



AGENDA FOR THE PLAN COMMISSION

Tuesday, January 21, 2025, 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 December 17, 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 approve a Two-Lot Certified Survey Map in the Extraterritorial Plat Review Jurisdiction for Ryan Messer for his property at E13095 CTH W, located on the southwesterly side of the intersection of CTH W and Bluff Road, being parts of the SE1/4 of the NW1/4, SW1/4 of the NE1/4, the NE1/4 of the SW1/4, the NW1/4 of the SE1/4 and the SE1/4 of the SW1/4 of Section 4, T11N, R7E, Town of Greenfield, Sauk County, Wisconsin.	
b. Consideration and recommendation to City Council to allow the existing warehouse building at 1101 Lake Street to be repurposed as a warehouse for Beyond Blessed Pantry pursuant to the Restrictive Covenants for the Devil's Lake Business Park (formerly the Baraboo Business Park.	
c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for four duplex buildings as an 8-unit development project on a 1.1-acre site at 1035 Walnut Street by S & T Sunset Properties, LLC.	
d. Review Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for the proposed Vahalla Valley Subdivision, a residential subdivision on a 72-acre site on the west side of Walnut Street approximately 900 feet south of Gall Road, by Valhalla Valley LLC.	
4. Adjournment	

PLAN COMMISSION ITEM SUMMARY
January 21, 2025

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP IN THE EXTRATERRITORIAL PLAT REVIEW JURISDICTION FOR RYAN MESSER FOR HIS PROPERTY AT E13095 CTH W, LOCATED ON THE SOUTHWESTERLY SIDE OF THE INTERSECTION OF CTH W AND BLUFF ROAD, BEING PARTS OF THE SE1/4 OF THE NW1/4, SW1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, THE NW1/4 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 4, T11N, R7E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM A: The underlying property currently consists of two adjacent tax parcels with a combined area of 50 acres and the owner would create two lots by way of a Certified Survey Map. One Lot will be a 2.0-acres lot and the other lot will contain the balance of the 50 acres. Both lots comply with the City's Subdivision and Platting regulations for property in our ETJ. Pursuant to the County's ordinances, the 2-acre lot is buildable and the remaining area will be deed restricted such that no additional building is allowed.

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: CONSIDERATION AND RECOMMENDATION TO CITY COUNCIL TO ALLOW THE EXISTING WAREHOUSE BUILDING AT 1101 LAKE STREET TO BE REPURPOSED AS A WAREHOUSE FOR BEYOND BLESSED PANTRY PURSUANT TO THE RESTRICTIVE COVENANTS FOR THE DEVIL'S LAKE BUSINESS PARK (FORMERLY THE BARABOO BUSINESS PARK).

SUMMARY OF ITEM B: Beyond Blest Pantry has been operating out of the warehouse on the NE corner of Walnut Street and Mine Street (the "Toro Building") since its inception. They reportedly outgrew their space in that building and they recently purchased and are in the process of relocating the Pantry to the existing warehouse at 1101 Lake Street. From a zoning perspective, a pantry is an unlisted use so it is the Zoning Administrator's duty to determine which use is most closely related to. Accordingly, at its core, I believe the Pantry operates much the same as a warehouse so I have determined that it is a permitted use.

I have attached a copy of the Restrictive Covenants for Devil's Lake Business Park and have highlighted the sections that refer to the Plan Commission.

The Covenants were drafted in 1986 when it was all vacant property. Accordingly, my interpretation of the Covenants, particularly Section II, which afford BEDC, Plan Commission and Council approval authority for new development vacant property. It specifically states that "No parcel in the Business Park may be built upon, altered, or occupied for any purpose or use unless said purpose or use has been referred to the Baraboo Economic Development Commission (BEDC) and the City of Baraboo Planning Commission for their consideration, recommendation and report to the Common Council."

