



AGENDA FOR THE PLAN COMMISSION

Tuesday, December 17, 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 November 19, 2024 meeting minutes	6
2. Public Invited to Speak	
(Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)	
3. New Business	8
a. Consider the State Historical Society’s request for a Certificate of Appropriateness to allow them to add a sign to front exterior of the building at 130 4 th Avenue, located in the Downtown Historic District, by Kelly Frawley.	
b. Review and approve the Replat of Lots 13 thru 22 of Greenfield Reserve Subdivision, , a 9-lot subdivision located on the east side of Roosevelt Street between Greenfield Street and Preservation Street, for Greenfield Estates, LLC.	
c. Review and approve a Two-Lot Certified Survey Map in the Extraterritorial Plat Review Jurisdiction for Tom and Theresa Johnson for their property on the east side of Rocky Point Road, north of Man Mound Road, being part of Lot 1 , CSM No. 6511 and lands located in the East 1/2 of the NW 1/4 and the West 1/2 half of the NE 1/4 of Section 29, T12N, R7E, in the Town of Greenfield, Sauk County, Wisconsin.	
d. Review and approve a One-Lot Certified Survey Map in the Extraterritorial Plat Review Jurisdiction for Mark and Kathy McCarthy for their property on the at S5833 Lakewood Park Rd, being a consolidation of Lots 45 and 46 of the Plat of “Lakewood park”, located in the SE 1/4 of the NE 1/4 of Section 14, T11N, R6E, Town of Baraboo, Sauk County, Wisconsin.	
e. Review Site Plan for a new manufacturing facility in an I-3, Industrial/Business zoning district building at 1111 Walnut Street, located on Lot 1 of CSM #3966, Lot 2 of CSM #3960 except the northerly 74 feet thereof, and Lot 1 of CSM #4336 except being the northerly 74 feet thereof for Moon Ranch Properties, LLC d/b/a Baraboo Awning.	
f. Review and approve a 2-Lot Certified Survey Map for the former Viking Express property at 818 8 th Street, located on the Southwest corner of 8 th & Jefferson, being part of the NW ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, by BP Operators, LLC.	
4. Adjournment	

PLAN COMMISSION ITEM SUMMARY
August 20, 2024

SUBJECTS: CONSIDER THE STATE HISTORICAL SOCIETY'S REQUEST FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW THEM TO ADD A SIGN TO FRONT EXTERIOR OF THE BUILDING AT 130 4TH AVENUE, LOCATED IN THE DOWNTOWN HISTORIC DISTRICT, BY SCOTT O'DONNELL.

SUMMARY OF ITEM A: This should ring a familiar "bell". The SHS requested a Certificate of Appropriateness on August 20th to modify the exterior of their property at 130 4th Ave (The ART Concession Bldg). Their plan was to replace the shake shingled awning on the front of the buildings with a new sign. However, when then removed the awning, they found something they did not expect so they need to revise and enlarge their proposed sign. Hence the need to seek approval for an updated Certificate of Occupancy.

Since this properties is located within a locally designated Historic District, pursuant to Section 17.53 of the Zoning Code, any alteration that could affect the exterior appearance of the property requires a Certificate of Appropriateness from the Plan Commission.

Following is an excerpt from Section 17.53 Historic Preservation and I have highlighted the relevant provisions:

(5) REGULATION OF CONSTRUCTION, RECONSTRUCTION, ALTERATION AND DEMOLITION OF DESIGNATED HISTORIC PLACES, STRUCTURES OR OBJECTS.

- (a) No owner or person in charge of a designated historic place, structure or object shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a Certificate of Appropriateness has been granted by the Plan Commission. Unless a Certificate of Appropriateness has been granted by the Plan Commission, the Building Inspector shall not issue a permit for any such work.
- (b) 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.
- (c) 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.

- (d) The issuance of a Certificate of Appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other City permit shall be invalid if it is obtained without the presentation of the Certificate of Appropriateness required for the proposed work.
- (e) Compliance with Certificates of Appropriateness shall be started within twelve (12) months after the issuance of a Certificate, and the work shall conform to the provisions of a Certificate. Failure to comply with a Certificate of Appropriateness or failure to obtain a Certificate of Appropriateness shall be a violation of this section. In addition to other penalties and remedies, the Building Inspector shall be empowered to issue a stop work order and all work shall cease on the designated property.
- (f) Ordinary maintenance and repairs may be undertaken without a Certificate of Appropriateness provided that the work involved to repair existing features of a historic place, structure or object or the replacement of elements of a historic place, structure or object with pieces identical in appearance and provided that the work does not change the exterior appearance of the historic place, structure or object and does not require the issuance of a building permit.
- (g) If the Plan Commission fails to issue a Certificate of Appropriateness due to the failure of the application to conform to the guidelines set forth in this section, the applicant may appeal such decision to the Zoning Board of Appeals within thirty (30) days. In addition, if the Plan Commission fails to issue a Certificate of Appropriateness, the Plan Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain the issuance of a Certificate of Appropriateness within the guidelines of this Section.

There is information included in the packet for each property showing the proposed exterior alterations.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.53(5) – Regulation of Construction, Reconstruction, Alteration and Demolition of Designated Historic Places, Structures or Objects. It is the Plan Commission’s responsibility to determine if each respective proposed alteration will not detrimentally change, destroy or adversely affect any exterior feature of the improvement. If the Commission determines that the respective proposed changes are consistent with the character and features of the historic place, structure or object, it shall issue the Certificate of Appropriateness.

ACTION (for each respective property): Approve/Conditionally Approve / Deny a Certificate of Appropriateness.

SUBJECT: REVIEW AND APPROVE THE REPLAT OF LOTS 13 THRU 22 OF GREENFIELD RESERVE SUBDIVISION, , A 9-LOT SUBDIVISION LOCATED ON THE EAST SIDE OF ROOSEVELT STREET BETWEEN GREENFIELD STREET AND PRESERVATION STREET, FOR GREENFIELD ESTATES, LLC.

SUMMARY OF ITEM B: The original Plat Greenfield Reserve included 10 single-family residential lots on the east side of Roosevelt Street between Greenfield and Preservations Streets. The Developer is requesting to Replat the existing 10 single-family residential lots to create 9 single-family residential lots large enough to accommodate 9 new duplexes that they plan to convert to 18 new side-by-side single-family attached residential dwellings by way of a Conditional Use and CSM for each of these lots.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.03 – Land Division Procedures, I have found the proposed Replat to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Reject the Replat of Lots 13 - 22 of Greenfield Estates Plat

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP IN THE EXTRATERRITORIAL PLAT REVIEW JURISDICTION FOR TOM AND THERESA JOHNSON FOR THEIR PROPERTY ON THE EAST SIDE OF ROCKY POINT ROAD, NORTH OF MAN MOUND ROAD, BEING PART OF LOT 1 , CSM NO. 6511 AND LANDS LOCATED IN THE EAST 1/2 OF THE NW 1/4 AND THE WEST 1/2 HALF OF THE NE 1/4 OF SECTION 29, T12N, R7E, IN THE TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM C: The underlying property currently consists of one lot and two adjacent tax parcels and the owners would like to divide these three parcels into two lots. The two new lots are more than 25 acres in size so they comply with the City's Subdivision and Platting regulations for property in our ETJ.

COMPLIANCE/NONCOMPLIANCE:

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

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE A ONE-LOT CERTIFIED SURVEY MAP IN THE EXTRATERRITORIAL PLAT REVIEW JURISDICTION FOR MARK AND KATHY MCCARTHY FOR THEIR PROPERTY ON THE AT S5833 LAKEWOOD PARK RD, BEING A CONSOLIDATION OF LOTS 45 AND 46 OF THE PLAT OF "LAKEWOOD PARK", LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, T11N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM D: The underlying property currently consists of two platted lots that are part of the Plat of Lakewood Park. The owners simply want to combine the two lots into a single lot. Technically this would be considered an adjustment to the boundary between two existing lots and since there is no new lot created, the minimum 20-acre lot size does not apply. This single complies with the City's Subdivision and Platting regulations for property in our ETJ.

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 SITE PLAN FOR A NEW MANUFACTURING FACILITY IN AN I-3, INDUSTRIAL/BUSINESS ZONING DISTRICT BUILDING AT 1111 WALNUT STREET, LOCATED ON LOT 1 OF CSM #3966, LOT 2 OF CSM #3960 EXCEPT THE NORTHERLY 74 FEET THEREOF, AND LOT 1 OF CSM #4336 EXCEPT BEING THE NORTHERLY 74 FEET THEREOF FOR MOON RANCH PROPERTIES, LLC D/B/A BARABOO AWNING.

SUMMARY OF ITEM E: The owners of the property this property would like to add a new manufacturing facility on the site that will complement their existing operations. The proposed use of the new facility is a permitted use in the I-3 zoning district and the site plan and building elevations are included in the packet. One of the hallmarks of economic development is the expansion of existing businesses and this is a wonderful example of business retention.

The owners are in the process of updating the landscaping plan and storm water management plan and will send it to me along with the site lighting plan for my review. The owner or his representative will be present at the meeting to address any questions or concerns. They would like site plan approval, pending the City Engineer's review of the outstanding documents, so they can begin construction yet this month.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.47 – *Site Plan Review and Approval*, I have found the application to be complete and reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny Site Plan

SUBJECT: REVIEW REVIEW AND APPROVE A 2-LOT CERTIFIED SURVEY MAP FOR THE FORMER VIKING EXPRESS PROPERTY AT 818 8TH STREET, LOCATED ON THE SOUTHWEST CORNER OF 8TH & JEFFERSON, BEING PART OF THE NW ¼ OF THE SE ¼ AND THE SE ¼ OF THE NE ¼ OF SECTION 36, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, BY BP OPERATORS, LLC.

SUMMARY OF ITEM F: This Survey was originally approved on March 16, 2021 but it was not recorded at the time. This Survey simply divides the existing property to separate the former principal structure in the northeast corner of the property from its accessory structure in the southwest corner of the property. Since its approval predates Mayor Nelson's election, it makes no sense for him to sign the original version of the CSM. It will be updated with the appropriate certificate of approval so it should be reapproved by the Plan Commission.

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

Minutes of Plan Commission Meeting November 19, 2024

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. 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, Griffin Kalepp, Jake Luther, and Dave Cameron.

- c. Agenda Approval: Nelson said that there is one discussion item that has been removed from the agenda. It was moved by Kent, seconded by Kolb to approve the agenda. Motion carried 7-0.
- d. Minutes Approval: It was moved by Olson, seconded by Boegner to approve the minutes of October 15, 2024. 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.

New Business

- a. Review and approve Final Plat of Section “K” Addition to the Walnut Hill Cemetery, consisting of a single lot located in the SW ¼ of the SE ¼ of Section 26, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, by the Baraboo Cemetery Association. – Pinion presented the background to the Commission. He said the Baraboo Cemetery Association would like to plat this new lot and add it to the Walnut Hill Cemetery. This Final Plat conforms to the requirements set forth in Ch. 236 of the Wisconsin State Statutes as well as the City’s Subdivision and Platting Code. It was moved by Kent, seconded by Franzen to approve the Final Plat of Section “K” Addition to the Walnut Hill Cemetery as presented. On roll call vote for the motion, Ayes – Kent, Olson, Franzen, Kolb, Hartup, Boegner, and Nelson. Nay – 0, motion carried 7-0.
- b. Review a Conceptual Development Plan in accordance with step 2 of the planned development rezoning process for a proposed eight (8) unit townhouse building on the northeast corner of 7th Street and Jefferson Street, by JAG Property Group LLC. – Pinion said two members of the development team of JAG Group, and their Architect Dave Cameron of ADCI are present. He said that are looking at a perspective development on the southern two-thirds of the Schadde Plumbing property, so it is located on the corner of 7th and Jefferson. He said they are looking at 8 townhomes, a mixture of 4 3-bedroom and 4 2-bedroom. Dave Cameron ADCI, Griffin Kalepp, and Jake Luther of JAG Group introduced themselves to the Commission. Cameron said the developers would be pursuing a PUD Development at some point and bringing it the Commission for review. He said the 3D images presented are conceptual at this point, but would be very similar representation of the design intent. Boegner’s concern with the rendered image was the amount of impervious surface that is represented there and asked how they think it would be adjusted. Cameron said looking at the site plan, with the setback that is being proposed there should plenty of room for two vehicles to park in the drive and then have green space between. Kolb asked what would be done with snow removal. Cameron said that it would have to be on each side of the driveways. Kolb asked if these would be rentals or condos, the owners answered that they would be rentals, and stay rentals. Kolb asked if there were any sustainable things built in to this. Cameron said that there has been discussion about the designing, recycled materials, limiting things like vinyl siding, doing more of the LP Smart Side, the remanufactured wood product, LED lighting, energy efficiency, high efficient systems for water, heating and cooling. Cameron said on the southeast corner of the site there will be a rain garden that is planned to help pre-filter the water before going into the City’s storm. Pinion asked if they looked at the eastside corridor plan to see how this conforms to that. Cameron said yes, but there are things that would have to addressed in the PUD that are a little different because it is not zoned for this so they will have to address the full design requirements. Pinion said with a PUD overlay, the underlying zoning goes away. Pinion asked if there were any accommodations for any future addition of EV charging stations. They owners stated that they have discussed running 220/240 volts to the garages to allow people to have chargers, there is no plan to supply chargers. Kolb questioned affordability. It was stated that they don’t have their build costs yet so a lot of assumptions or built in to their analysis, they are not trying to be at the top of the market or the bottom of the market, but it will ultimately depend on where the build costs come in the project. Mayor Nelson said he feels that this is a great project and a great use of this space. Nelson suggested that they reach out to neighbors before to give them the heads up and see if there are any concerns. Pinion said that this is part of TIF 12, Kolb asked if there were any benefits for the builders. Pinion said that is to be determined. Kolb suggested consideration of using heat pumps instead of conventional air conditioning. It was the consensus of the Commission to move forward with the project.
- c. Review and recommend approval of the Plat of Devils Lake Townhomes, A Condominium, being Lots 1, 2 and 3 of CSM No. 7161, in the SE1/4 of the NW1/4 of Section 12, T11N, R6E, City Of Baraboo, Sauk County, Wisconsin, located at 1410 thru 1518 Lake Street. - Pinion classifies this as a housekeeping item, this Plat was looked at last month, and the changes and revisions that have been made makes it much more clear as to how it delineates the common space and differentiates that from the units which are in fact cubicles of air inside the exterior walls and the limited common elements then are the driveway and the patio for each of the respective units. Kolb moved, Hartup seconded to recommend approval of the Plat of Devils Lake Townhomes as presented. On roll call vote for the

motion, Ayes – Olson, Franzen, Kolb, Hartup, Boegner, Nelson, and Kent. Nay-0, motion carried 7-0.

