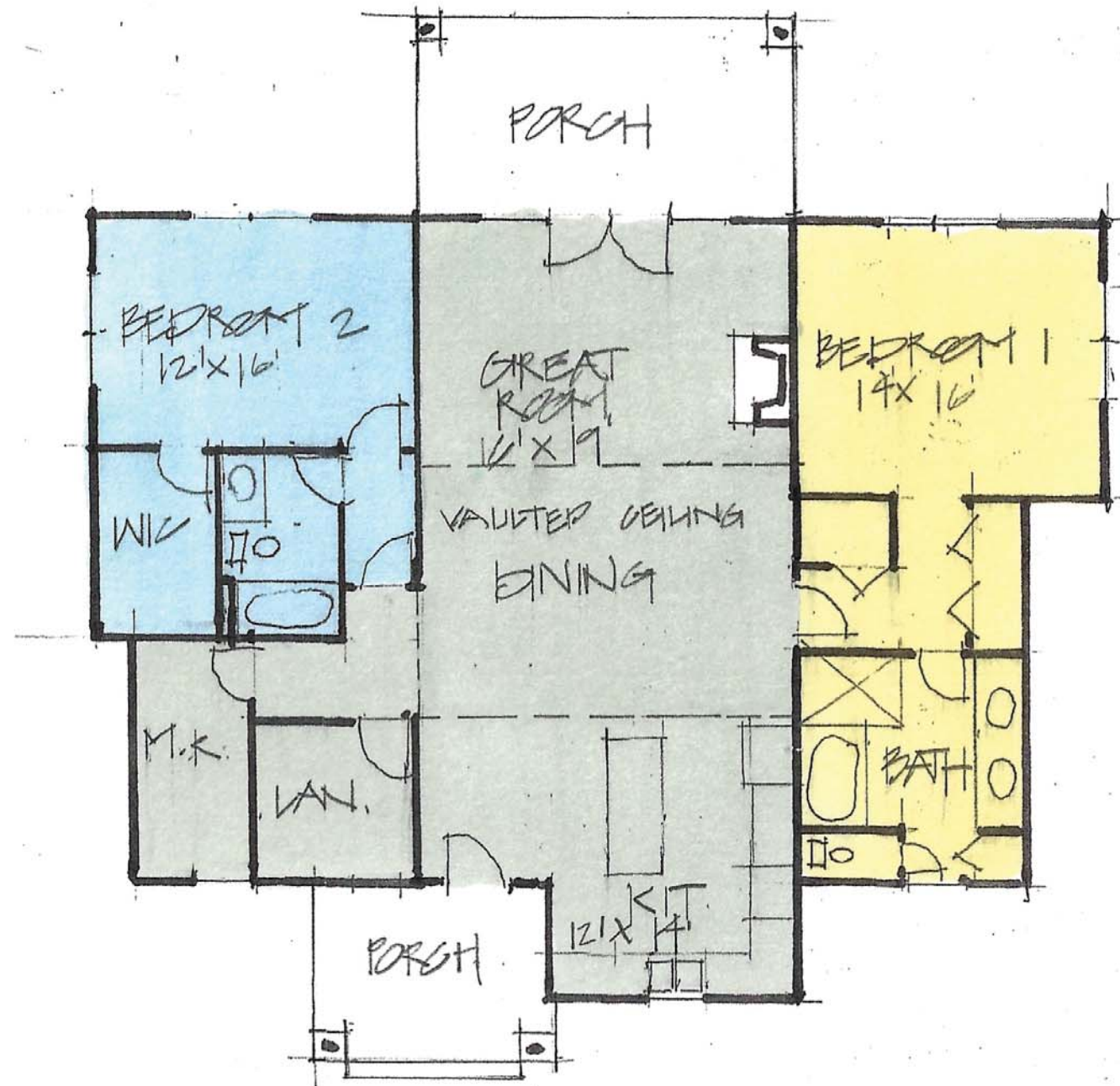




Villa Elevation







**Villa Floor Plan**