I contend that "built upon" was intended to regulate the initial construction of new building on a vacant parcel; alteration would include any activity changing the "landscape" of the parcel, such as it vegetation or topography in the absence of a building or prior to construction of a new building; and occupied for any purpose could be for stockpile of materials, vehicle storage, etc.

Many of these properties have changed ownership multiple times with no City (BEDC, Plan Commission or Council) review or approval that I am aware of. I contend the only time there is need for City review and approval is if the proposed use, or reuse of an existing building is not listed in Section II PERMITTED USES. In fact, Section II C supports this position since only "Other uses not expressly stated herein provided that such use is closely related to those included in these Covenants and provided further that the Common Council approved the use Conditionally, or otherwise." There is no mention of seeking BEDC or Plan Commission approval for a developed property that is simply being repurposed.

In the case of 1101 Lake Street, the building was built in 1995 as a warehouse, it was sold in 2020, again in 2021 to an individual that was going to continue its use as a warehouse for his personal belongings, which included a number of vintage automobiles. More recently, that owner's heirs have agreed to sell the property to Beyond Blessed Pantry, for their use as a warehouse, which is clearly a permitted use in both the Zoning Code and Covenants.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Chapter 17 – Zoning Code, I have found the proposed use of the warehouse building at 1101 Lake Street conforms to the Permitted Uses for the underlying I-3 zoning.

ACTION: Forward this matter to the City Council with a recommendation to support or oppose Beyond Blessed Pantry's continued use of the property as a warehouse.

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR FOUR-DUPLEX BUILDINGS AS AN 8-UNIT DEVELOPMENT PROJECT ON A 1.1-ACRE SITE AT 1035 WALNUT STREET BY S & T SUNSET PROPERTIES, LLC.

SUMMARY OF ITEM C: 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.

This may sound familiar to some of you since the owners first introduced this concept plan in July 2022. This 1.1-acre (47,916 sq ft) site was formerly occupied by a single-family home has since been razed. The existing zoning classification is R-3, Three- and Four-Family Residential and the permitted uses in that district include single-family dwellings, duplexes, three unit multifamily residential and four unit multifamily residential buildings. The developer has provided a preliminary site plan and supporting documentation to develop this property with four duplex building for a total of 8 units. The minimum lot size requirement for a duplex in the R-3 zoning district is 8,500 sq ft for each duplex or 34,000 sq ft for all four duplexes, which equate to roughly 70% of the density they could otherwise be allowed. The topography of the site slopes from north to south so a single, central shared driveway does not lend itself well to this site; accordingly, two shared driveways are proposed, each serving four units.

The trapezoidal shape and topography of this site make it very challenging to orient the building to meet the setback requirements with unit size the developer would like to construct so it seems the best way to allow the desired side yard and rear yard setbacks is with a PUD Zoning Overlay. If favorably reviewed, the developer would need to provide a full site plan submittal with the GDP/SIP including a landscaping plan and storm water management plan. The owners of the neighboring condominium property to the south are very concerned about storm water runoff onto their property, which the developers are keenly aware of.

COMPLIANCE/NONCOMPLIANCE:

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

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

SUBJECT: REVIEW CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR THE PROPOSED VAHALLA VALLEY SUBDIVISION, A RESIDENTIAL SUBDIVISION ON A 72-ACRE SITE ON THE WEST SIDE OF WALNUT STREET APPROXIMATELY 900 FEET SOUTH OF GALL ROAD, BY VALHALLA VALLEY 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.

This should be a familiar property since it was the subject of a Preliminary Plat Review in January 2024 and a Final Plat review of Phase 1 of the project in late 2024. This property was included in the most recent annexation of multiple properties on the south side of the City along Walnut Street/CTH DL (formerly STH 123). The owners still have a desire to develop a residential subdivision on this property and they have met with staff on a couple recent occasions to review

their updated prospective development plans. Included in the packet is a PDF showing the updated project boundary, lot configuration, and photos depicting some similar building that resemble their design inspiration.