Discussion Items

- a. Discuss a revised conceptual development plan for Phase 1 of Valhalla Valley Subdivision – Removed from agenda.

Adjournment – There being no further business, Kolb moved, Kent seconded to adjourn at 5:39 p.m. Motion carried unanimously

Rob Nelson, Mayor

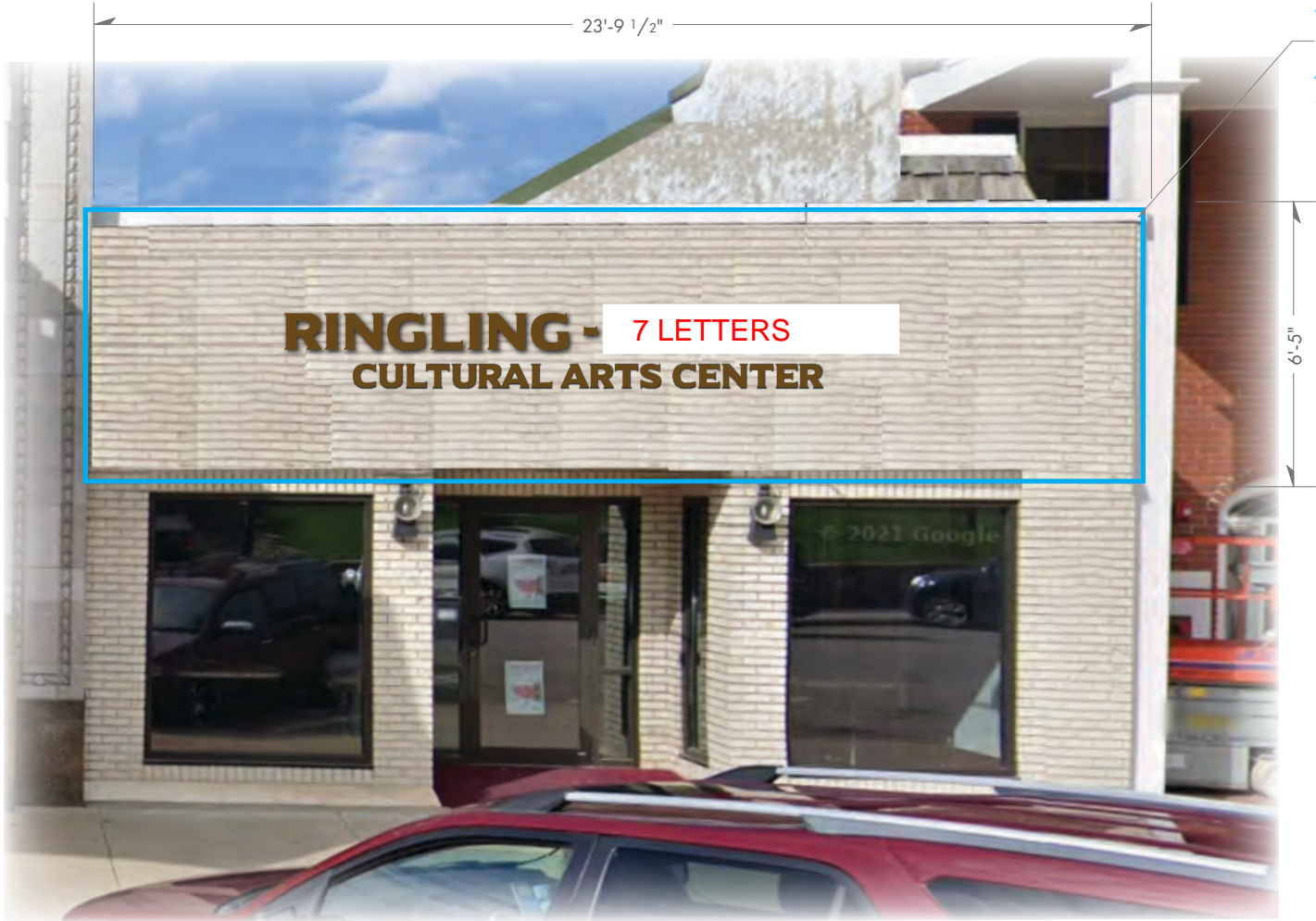
RINGLING - [REDACTED] CULTURAL ARTS CENTER

FINDORFF - 07051524 - RINGLING STOREFRONT









Proposed look

Width: 23'-9 1/2"
Height: 6'-5"
Area: 152.625' sq
30,525' SQ Available

Night View



KEY NOTES:

A - 2" Deep Halo lit channel letters mount 1 1/2" inch off wall surface. Letters to be illuminated with white LED Painted to match Bronze Gold Metallic MP23920.

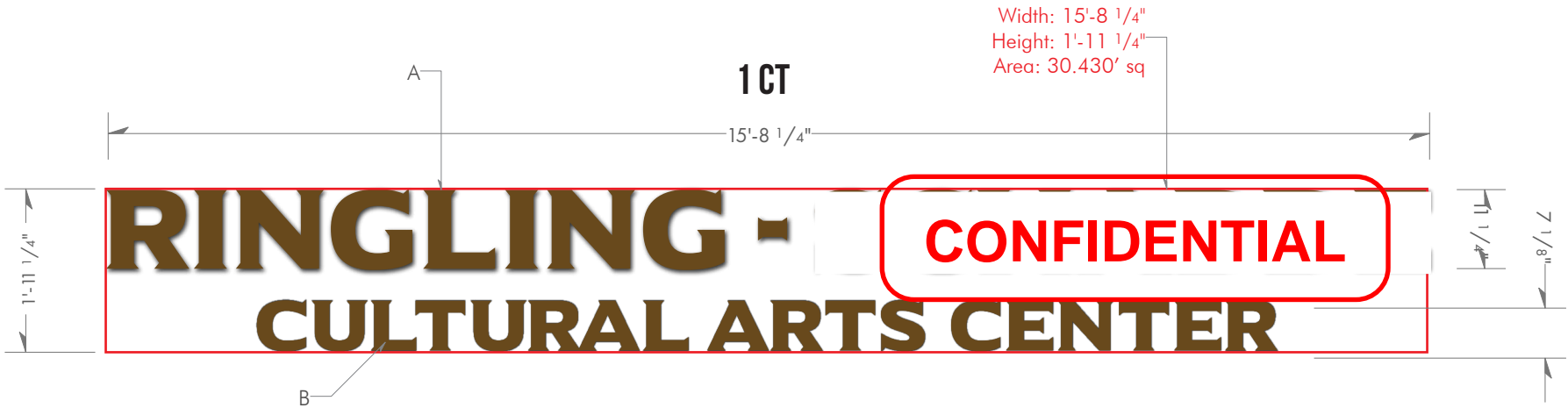
B - 1/2" Thick acrylic Painted to match Bronze Gold Metallic MP23920. Pin mount to wall surface.

FINISHES:

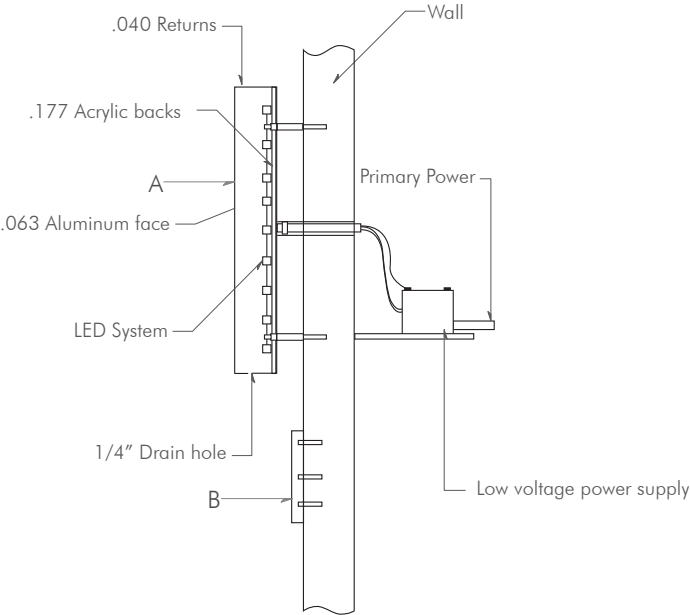
■ Bronze Gold Metallic MP23920 (A,B)

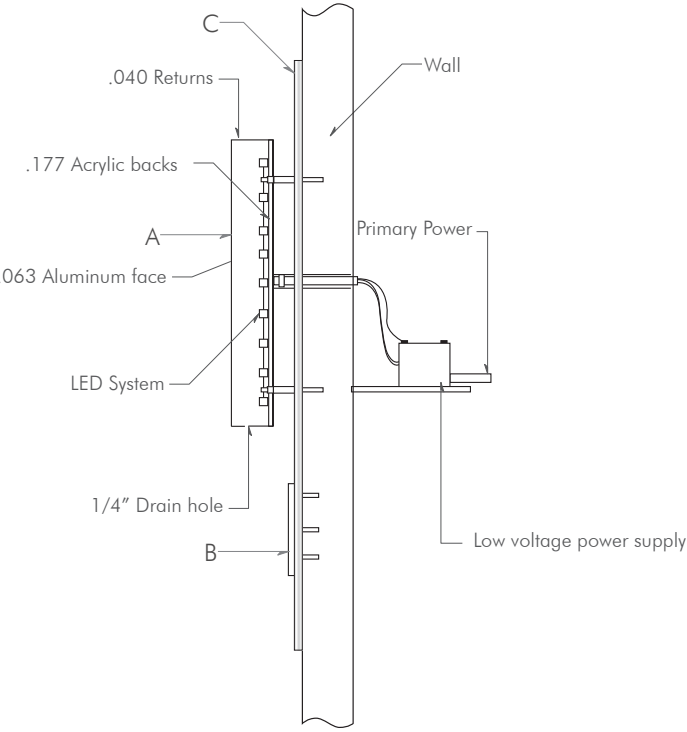
CALCULATIONS:

FACADE AREA: 152.625' SQ
30,525' SQ AVAILABLE
TOTAL SIGNAGE AREA: 30.430' SQ



Width: 15'-8 1/4"
Height: 1'-11 1/4"
Area: 30.430' sq





KEY NOTES:

A - 2" Deep Halo lit channel letters mount 1 1/2" inch off wall surface. Letters to be illuminated with white LED Painted to match Bronze Gold Metallic MP23920.

B - 1/2" Thick acrylic Painted to match Bronze Gold Metallic MP23920. Pin mount to wall surface.