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 development project. No formal action is necessary and any feedback you care to offer is non-binding.

Minutes of Plan Commission Meeting December 17, 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, Kelly Frawley, Amy Wildman, Cody Pelton, Matt Filus, Eddie Gurney, and Ben Letenred.

- c. Agenda Approval: Nelson said that there is one discussion item that has been removed from the agenda. It was moved by Kolb, seconded by Franzen to approve the agenda. Motion carried 7-0.
- d. Minutes Approval: It was moved by Kolb, seconded by Kent to approve the minutes of November 19, 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. 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 Kelly Frawley. – Pinion presented the background for this request of the State Historical Society. It was moved by Kent, seconded by Kolb to approve the request of the State Historical Society for a Certificate of Appropriateness to allow them to add a sign 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 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 – Pinion presented the background for this request. He said 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. It was moved by Boegner, seconded by Kolb to approve the replat as requested. On roll call vote for the motion, Ayes – Olson, Franzen, Kolb, Hartup, Boegner, Nelson, and Kent. Nay – 0, motion carried 7-0.
- 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. - Pinion said 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. It was moved by Kolb, seconded by Olson to approve the two-lot CSM as presented. On roll call vote for the motion, Ayes – Franzen, Kolb, Hartup, Boegner, Nelson, Kent, and Olson. Nay – 0, motion carried 7-0.
- 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. – Pinion said 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. It was moved by Boegner, seconded by Kolb to approve the CSM as presented. On roll call vote for the motion, Ayes – Kolb, Hartup, Boegner, Nelson, Kent, Olson, and Franzen. Nay – 0, motion carried unanimously.
- 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. – Pinion presented the background to the Commission. He said the owners of the property would like to add a new manufacturing facility on the site that will complement their existing operations. Kolb asked if the new building would be seen from the roadway. Pinion said it will be behind the existing and not readily seen for the roadway.

Pinion said one of the hallmarks of economic development is the expansion of existing businesses and this is a wonderful example of business retention. He said the owners are in the process of updating the landscaping plan and storm water management plan and will send it to him along with the site lighting plan for his review. Pinion said the owners would like site plan approval, pending the City Engineer's review of the outstanding documents, so they can begin construction yet this month. It was moved by Kent, seconded by Olson to approve the site plan as presented. On roll call vote for the motion, Ayes – Hartup, Boegner, Nelson, Kent, Olson, Franzen, and Kolb. Nay – 0, motion carried 7-0.

- f. 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. – Pinion said 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. Kolb moved, Boegner seconded to approve the CSM as presented. On roll call vote for the motion, Ayes – Boegner, Nelson, Kent, Olson, Franzen, Kolb, and Hartup. Nay – 0, motion carried unanimously.

Adjournment – There being no further business, Nelson declared the meeting adjourned at 5:15 p.m.

Rob Nelson, Mayor

As prepared by:

GROTHMAN
& ASSOCIATES S.C.
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E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 924-495



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1221-786

DWG. 924-495 SHEET 1 OF 5

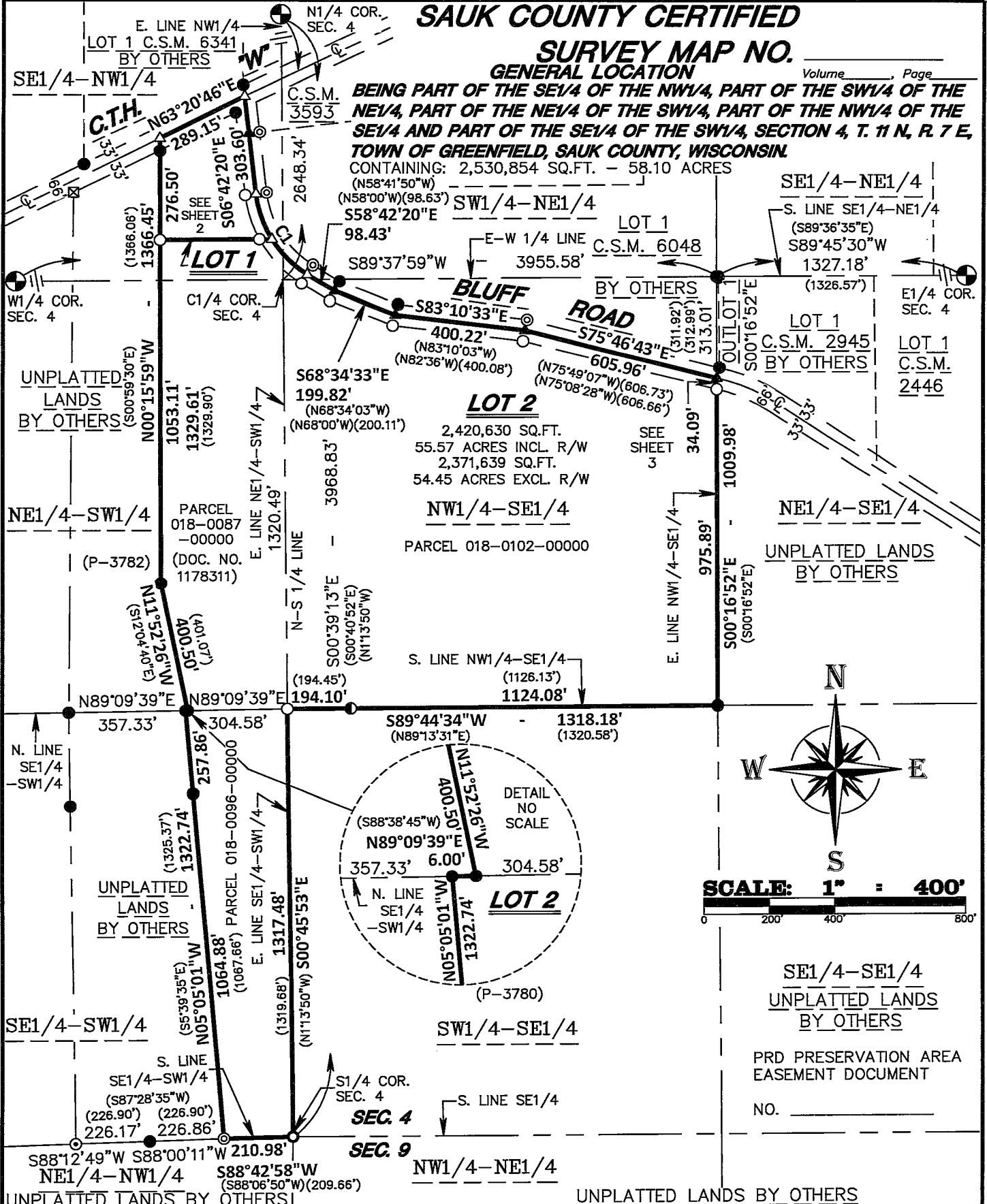
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE SE1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE
NE1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW1/4 OF THE
SE1/4 AND PART OF THE SE1/4 OF THE SW1/4, SECTION 4, T. 11 N, R. 7 E,
TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

CONTAINING: 2,530,854 SQ.FT. - 58.10 ACRES



CLIENT/OWNER: RYAN M. MESSER
E13095 COUNTY ROAD "W"
BARABOO, WI 53913

**GA GROTHMAN
& ASSOCIATES S.C.**
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E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