C -Aluminum 1" aluminum tube frame backer

FINISHES:

■ Bronze Gold Metallic MP23920 (A,B)

■ Satin Sparkle silver metallic MP18074 (C)

CALCULATIONS:

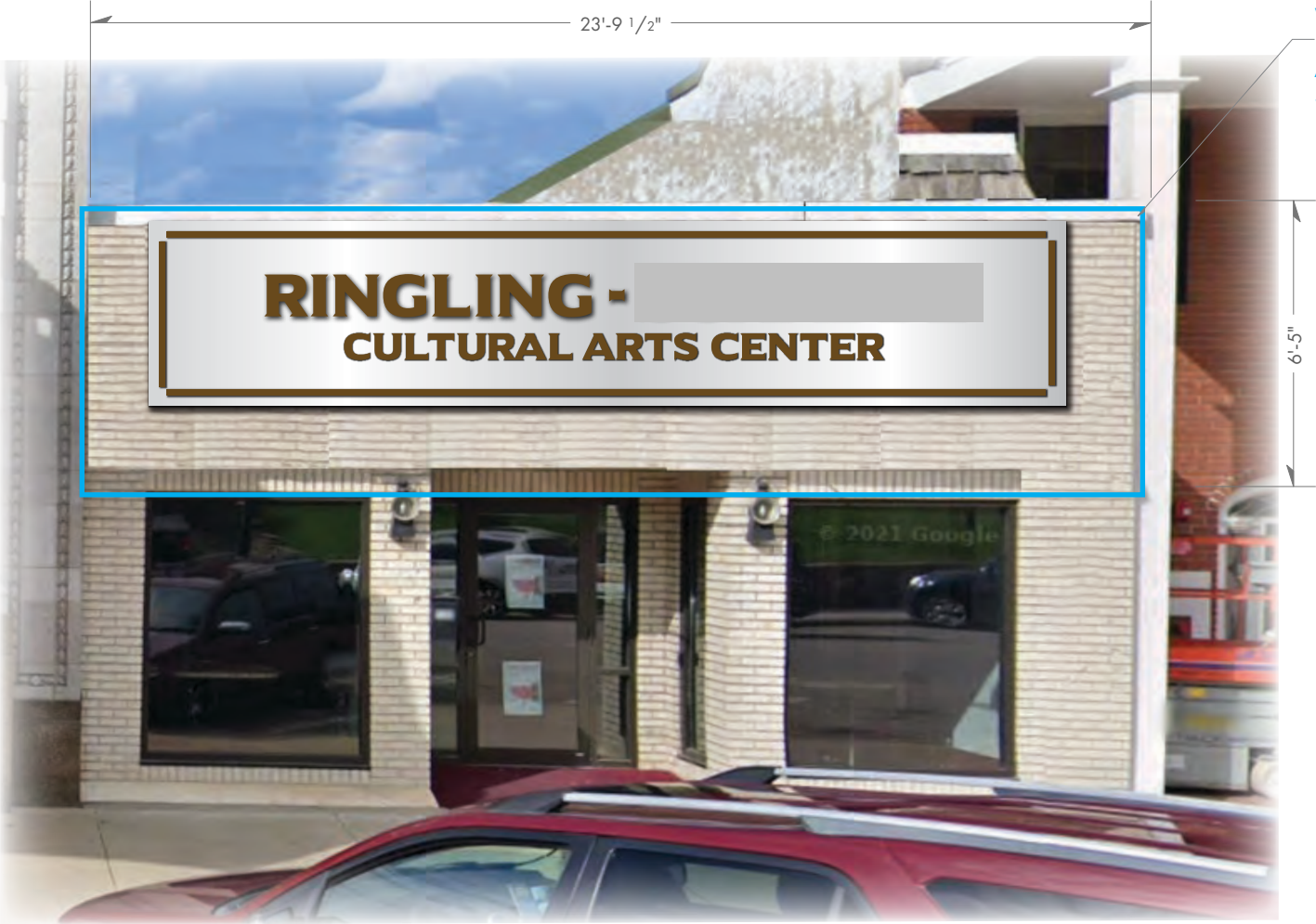
FACADE AREA: 152.625' SQ

30,525' SQ AVAILABLE

TOTAL SIGNAGE AREA: 30.430' SQ

Width: 23'-9 1/2"
Height: 6'-5"
Area: 152.625' sq
30,525' SQ Available

Night View



Proposed look

FRIGIDAIRE
BENDIX
RADIOS

POINTON APPLIANCE

SHELLANE GAS
MAYTAG
WASHERS



RE-PLAT OF LOTS 13 - 22 OF GREENFIELD RESERVE

LOTS 13 - 22, GREENFIELD RESERVE LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Professional Land Surveyor No. 2696 hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Baraboo and under the direction of Mr. John Young, City of Baraboo Administrator, I have surveyed, divided, and mapped the RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is Lots 13 - 22, of GREENFIELD RESERVE, recorded as Document Number 1237160, Sauk County Registry, located in the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 31, Township 12 North, Range 07 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

LEGAL DESCRIPTION

Lots 13 - 22 of Greenfield Reserve, recorded as Document Number 1237160, Sauk County Registry, located in the NE 1/4 - SW 1/4 and the SE 1/4 - SW 1/4 of Section 31, Township 12 North, Range 07 East, City of Baraboo, Sauk County, Wisconsin,

Vierbicher Associates Inc.
By: Marc A. Londo

Marc A. Londo, P.L.S. No. S-2696

Date

OWNER'S CERTIFICATE

Luke Pelton, Pelton Development, LLC a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Subdivision Plat to be surveyed, divided, mapped and dedicated as represented on the plat hereon and that this plat is required by s. 236.10 or s. 236.12 to be submitted to the City of Baraboo and the Department of Administration for approval or objection.

Luke Pelton, Pelton Development, LLC

By: _____

Luke Pelton, Owner

State of Wisconsin)
)ss.

County of (COUNTY))

Personally came before me this _____ day of _____, 2024, the above named

Luke Pelton, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

UTILITY EASEMENT RELEASES AND ACCEPTANCE OF NEW EASEMENTS CERTIFICATE:

By recording of the RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE, being a Re-Plat of Lots 13-22 GREENFIELD RESERVE and located in the NE 1/4 - SW 1/4 and the SE 1/4 - SW 1/4 of Section 31, Township 12 North, Range 07 East, City of Baraboo, Sauk County, Wisconsin, Utility Companies serving this plat, hereby release all rights, title and interest in any previously platted or recorded utility easements and unrecorded easements located within the boundaries of this plat and accept the new easements herein created and conveyed for utility purposes. Furthermore, pursuant to WI SS86.1005(2)(a)1., Utility Companies serving this plat, release all rights, title and interest in all easements being vacated and discontinued by the City of Baraboo in Resolution No. _____ subject to the City of Baraboo accepting the new property lines created by this RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE.

Dated this _____ day of _____, 2024.

Utility Company Signatures:

City of Baraboo

By: _____

Frontier Communications

By: _____

Charter Communications

By: _____

Alliant Energy

By: _____

ALLIANT ENERGY UTILITY RELEASE AND ACCEPTANCE OF NEW EASEMENTS CERTIFICATE:

By recording of the RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE, located in the NE 1/4 - SW 1/4 and the SE 1/4 - SW 1/4 of Section 31, all in Township 12 North, Range 7 East, City of Baraboo, Alliant Energy hereby releases all right, title and interest in any previously platted or recorded utility easements and unrecorded easements located within the boundaries of this plat and accept the new easements herein created and conveyed for utility purposes. Furthermore, pursuant to WI SS86.1005(2)(a)1., Alliant Energy releases all right, title and interest in all lot lines being relocated by the City of Baraboo in Resolution No. _____ subject to the City of Baraboo accepting the new lot boundaries created by this RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE.

Dated this _____ day of _____, 2024.

Alliant Energy,
By: _____

CITY OF BARABOO TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Baraboo, Sauk County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the RE-PLAT OF LOTS 13-22 OF

GREENFIELD RESERVE as of this _____ day of _____, 2024.

Lori Laux, City of Baraboo Treasurer

CITY OF BARABOO APPROVAL

Approved for recording by the secretary of the City of Baraboo Planning Commission.

Dated this _____ day of _____, 2024.

Tam Pinion, City Engineer
City of Baraboo

CITY OF BARABOO COMMON COUNCIL APPROVAL

Resolved, that the RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE, located in the NE 1/4 - SW 1/4 and SE 1/4 - SW 1/4 of Section 31, Township 12 North, Range 07 East, City of Baraboo, Sauk County, Wisconsin, was hereby approved by Enactment Number _____, File I.D.

Number _____, adopted on this _____ day of _____, 20____, and that said enactment further provided for the acceptance of this land division by said RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE to the City of Baraboo for public use.

Dated this _____ day of _____, 2024.

Rob Nelson, Mayor
City of Baraboo, Sauk County Wisconsin

Brenda Zeman, City Clerk
City of Baraboo, Sauk County, Wisconsin

SAUK COUNTY TREASURER'S CERTIFICATE

I, Jessica Machovec, being the duly elected, qualified, and acting Treasurer of the County of Sauk, Wisconsin, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the

RE-PLAT OF LOTS 13-22 OF GREENFIELD RESERVE, as of this _____ day of _____, 2024.

Jessica Machovec, Sauk County Treasurer

SURVEYOR'S NOTES:

- The existing easements within Lots 13 - Lot 22 of Greenfield Reserve are to be released or removed with the recording of this plat.

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock ____M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____.

Brent Bailey
Sauk County Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

vierbicher
planners | engineers | advisors



Drafted by: mlon
Checked by: sdis
Job #: 210115
Date: 11/18/2024
Rev: 11/18/24 D.O.A. 122052
Rev:
Rev:

SURVEYED FOR:
Mr. Casey Bradley
City Administrator
City of Baraboo
107 South Boulevard
Baraboo, WI 53913

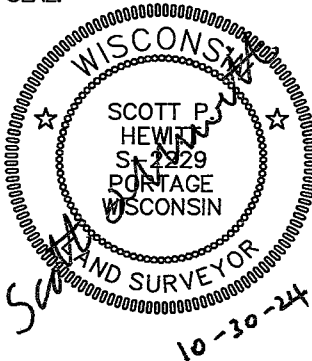
SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
1 OF 1

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 924-536



DRAFTED BY: T. KASPER

CHECKED BY: TG

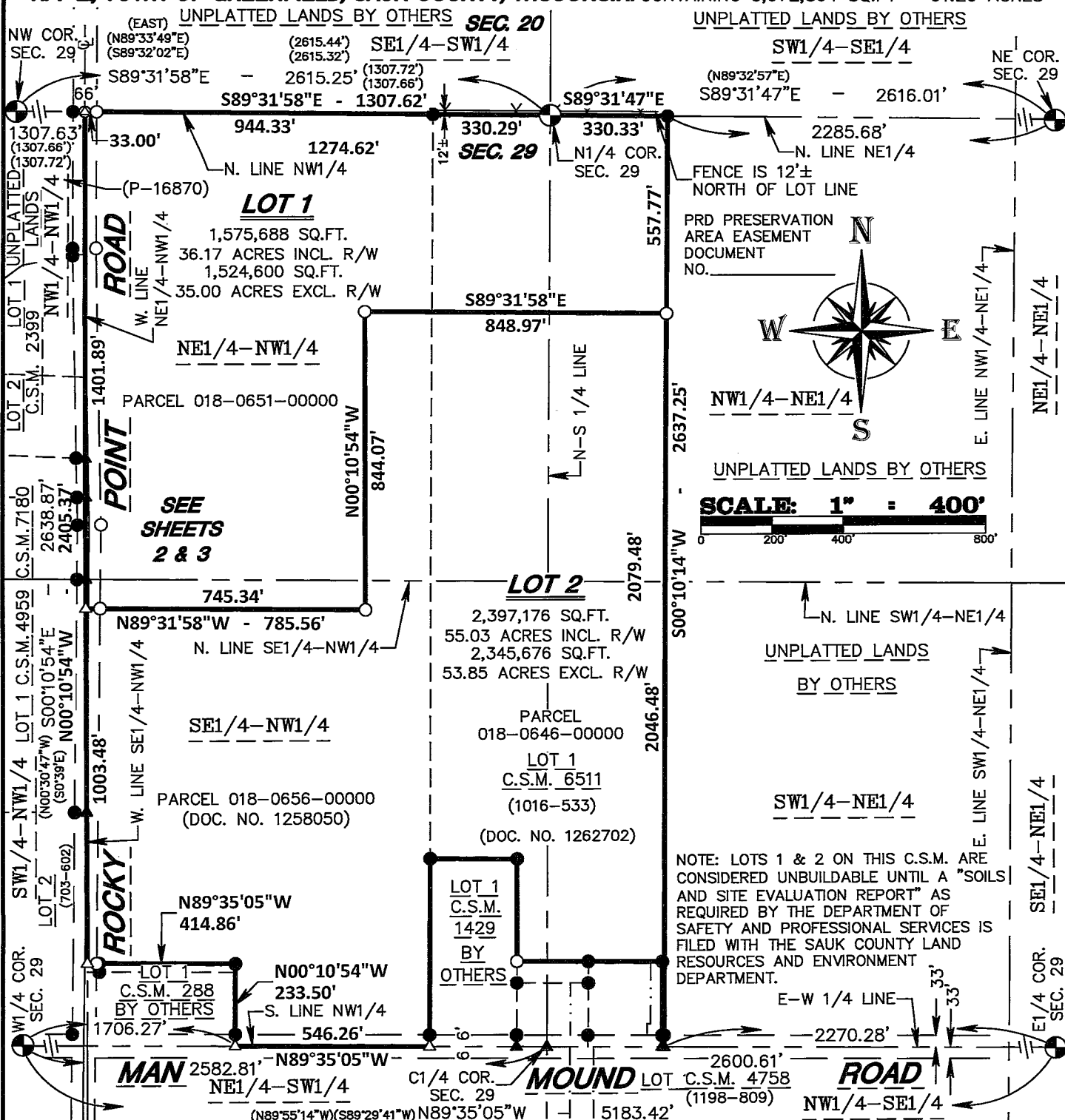
PROJ. 1016-533

DWG. 924-536 SHEET 1 OF 7

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 1, C.S.M. NO. 6511 AS RECORDED IN VOL. 39 OF C.S.M.S, PAGES 6511, 6511A AND 6511B AS DOCUMENT NO. 1147464 AND LANDS LOCATED IN THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING 3,972,864 SQ.FT. - 91.20 ACRES



CLIENT/OWNER: TOM AND THERESA JOHNSON
7744 WESTBROOK ROAD
CEDAR FALLS, IA 50613

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-6877
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 924-536



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1016-533

DWG. 924-536

SHEET 2 OF 7

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 1, C.S.M. NO. 6511 AS RECORDED IN VOL. 39 OF C.S.M.S, PAGES 6511, 6511A AND 6511B AS DOCUMENT NO. 1147464 AND LANDS LOCATED IN THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING 3,972,864 SQ.FT. - 91.20 ACRES

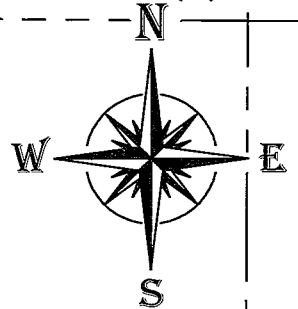
LOT 1

1,575,688 SQ.FT.
36.17 ACRES INCL. R/W
1,524,600 SQ.FT.
35.00 ACRES EXCL. R/W
S89°31'58"E - 785.56'

BASIS OF BEARINGS:

IS THE E-W 1/4 LINE OF SECTION 29 WHICH BEARS N89°35'05"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

SCALE: 1" = 200'



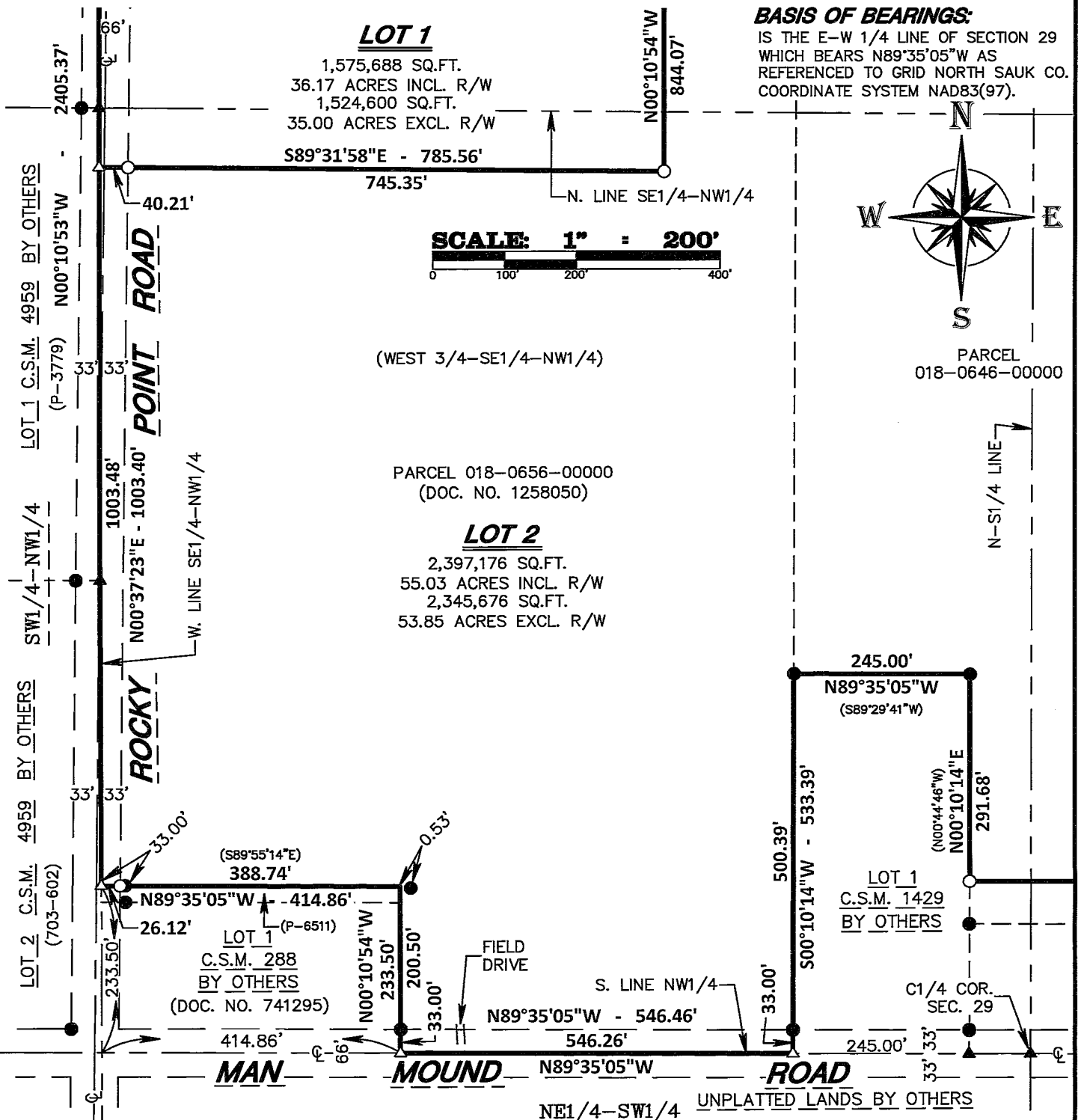
PARCEL 018-0646-00000

(WEST 3/4-SE1/4-NW1/4)

PARCEL 018-0656-00000
(DOC. NO. 1258050)

LOT 2

2,397,176 SQ.FT.
55.03 ACRES INCL. R/W
2,345,676 SQ.FT.
53.85 ACRES EXCL. R/W

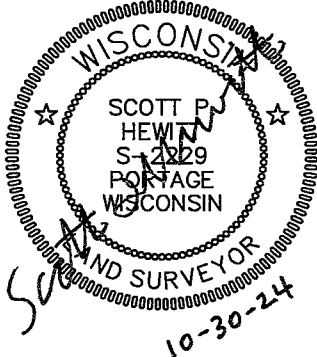


CLIENT/OWNER: TOM AND THERESA JOHNSON
7744 WESTBROOK ROAD
CEDAR FALLS, IA 50613

As prepared by:

GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
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E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 924-536



DRAFTED BY: T. KASPER

CHECKED BY: TG

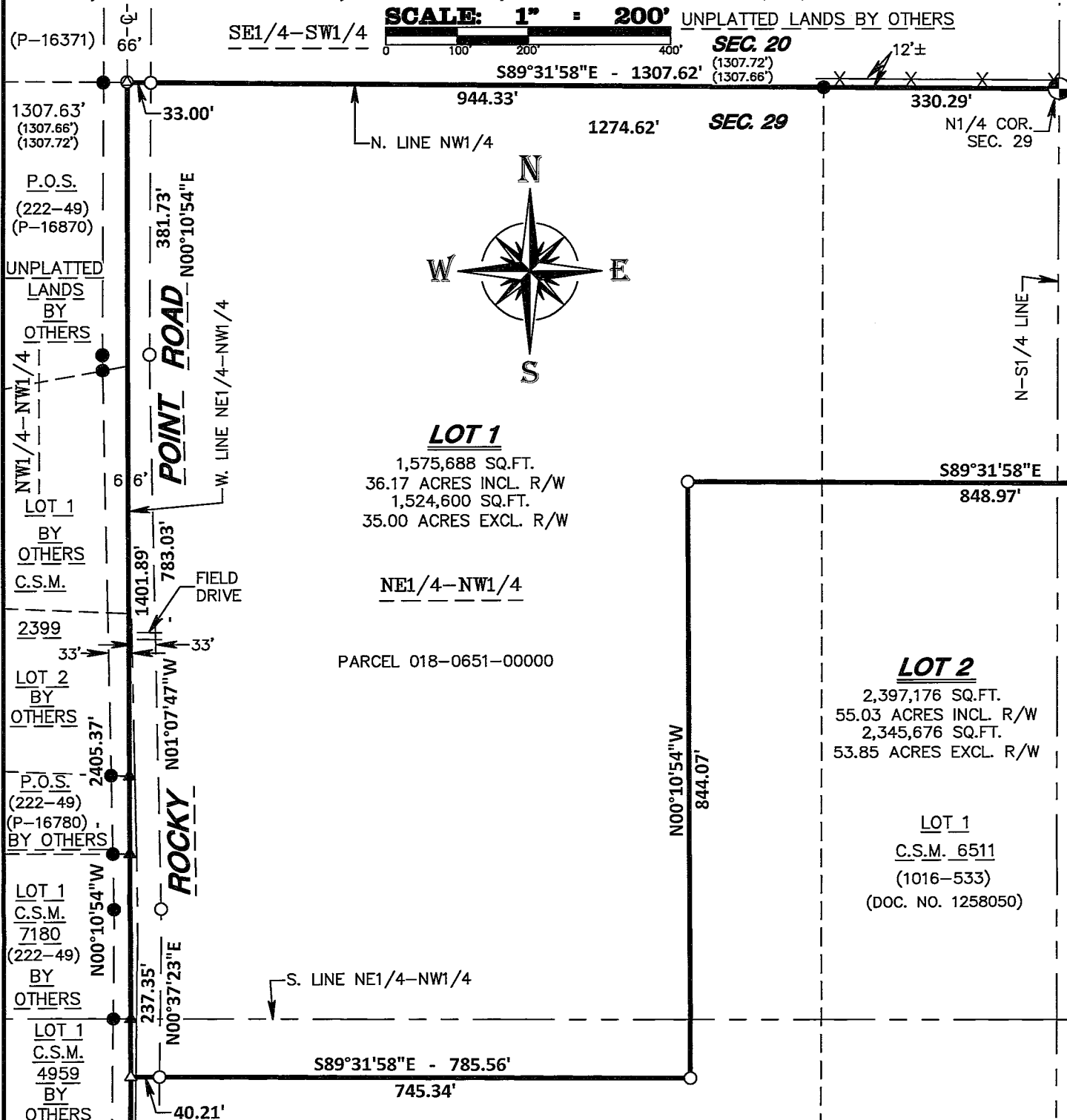
PROJ. 1016-533

DWG. 924-536 SHEET 3 OF 7

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 1, C.S.M. NO. 6511 AS RECORDED IN VOL. 39 OF C.S.M.S, PAGES 6511, 6511A AND 6511B AS DOCUMENT NO. 1147464 AND LANDS LOCATED IN THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING 3,972,864 SQ.FT - 91.20 ACRES



CLIENT/OWNER: TOM AND THERESA JOHNSON
7744 WESTBROOK ROAD
CEDAR FALLS, IA 50613

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
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G & A FILE NO. 924-536



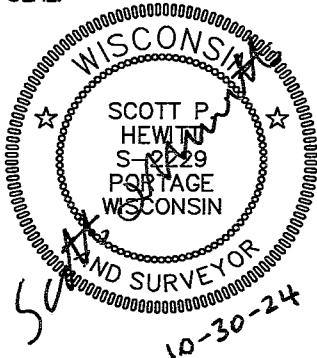
DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1016-533