WISCONSIN
SCOTT'S BLUFF NEB
MAY 11 1922
POST OFFICE



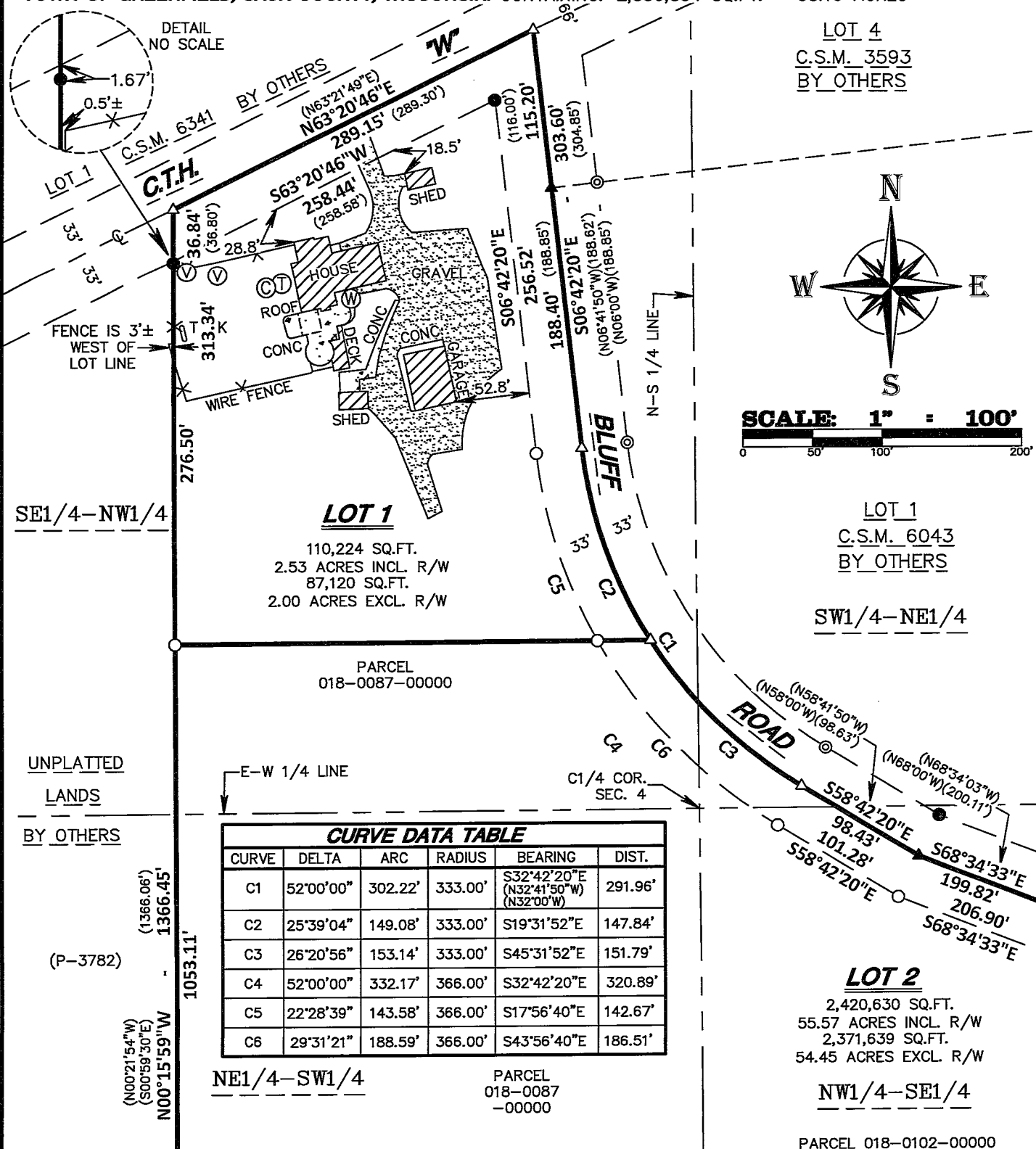
DWG. 924-495 SHEET 2 OF 5

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE SE1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SW1/4, SECTION 4, T. 11 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING: 2,530,854 SQ.FT. - 58.10 ACRES