DWG. 924-536 SHEET 4 OF 7

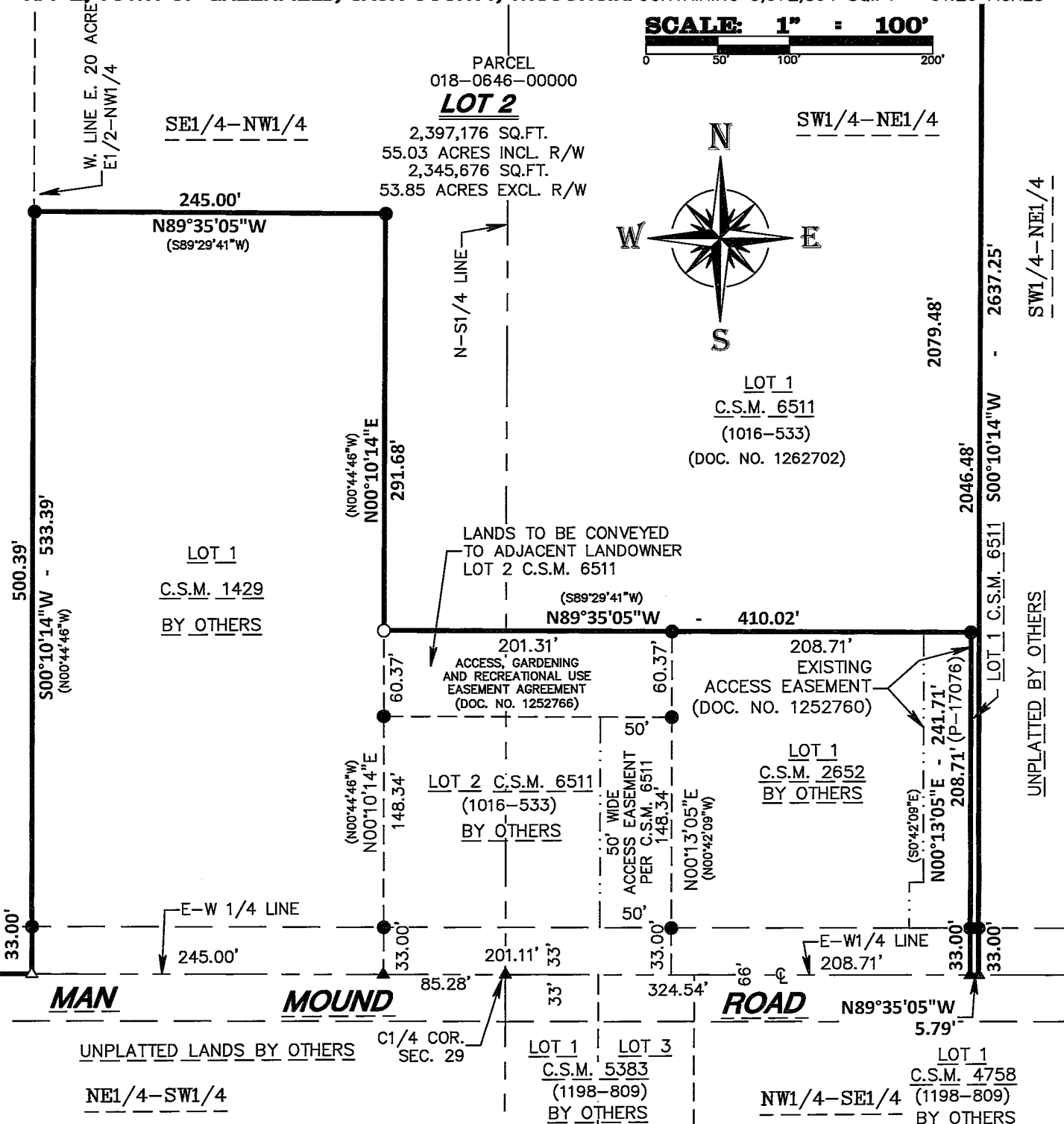
SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 1, C.S.M. NO. 6511 AS RECORDED IN VOL. 39 OF C.S.M.S, PAGES 6511, 6511A AND 6511B AS DOCUMENT NO. 1147464 AND LANDS LOCATED IN THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING 3,972,864 SQ.FT. - 91.20 ACRES



CLIENT/OWNER: TOM AND THERESA JOHNSON
7744 WESTBROOK ROAD
CEDAR FALLS, IA 50613

As prepared by:

G

A

GROTHMAN

& ASSOCIATES S.C.

PROFESSIONAL SERVICES

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PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 924-536

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1016-533

DWG. 924-536 SHEET 5 OF 7

SEAL:

WISCONSIN

SCOTT P. HEWITT

STATE OF WISCONSIN

LAND SURVEYOR

10-30-24

SAUK COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

Volume, Page

BEING A PART OF LOT 1, C.S.M. NO. 6511 AS RECORDED IN VOL. 39 OF C.S.M.S, PAGES 6511, 6511A AND 6511B AS DOCUMENT NO. 1147464 AND LANDS LOCATED IN THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING 3,972,864 SQ.FT - 91.20 ACRES

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- MAG NAIL FND.
- MAG NAIL SET
- BERNTSEN NAIL FND.
- 1 1/4" IRON ROD FND.
- STANDARD HARRISON MON. FND. & WITNESSES FND. & VERIFIED
- FENCE
- PREVIOUS SURVEY OR RECORD INFO.

FIELDWORK COMPLETED ON 10/16/2024

LOT 1

C.S.M. 2652

BY OTHERS

EXISTING ACCESS EASEMENT (DOC. NO. 1252760)

N

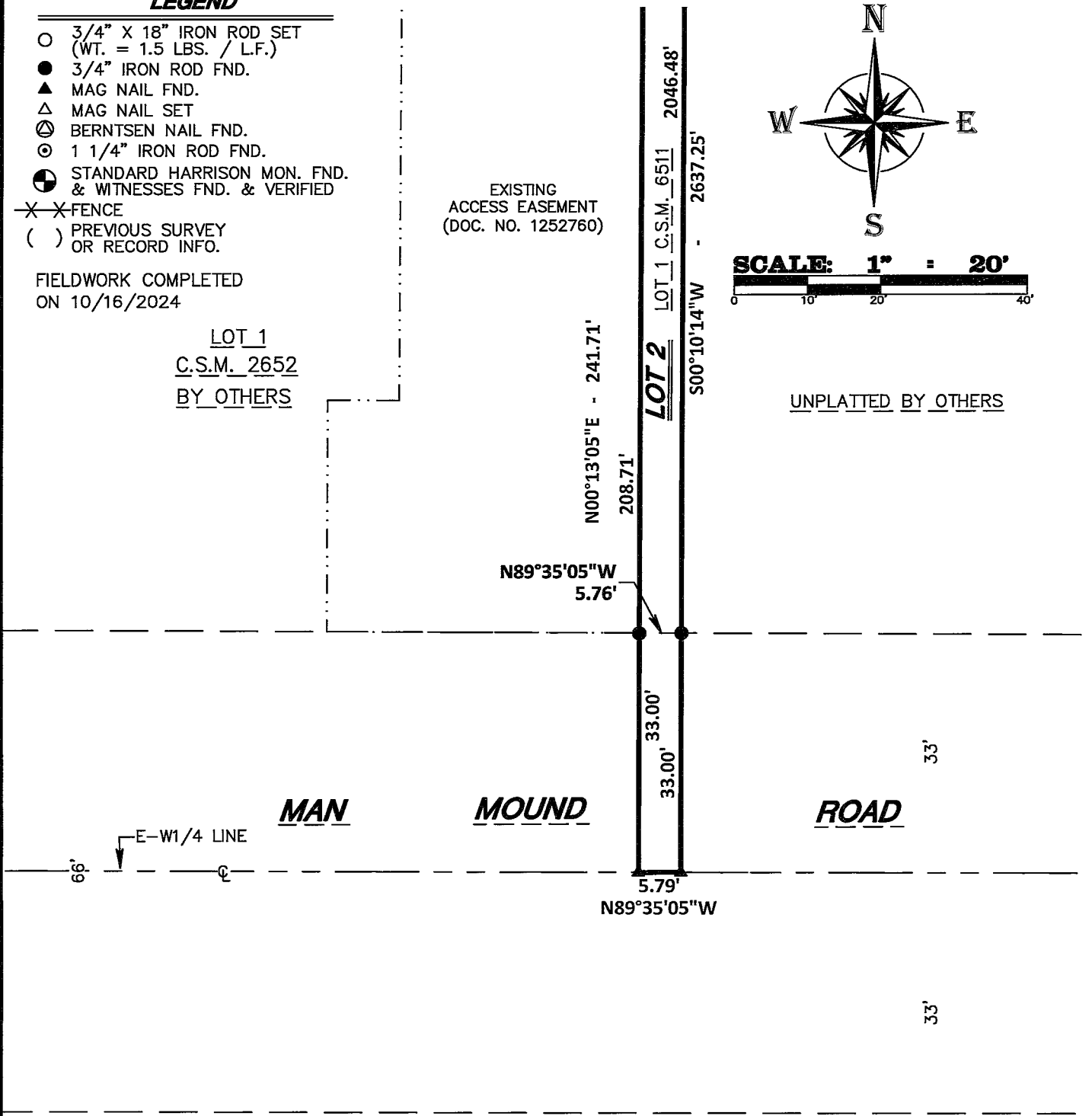
W

E

S

SCALE: 1" = 20'



UNPLATTED BY OTHERS



CLIENT/OWNER: TOM AND THERESA JOHNSON

7744 WESTBROOK ROAD

CEDAR FALLS, IA 50613

As prepared by: GROTHMAN & ASSOCIATES S.C. PROFESSIONAL SERVICES 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)	SEAL: 
G & A FILE NO. 924-536 DRAFTED BY: <u>T. KASPER</u> CHECKED BY: <u>TG</u> PROJ. <u>1016-533</u> DWG. <u>924-536</u> SHEET <u>6</u> OF <u>7</u>	

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

BEING A PART OF LOT 1, C.S.M. NO. 6511 AS RECORDED IN VOL 39 OF C.S.M.S, PAGES 6511, 6511A AND 6511B AS DOCUMENT NO. 1147464 AND LANDS LOCATED IN THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING 3,972,864 SQ.FT – 91.20 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Tom and Theresa Johnson**, I have surveyed, monumented, mapped and divided part of Lot 1, Certified Survey Map, No. 6511 as recorded in Volume 39 of Certified Survey Maps, pages 6511, 6511A and 6511B as Document No. 1147464 and lands located in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 29, Town 12 North, Range 7 East, Town of Greenfield, Sauk County, Wisconsin, described as follows:

Beginning at the North Quarter corner of Section 29;
thence South 89°31'47" East along the North line of the Northeast Quarter and the North line of Lot 1, Certified Survey Map, No. 6511, 330.33 feet to the Northeast corner of Lot 1;
thence South 00°10'14" West along the East line of Lot 1, 2,637.25 feet to the Southeast corner thereof, said point being in the centerline of Man Mound Road and in the East - West Quarter line of Section 29;
thence North 89°35'05" West along the South line of Lot 1, the centerline of Man Mound Road and the East - West Quarter line of Section 29, 5.79 feet to the Southeast corner of Lot 1, Certified Survey Map, No. 2652;
thence North 00°13'05" East along the East line of Lot 1, Certified Survey Map, No. 2652, 241.71 feet to the Northeast corner thereof;
thence North 89°35'05" West along the North line of Lot 1, Certified Survey Map, No. 2652 and the Westerly extension thereof, 410.02 feet to a point in East line of Lot 1, Certified Survey Map, No. 1429;
thence North 00°10'14" East along the East line of Lot 1, Certified Survey Map, No. 1429, 291.68 feet to the Northeast corner thereof;
thence North 89°35'05" West along the North line of Lot 1, Certified Survey Map, No. 1429, 245.00 feet to the Northwest corner thereof;
thence South 00°10'14" West along the West line of Lot 1, Certified Survey Map, No. 1429, 533.39 feet to the Southwest corner thereof, said point being in the centerline of Man Mound Road and in the East - West Quarter line of Section 29;
thence North 89°35'05" West along the centerline of Man Mound Road and the East - West Quarter line, 546.26 feet to the Southeast corner of Lot 1, Certified Survey Map, No. 288;
thence North 00°10'54" West along the East line of Lot 1, Certified Survey Map, No. 288 and the East line of lands described and recorded in Document No. 741295, 233.50 feet to the Northeast corner thereof;
thence North 89°35'05" West along the North line of lands described and recorded in Document No. 741295, 414.86 feet to the Northwest corner thereof, said point being in the West line of the Southeast Quarter of the Northwest Quarter;
thence North 00°10'54" West along the West line of the Southeast Quarter of the Northwest Quarter and the West line of the Northeast Quarter of the Northwest Quarter, 2,405.37 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter;
thence South 89°31'58" East along the North line of the Northwest Quarter, 1,307.62 feet to the point of beginning.
Containing 3,972,864 square feet, (91.20 acres), more or less. Being subject to Man Mound Road right-of-way along the Southerly side thereof and Rocky Point Road right-of-way along the Westerly side thereof and servitudes and easements of use or record, if any.

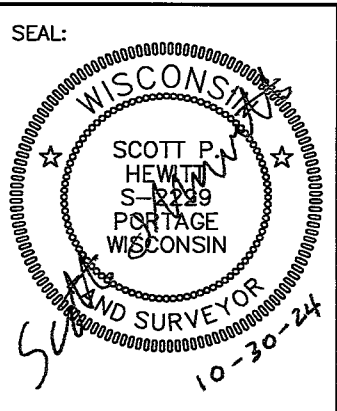
I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code AE-7, the Sauk County Land Division and Subdivision Regulations, the City of Baraboo Land Division Ordinance and the Town of Greenfield Land Division Ordinance to the best of my knowledge and belief.


SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: October 30, 2024
File No.: 924-536

CLIENT/OWNER: TOM AND THERESA JOHNSON
7744 WESTBROOK ROAD
CEDAR FALLS, IA 50613

As prepared by:
G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 924-536
DRAFTED BY: T. KASPER
CHECKED BY: TG
PROJ. 1016-533
DWG. 924-536 SHEET 7 OF 7



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

BEING A PART OF LOT 1, C.S.M. NO. 6511 AS RECORDED IN VOL. 39 OF C.S.M.S, PAGES 6511, 6511A AND 6511B AS DOCUMENT NO. 1147464 AND LANDS LOCATED IN THE NE1/4 OF THE NW1/4, THE NW1/4 OF THE NE1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 29, T. 12 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING 3,972,864 SQ.FT – 91.20 ACRES

TOWN BOARD RESOLUTION

RESOLVED THAT this certified survey map shown hereon is hereby approved by the Town Board.

Town Chairperson Dated this the _____ day of _____, 20____.

CITY OF BARABOO

RESOLVED THAT this Certified Survey Map within the City of Baraboo, extraterritorial jurisdiction is hereby approved and accepted by the City of Baraboo.

City Engineer Date

SAUK COUNTY PLANNING AGENCY

RESOLVED THAT this Certified Survey Map in the Town of Greenfield is hereby approved by the Sauk County Planning Agency.