LOT 4
C.S.M. 3593
BY OTHERS



CLIENT/OWNER: RYAN M. MESSER
E13095 COUNTY ROAD "W"
BARABOO, WI 53913

As prepared by:
GROTHMAN & ASSOCIATES S.C.
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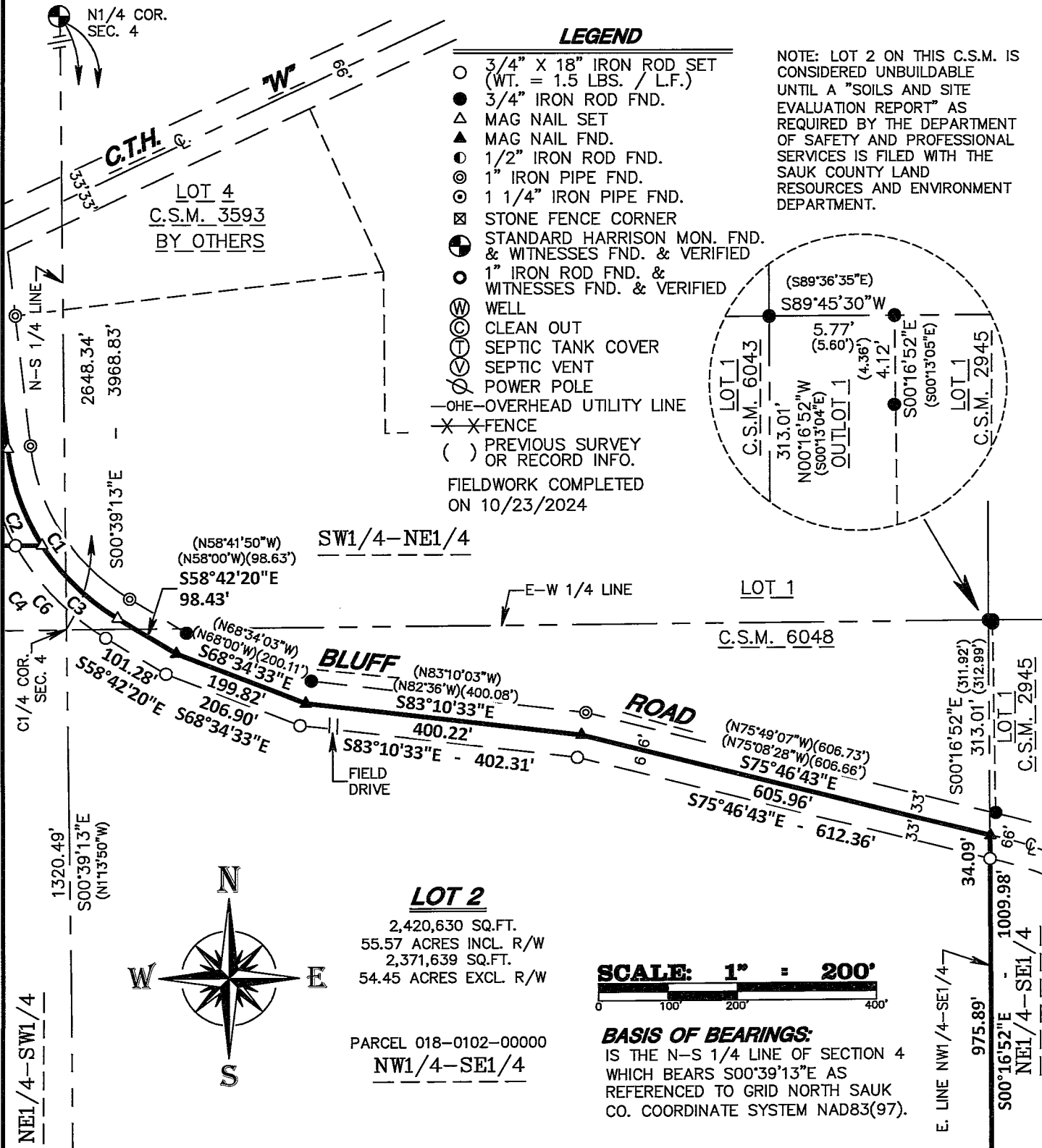
SEAL:
WISCONSIN
SCOTT P. HEWITT
S-2239
PORTAGE
WISCONSIN
LAND SURVEYOR
11-15-24