Dated this the _____ day of _____, 20____.

Land Resources & Environment Department

CLIENT/OWNER: TOM AND THERESA JOHNSON
7744 WESTBROOK ROAD
CEDAR FALLS, IA 50613

LEGAL DESCRIPTION

**Tom and Theresa Johnson Property
Town of Greenfield, Sauk County, WI**

PRD Easement Area to be Released:

Being a part of Lot 1, Certified Survey Map, No. 6511 as recorded in Volume 39 of Certified Survey Maps, pages 6511, 6511A and 6511B as Document No. 1147464 located in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, Section 29, Town 12 North, Range 7 East, Town of Greenfield, Sauk County, Wisconsin, described as follows:

Beginning at the North Quarter corner of Section 29;
thence South 89°31'47" East along the North line of the Northeast Quarter and the North line of Lot 1, Certified Survey Map, No. 6511, 330.33 feet to the Northeast corner thereof;
thence South 00°10'14" West along the East line of Lot 1, 557.77 feet;
thence North 89°31'58" West, 660.62 feet to a point in the West line of Lot 1;
thence North 00°10'14" East along the West line of Lot 1, 557.79 feet to the Northwest corner thereof and being in the North line of the Northwest Quarter;
thence South 89°31'58" East along the North line of the Northwest Quarter and the North line of Lot 1, 330.29 feet to the point of beginning.
Containing 368,478 square feet (8.46 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: **GROTHMAN & ASSOCIATES, SC**
 SCOTT P. HEWITT
 Professional Land Surveyor, No. 2229
 Dated: October 30, 2024
 File No.: 924-536

THIS DESCRIPTION WAS PREPARED FOR: **Tom Johnson**
 7744 Westbrook Road
 Cedar Falls, IA 50613

LEGAL DESCRIPTION

**Tom and Theresa Johnson Property
Town of Greenfield, Sauk County, WI**

New PRD Easement Area:

Being part of Lot 1, Certified Survey Map, No. 6511 as recorded in Volume 39 of Certified Survey Maps, pages 6511, 6511A and 6511B as Document No. 1147464 and lands located in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 29, Town 12 North, Range 7 East, Town of Greenfield, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 29;
thence South 89°31'47" East along the North line of the Northeast Quarter and the North line of Lot 1, Certified Survey Map, No. 6511, 330.33 feet to the Northeast corner thereof;
thence South 00°10'14" West along the East line of Lot 1, 557.77 feet to the point of beginning;
thence continuing South 00°10'14" West along the East line of Lot 1, 2,046.48 feet to the North right-of-way line of Man Mound Road;
thence North 89°35'05" West along the North right-of-way line of Man Mound Road, 5.76 feet to a point in the East line of Lot 1, Certified Survey Map, No. 2652;
thence North 00°13'05" East along the East line of Lot 1, Certified Survey Map, No. 2652, 208.71 feet to the Northeast corner thereof;
thence North 89°35'05" West along the North line of Lot 1, Certified Survey Map, No. 2652 and the Westerly extension thereof, 410.02 feet to a point in the East line of Lot 1, Certified Survey Map, No. 1429;
thence North 00°10'14" East along the East line of Lot 1, Certified Survey Map, No. 1429, 291.68 feet to the Northeast corner thereof;
thence North 89°35'05" West along the North line of Lot 1, Certified Survey Map, No. 1429, 245.00 feet to the Northwest corner thereof;
thence South 00°10'14" West along the West line of Lot 1, Certified Survey Map, No. 1429, 500.39 feet to the North right-of-way line of Man Mound Road;
thence North 89°35'05" West along the North right-of-way line of Man Mound Road, 546.46 feet to a point in the East line of Lot 1, Certified Survey Map, No. 288;
thence North 00°10'54" West along the East line of Lot 1, Certified Survey Map, No. 288 and the East line of lands described and recorded in Document No. 741295, 200.50 feet to the Northeast corner thereof;
thence North 89°35'05" West along the North line of lands described and recorded in Document No. 741295, 388.74 feet to the East right-of-way line of Rocky Point Road
thence North 00°37'23" East along the East right-of-way line of Rocky Point Road, 1,003.40 feet;
thence South 89°31'58" East, 745.35 feet;
thence North 00°10'54" West, 844.07 feet;
thence South 89°31'58" East, 848.97 feet to the point of beginning.
Containing 2,345,676 square feet (53.85 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: **GROTHMAN & ASSOCIATES, SC**
SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: October 30, 2024
File No.: 924-536

THIS DESCRIPTION WAS PREPARED FOR: **Tom and Theresa Johnson**
7744 Westbrook Road
Cedar Falls, IA 50613

SAUK COUNTY CERTIFIED SURVEY MAP

**A CONSOLIDATION OF LOTS 44 AND 45 OF THE PLAT OF
"LAKEWOOD PARK", LOCATED IN THE SE¼-NE¼ OF SECTION 14,
TOWNSHIP 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO,
SAUK COUNTY, WISCONSIN**

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP (CSM) BEING LOTS 44 AND 45 OF THE PLAT OF "LAKEWOOD PARK", LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE¼-NE¼) OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LOTS 44 AND 45 OF THE PLAT OF "LAKEWOOD PARK", RECORDED IN VOLUME A OF PLATS, UPON PAGE 77, AS DOCUMENT NUMBER 204763 IN THE OFFICE OF REGISTER OF DEEDS FOR SAUK COUNTY, WISCONSIN. FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 6 EAST; THENCE S 27°10'21" W, A DISTANCE OF 1.989.98 FEET TO THE NORTHEAST CORNER OF LOT 44 OF THE PLAT OF "LAKEWOOD PARK" AND THE POINT OF BEGINNING:

THENCE S 00°03'10" W. A DISTANCE OF 69.84 FEET ALONG THE EAST LINE OF SAID LOT 44 TO THE SOUTHEAST CORNER THEREOF:

THENCE S 89°59'44" W. A DISTANCE OF 109.72 FEET ALONG THE SOUTH LINE OF LOTS 44 AND 45 TO THE SOUTHWEST CORNER OF LOT 45;

THENCE N 00°19'21" W. A DISTANCE OF 70.10 FEET ALONG THE WEST LINE OF LOT 45 TO THE NORTHWEST CORNER THEREOF:

THENCE S 89°52'15" E. A DISTANCE OF 110.17 FEET ALONG THE NORTH LINE OF LOTS 44 AND 45 TO THE POINT OF BEGINNING.


SAID CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 7,692 SQUARE FEET OR 0.18 ACRES OF LAND, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES OF RECORD.

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

THAT SUCH PLAT 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 MARK J AND KATHY L MC CARTHY, OWNERS OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

MATTHEW M FILUS, PLS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185
FIELD WORK COMPLETED 09/09/2024

OWNERS:			PREPARED BY:
MARK J & KATHY L MC CARTHY 3491 WALLER STREET DUBUQUE, IA 52002			EG SURVEYING & MAPPING, LLC
CLIENTS:			MATTHEW M FILUS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185
MARK J & KATHY L MC CARTHY 3491 WALLER STREET DUBUQUE, IA 52002			625 GRANITE AVENUE POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959
DATE: SEPTEMBER 9TH, 2024	PROJECT NUMBER: 2024-0039		SHEET 1 OF 3 SHEETS

SAUK COUNTY CERTIFIED SURVEY MAP # _____

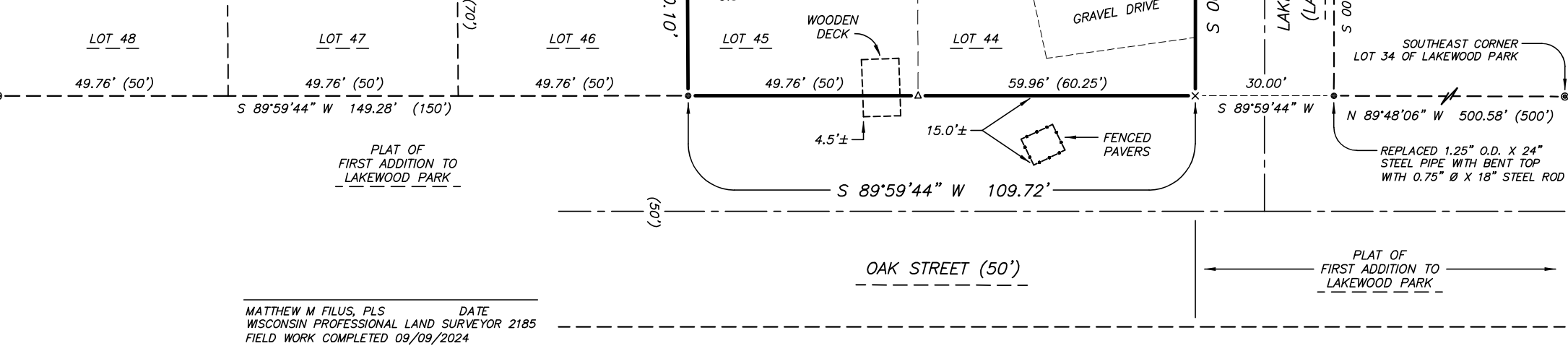
A CONSOLIDATION OF LOTS 44 AND 45 OF THE PLAT OF
"LAKEWOOD PARK", LOCATED IN THE SE¼-NE¼ OF SECTION 14,
TOWNSHIP 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO,
SAUK COUNTY, WISCONSIN

LEGEND

- ⊕ PLSS CORNER AS DESCRIBED
- 0.75" Ø IRON ROD FOUND
- 1.25" O.D. STEEL PIPE FOUND
- × GROUND CROSS MADE ON BOULDER
- 0.75" Ø X 18" STEEL ROD SET
1.13 #/LF MINIMUM
- △ CALCULATED LOCATION
- (XXX) RECORDED INFORMATION
- TPN TAX PARCEL NUMBER

SOIL SUITABILITY NOTE

THE LOT(S) OF THIS CERTIFIED
SURVEY MAP 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 & ENVIRONMENT
DEPARTMENT.



MATTHEW M FILUS, PLS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185
FIELD WORK COMPLETED 09/09/2024

SAUK COUNTY CERTIFIED SURVEY MAP

**A CONSOLIDATION OF LOTS 44 AND 45 OF THE PLAT OF
"LAKEWOOD PARK", LOCATED IN THE SE¼-NE¼ OF SECTION 14,
TOWNSHIP 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO,
SAUK COUNTY, WISCONSIN**

CITY OF BARABOO EXTRATERRITORIAL PLAT APPROVAL JURISDICTION APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP, ATTACHED HERETO, FILED WITH THE CITY OF BARABOO, WISCONSIN AND LOCATED WITHIN THE CITY OF BARABOO EXTRATERRITORIAL PLAT APPROVAL JURISDICTION IS HEREBY APPROVED BY THE CITY OF BARABOO, WISCONSIN.

APPROVED BY:

THOMAS PINION, BARABOO CITY ENGINEER

DATE _____

TOWN OF BARABOO TOWN BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF BARABOO BE AND HEREBY IS APPROVED. I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF BARABOO TOWN BOARD. DATED THIS _____ DAY OF _____, 2024.

TOWN BOARD CHAIRPERSON

DATE _____

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF BARABOO THIS
DAY OF . 2024.

TOWN CLERK

DATE _____

SAUK COUNTY PLANNING AGENCY APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF BARABOO, BE AND HEREBY IS APPROVED IN COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE SAUK COUNTY PLANNING AGENCY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE SAUK COUNTY PLANNING AGENCY AND MADE EFFECTIVE THIS _____ DAY OF _____, 2024.