G & A FILE NO. 924-495
DRAFTED BY: T. KASPER
CHECKED BY: TG
PROJ. 1221-786
DWG. 924-495 SHEET 3 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

BEING PART OF THE SE1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SW1/4, SECTION 4, T. 11 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING: 2,530,854 SQ.FT. — 58.10 ACRES



As prepared by:

GAGROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES

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(RED LOGO REPRESENTS THE ORIGINAL MAP)



G & A FILE NO. 924-495

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1221-786

DWG. 924-495 SHEET 4 OF 5

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE SE1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SW1/4, SECTION 4, T. 11 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING: 2,530,854 SQ.FT. — 58.10 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Ryan M. Messer**, I have surveyed, monumented, mapped and divided part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Southwest Quarter, part of the Northwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter, Section 4, Town 11 North, Range 7 East, Town of Greenfield, Sauk County, Wisconsin, described as follows:

Beginning at the South Quarter corner of Section 4;
thence South 88°42'58" West along the South line of the Southeast Quarter of the Southwest Quarter, 210.98 feet to the Southwest corner of lands described and recorded in Document No. 1178311;
thence North 05°05'01" West along the West line of lands described and recorded in Document No. 1178311, 1,322.74 feet;
thence North 89°09'39" East along the West line of lands described and recorded in Document No. 1178311, 6.00 feet;
thence North 11°52'26" West along the West line of lands described and recorded in Document No. 1178311, 400.50 feet;
thence North 00°15'59" West along the West line of lands described and recorded in Document No. 1178311, 1,366.45 feet to the Northwest corner thereof, said point being in the centerline of County Trunk Highway W;
thence North 63°20'46" East along the centerline of County Trunk Highway W, 289.15 feet;
thence South 06°42'20" East along the centerline of Bluff Road, 303.60 feet;
thence Southeasterly along a 333.00 foot radius curve to the left in the centerline of Bluff Road having a central angle of 52°00'00" and whose long chord bears South 32°42'20" East, 291.96 feet;
thence South 58°42'20" East along the centerline of Bluff Road, 98.43 feet;
thence South 68°34'33" East along the centerline of Bluff Road, 199.82 feet;
thence South 83°10'33" East along the centerline of Bluff Road, 400.22 feet;
thence South 75°46'43" East along the centerline of Bluff Road, 605.96 feet to a point in the East line of the Northwest Quarter of the Southeast Quarter;
thence South 00°16'52" East along the East line of the Northwest Quarter of the Southeast Quarter, 1,009.98 feet to the Southeast corner of the Northwest Quarter of the Southeast Quarter;
thence South 89°44'34" West along the South line of the Northwest Quarter of the Southeast Quarter, 1,318.18 feet to the Southwest corner thereof;
thence South 00°45'53" East along the East line of the Southeast Quarter of the Southwest Quarter, 1,317.48 feet to the point of beginning.
Containing 2,530,854 square feet, (58.10 acres), more or less. Being subject to County Trunk Highway W right-of-way along the Northerly side thereof and Bluff Road right-of-way along the Easterly 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 and the Town of Greenfield Land Division Ordinance to the best of my knowledge and belief.

Scott P Hewitt

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: November 15, 2024

File No.: 924-495

CLIENT/OWNER: RYAN M. MESSER

E13095 COUNTY ROAD "W"

BARABOO, WI 53913

**GA GROTHMAN
& ASSOCIATES S.C.**
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DWG. 924-495 SHEET 5 OF 5

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE SE1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SW1/4, SECTION 4, T. 11 N, R. 7 E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN. CONTAINING: 2,530,854 SQ.FT. — 58.10 ACRES

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

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

Town Chairperson

RESOLVED THAT this Certified Survey Map in the City of Baraboo, extraterritorial jurisdiction is hereby approved by the Plan Commission.