SAUK COUNTY DEPARTMENT OF LAND, RESOURCES & ENVIRONMENT

DATE _____

MATTHEW M FILUS, PLS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185
FIELD WORK COMPLETED 09/09/2024



General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)

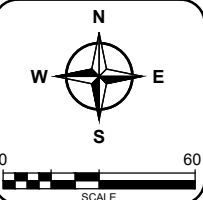
www.generalengineering.net

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PROPOSED GRADING PLAN
BUILDING ADDITION
BARABOO TENT AND AWNING

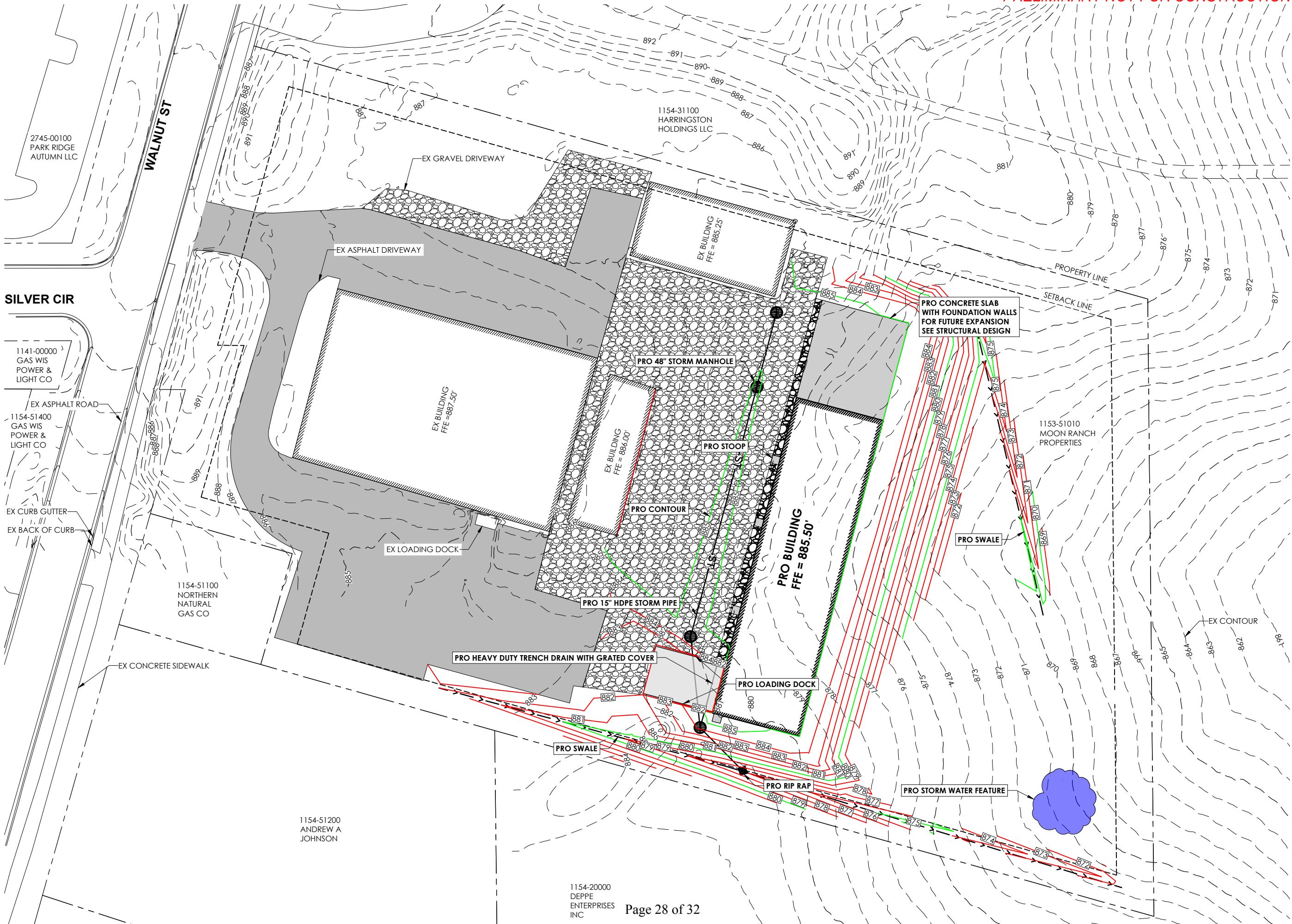
CITY OF BARABOO
SAUK COUNTY, WI

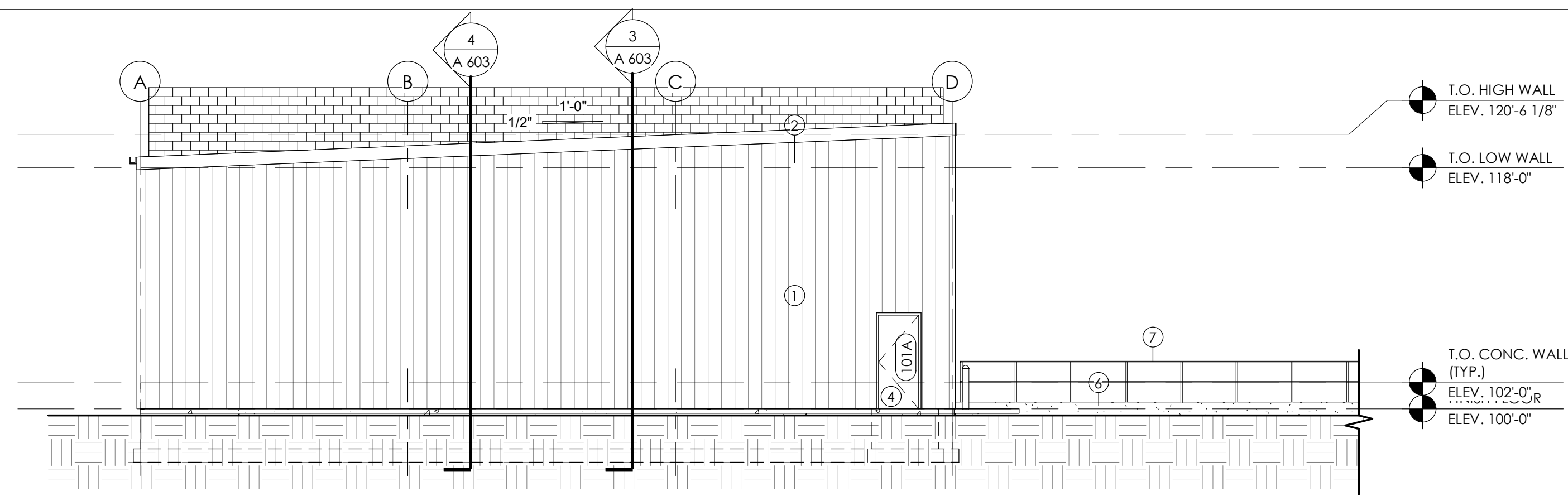
REVISIONS	NO.	BY	DATE



DRAWN BY	MME
REVIEWED BY	BRB
ISSUE DATE	10/18/2024
GEC FILE NO.	2-0424-242
SHEET NO.	

C3.0



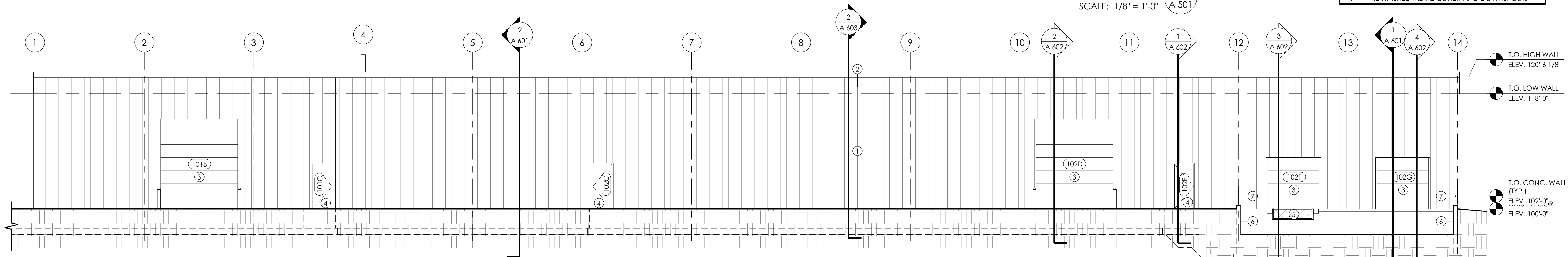


NORTH ELEVATION
SCALE: 1/8" = 1'-0" A 501

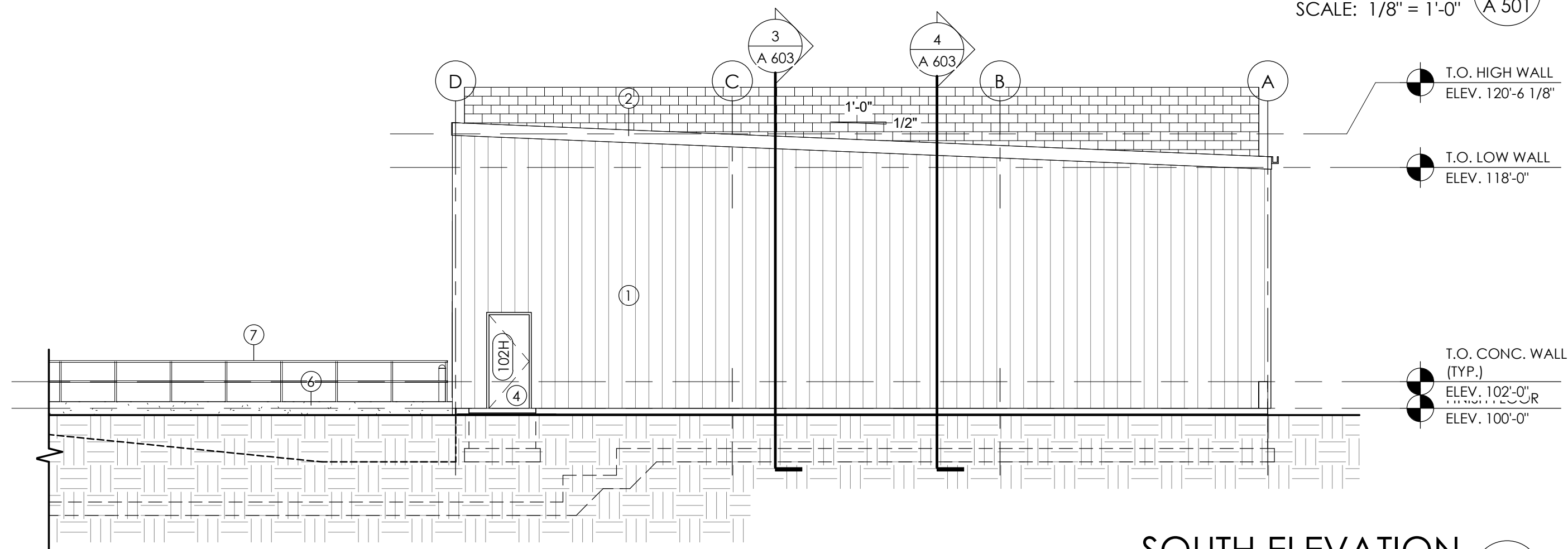
GENERAL EXTERIOR
ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.

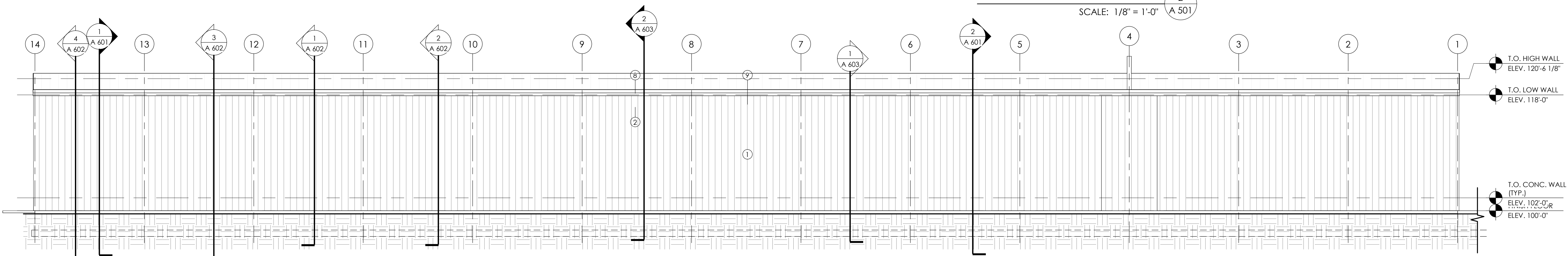
ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	PRE-FINISHED EXTERIOR METAL WALL PANEL
2	PRE-FINISHED EXTERIOR METAL FASCIA
3	INSULATED OVERHEAD SECTIONAL DOOR
4	INSULATED HOLLOW METAL DOOR AND FRAME
5	DOCK LEVELER
6	CONCRETE DOCK RETAINING WALL
7	PAINTED METAL PIPE GUARDRAIL
8	PRE-FINISHED METAL ROOF PANELS
9	PRE-FINISHED METAL GUTTER AND DOWNSPOUTS



WEST ELEVATION
SCALE: 1/8" = 1'-0" A 501



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" A 501



EAST ELEVATION
SCALE: 1/8" = 1'-0" A 501



REVISIONS:

DATE	ISSUE
------	-------

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2024 ABACUS ARCHITECTS, INC.

ISSUE DATE: 09/16/2024
NEW BUILDING FOR:
BARABOO TENT & AWNING

1111 WALNUT STREET, BARABOO, WI 53913
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: KS
CHECKED BY: KS

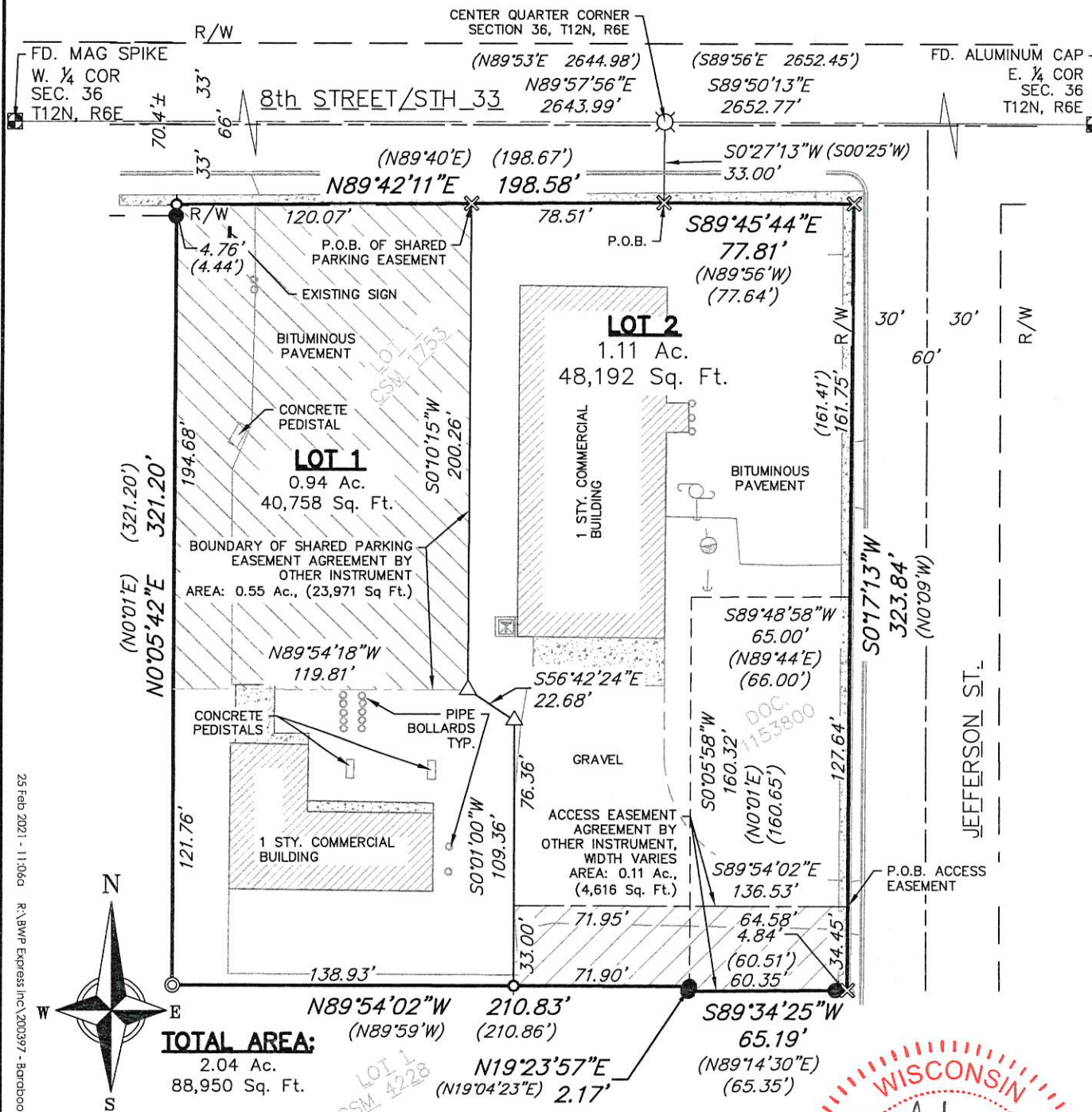
EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2024-64

SAUK COUNTY CERTIFIED SURVEY MAP No.

LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP No. 1753, RECORDED IN VOLUME 7 OF CERTIFIED SURVEYS, PAGE 1753 AS DOUMNENT NO. 490410 ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 1153800 AND LOCATED IN THE NW ¼ - SE ¼ AND THE NE ¼ - SW ¼ OF SECTION 36, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN



SURVEY LEGEND

- PUBLIC LAND CORNER FOUND AS NOTED, TIES VERIFIED
- COMPUTED CENTER QUARTER CORNER OF RECORD
- ⊙ FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ✕ SET CHISELED "X"
- △ SET P.K. NAIL
- ⊕ SET 3/4" Ø X 18" IRON ROD, 1.5 Lb/Ft.

SURVEYOR'S NOTES:

- Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County (WICRS Sauk NAD 83/2011). The north line of the Southwest Quarter of Section 36, T12N, R6E, bears N89°57'56"E.
- Field work was performed on 1/8/2021 and 2/25/2021.
- See page 2 of 3 for Surveyor's Certificate.
- See page 3 of 3 for approval certificates.

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

REVISIONS

JOB NO. 200397

SCALE 1" = 60'

CHECKED sdis
DRAFTER mlon
FILE 200397
DATE 2/25/2021

SHEET

1 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP No.

LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP No. 1753, RECORDED IN VOLUME 7 OF CERTIFIED SURVEYS, PAGE 1753 AS DOUMNENT NO. 490410 ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 1153800 AND LOCATED IN THE NW ¼ – SE ¼ AND THE NE ¼ – SW ¼ OF SECTION 36, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Professional Land Surveyor No. 2696 , hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Baraboo, and under the direction of Brian W. Pierce, agent for BP Operators LLC, owner, I have surveyed, divided and mapped this Certified Survey; that such plat correctly represents all exterior boundaries and the division of the land surveyed; and that this land is located in the NW ¼ of the SE ¼ and the NE ¼ – SW ¼ of Section 36, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, containing 2.04 acres of land and described as follows:

LEGAL DESCRIPTION

Lot 1 of Sauk County Certified Survey Map No. 1753 along with lands described in Sauk County Register of Deeds Document No. 1153800 and located in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 36, T12N, R6E, all in the City of Baraboo, Sauk County, Wisconsin and bounded by a line described as follows.

Commencing at the West One-Quarter Corner of Section 36, T12N, R6E; Thence, N89°57'56"E, along the north line of the SW ¼ of Section 36, 2643.99 feet to the center quarter corner of record of said Section 36, T12N, R6E, Thence, S00°27'13"W, along the east line of the NE ¼ of the SW ¼ of Section 36, 33.00 feet, to a set chiseled cross at the south right-of-way line of 8th Street/STH 33, the north line of Lot 1 of Sauk County Certified Survey Map No. 1753 and the Point of Beginning, (P.O.B.) of this legal description; Thence, continuing S89°45'44"E, along the said south right-of-way line of 8th Street/STH 33, the north line of Lot 1 of Sauk County Certified Survey Map No. 1753, 77.81 feet to the northeast corner of said Lot 1 and the west right-of-way line of Jefferson Street; Thence, S00°17'13"W, along the said west right-of-way line of Jefferson Street, the east line of said Lot 1 and the east line of said lands described in Sauk County Register of Deeds Document No. 1153800, 323.84 feet to a set chiseled cross at the southeast corner thereof; Thence, S89°34'25"W, along the north line of Lot 1 of said Sauk County Certified Survey Map No. 4228 and the south line of lands described in Sauk County Register of Deeds Document No. 1153800, 65.19 feet, to a found ¾" diameter iron rod at the southwest corner thereof; Thence, N19°23'57"E, along the west line of said lands described in Sauk County Register of Deeds Document No. 1153800, 2.17 feet, to a found ¾" diameter iron rod at the southeast corner of Lot 1 of Sauk County Certified Survey Map No. 1753; Thence, N89°54'02"W, along the north line of said Lot 1 of Sauk County Certified Survey Map No. 4228 and the south line of Lot 1 Sauk County Certified Survey Map No. 1753, 210.83 feet, to the southwest corner thereof; Thence, N00°05'42"E, along the east line of said Sauk County Certified Survey Map No. 4228 and the west line of Lot 1 of Sauk County Certified Survey Map No. 1753, 321.20 feet, to the northwest corner thereof and the south right-of-way line of 8th Street/STH 33; Thence, N89°42'11"E, along the said south right-of-way line and the north line of said Lot 1 of Sauk County Certified Survey Map No. 1753, 198.58 feet, returning to the point of beginning.

Parcel contains 2.04 Acres, 88,950 Sq. Ft., and is subject to all other easements and rights-of-way of record.

ACCESS EASEMENT DESCRIPTION

Commencing at the West One-Quarter Corner of Section 36, T12N, R6E; Thence, N89°57'56"E, along the north line of the said SW ¼ of Section 36, 2643.99 feet, to the center quarter corner of record of said Section 36, T12N, R6E, Thence, S00°27'13"W, along the east line of the NE ¼ of the SW ¼ of Section 36, 33.00 feet, to a set chiseled cross at the south right-of-way line of 8th Street/STH 33, the north line of Lot 1 of Sauk County Certified Survey Map No. 1753; Thence, S89°45'44"E, along the said south right-of-way line of 8th Street/STH 33 and the north line of Lot 1 of Sauk County Certified Survey Map No. 1753, 77.81 feet to the northeast corner of said Lot 1 and the west right-of-way line of Jefferson Street; Thence, S00°17'13"W, along the said west right-of-way line of Jefferson Street, the east line of said Lot 1 and the east line of said lands described in Sauk County Register of Deeds Document No. 1153800, 289.39 feet to the Point of Beginning, (P.O.B.) of this easement description; Thence, S00°17'13"W, continuing along the said west right-of-way line of Jefferson Street and the east line of lands described in Sauk County Register of Deeds Document No. 1153800, 34.45 feet, to the southeast corner thereof; Thence, S89°34'25"W, along the north line of Lot 1 of said Sauk County Certified Survey Map No. 4228 and the south line of lands described in Sauk County Register of Deeds Document No. 1153800, 65.19 feet, to a found ¾" diameter iron rod at the southwest corner thereof; Thence, N19°23'57"E, along the west line of said of lands described in Sauk County Register of Deeds Document No. 1153800, 2.17 feet, to a found ¾" diameter iron rod at the southeast corner of Lot 1 of Sauk County Certified Survey Map No. 1753; Thence, N89°54'02"W, along the north line of said Lot 1 of Sauk County Certified Survey Map No. 4228 and the south line of Lot 1 Sauk County Certified Survey Map No. 1753, 71.90 feet, to the southeast corner of Lot 1 of the herein depicted Certified Survey Map; Thence, N00°01'00"E, along the east line of said Lot 1 of the Certified Survey Map herein depicted, 33.00 feet; Thence, S89°54'02"E, 136.53 feet, to the east line of lands described in Sauk County Register of Deeds Document No. 1153800, the west right-of-way line of Jefferson Street and returning to the point of beginning.

Easement contains Acres 0.11 Ac., 4,616 Sq. Ft., and is subject to all other easements and rights-of-way of record.

SHARED PARKING EASEMENT DESCRIPTION

Commencing at the West one-Quarter Corner of Section 36, T12N, R6E; Thence, N89°57'56"E, along the north line of the said SW ¼ of Section 36, 2643.99 feet, to the center quarter corner of record of said Section 36, T12N, R6E, Thence, S00°27'13"W, along the east line of the NE ¼ of the SW ¼ of Section 36, 33.00 feet, to a set chiseled cross at the south right-of-way line of 8th Street/STH 33 and the north line of Lot 1 of Sauk County Certified Survey Map No. 1753; Thence, S89°42'11"W, along the said south right-of-way line of 8th Street/STH 33 and the north line of Lot 1 of Sauk County Certified Survey Map No. 1753, 78.51 feet to the Point of Beginning, (P.O.B.) of this shared parking easement description; Thence, S00°10'15"W, 200.26 feet; Thence, N89°54'18"W, 119.81 feet, to the west line of said Lot 1 of Sauk County Certified Survey Map No. 1753; Thence, N00°05'42"E, along the said west line of Lot 1 of Sauk County Certified Survey Map No. 1753, 199.44 feet, to a set ¾" diameter iron rod at the northwest corner thereof and the south right-of-way line of 8th Street/STH 33; Thence, N89°42'11"E, along the north line of said Lot 1 of Sauk County Certified Survey Map No. 1753 and the south right-of-way line of 8th Street/STH 33, 120.07 feet, returning to the point of beginning.

Easement contains Acres 0.55 Ac., 23,971 Sq. Ft., and is subject to all other easements and rights-of-way of record.

Marc A. Londo 2/25/2021
Marc A. Londo, PLS 2696 Date
Vierbicher Associates



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



REVISIONS	SCALE na	SHEET 2 OF 3
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	FILE 200397	
JOB NO. 200397	DATE 2/25/2021	

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP No. 1753, RECORDED IN VOLUME 7 OF CERTIFIED SURVEYS, PAGE 1753 AS DOUMNENT NO. 490410 ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 1153800 AND LOCATED IN THE NW ¼ – SE ¼ AND THE NE ¼ – SW ¼ OF SECTION 36, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE

As agent for BP Operators LLC, owner, I Brian W. Pierce, hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Baraboo

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2021. In presence of:

Brian W. Pierce

STATE OF WISCONSIN)
_____(COUNTY) SS

Personally came before me this _____ day of _____, 2021, the above named Brian W. Pierce to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____,
Wisconsin
My commission expires _____.

CITY OF BARABOO PLAN COMMISSION APPROVAL

Resolved, that This Certified Survey Map in the City of Baraboo, BP Operators LLC, owner, is hereby approved by the City of Baraboo Plan Commission.

Mike Palm, Mayor
Plan Commission Chair
Date

Brenda Zeman, City Clerk
Date

Tom Pinion, City Engineer
Date



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



REVISIONS	SCALE	na	SHEET 3 OF 3
	CHECKED	sdis	
	DRAFTER	mlon	
	FILE	200397	
JOB NO. 200397	DATE	2/25/2021	

25 Feb 2021 - 11:05a R:\BWP Express Inc\200397 - Baraboo Lot 1 B18 CSM\CADD\200397 - 2 Lot CSM.dwg by: mlon