Date _____

Date _____

Date _____

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: RYAN M. MESSER
E13095 COUNTY ROAD "W"
BARABOO, WI 53913

**RESTRICTIVE COVENANTS
DEVIL'S LAKE BUSINESS PARK
(aka Baraboo Business Park)**

- I. **INTENT** – The City of Baraboo intends to use the lands located east of Highway 12 and adjacent to Highway 123 and the Baraboo Country Club and Golf Course as the Baraboo Business Park. The lands comprising the Baraboo Business Park are described on Exhibit A, attached hereto and incorporated by reference and shall hereafter be referred to as the “Business Park.” For the purpose of preserving the value of the lands contained within the Business Park, as well as all lands located in its general vicinity, the City hereby declares and provides that, in addition to the Baraboo Municipal Code of Ordinances, all lands within the Business Park shall be subject to the restrictions, covenants and conditions set forth herein. These covenants are further intended to facilitate the above purposes in a contemporary, professional, and office-life setting within the Business Park. In addition to office uses, the City encourages contemporary industrial development, thereby providing a desirable location for those industrial types which are harmonious with and do not constitute a hazard or a nuisance to surrounding communities and lands. The City encourages the development of clean and quiet industrial uses while permitting light manufacturing, warehousing, and other similar industrial uses. These covenants are further intended to insure that the architectural designs of both buildings and sites are consistent with the standards necessary to maintain a quality mixed-use park that is attractive to both the office and industrial owner. The enforcement of these Covenants is intended to provide for the enhancement of property values and to the aesthetic and financial success of the Business Park.
- II. **PERMITTED USES** – No parcel in the Business Park may be built upon, altered or occupied for any purpose or use unless said purpose or use has been referred to the Baraboo Economic Development Commission (BEDC) and the City of Baraboo Planning Commission (Commission) for their consideration, recommendation and report to the Common Council. The kinds of uses deemed appropriate by the City are set forth below and are for illustrative purposes only. All specific uses must obtain the approval of the Common Council as set forth in this section.
- A. Offices, business, and professional, including:
- Accounting, auditing, and bookkeeping offices,
 - Advertising offices,
 - Banks and financial institutions,
 - Business Associations,
 - Business and management consultant offices,
 - Chiropractic offices,
 - Contractors offices,
 - Dental offices,
 - Educational and scientific research offices,
 - Employment agency offices,
 - Engineering and architectural offices,
 - Finance offices,
 - Insurance offices,
 - Investment service offices,
 - Labor unions,
 - Laboratories, with accessory research and testing,
 - Legal offices,
 - Medical clinics and offices,
 - Real estate offices.

B. Manufacturing activities including:

Bicycles,
Cabinets,
Cameras,
Candy,
Clothing,
Computers,
Electrical appliances,
Electronics components,
Furniture,
Generators,
Glass products,
Machine shop,
Machine tools,
Medical equipment,
Motors,
Musical instruments,
Photographic equipment,
Plastics products,
Printing shops,
Printing and publishing establishments,
Sporting and athletic equipment,
Telephone transmission buildings,
Televisions,
Toys,
Transformers,
Warehouse and mini-storage facilities,
Wholesale business.

C. Other uses not expressly stated herein provided that any such use is closely related to those included in these Covenants and provided further that the Common Council approves the use conditionally or otherwise.

III. PROHIBITED USES – The following uses shall not be permitted in the Business Park:

Abattoirs,
Acid manufacture,
Cement, lime, gypsum or plaster of paris manufacture,
Drop force,
Explosive/hazardous materials manufacture or storage,
Fat rendering,
Fertilizer manufacture,
Junk yards,
Smelting of metals,
Stockyards,
Tannery.

IV. MINIMUM PARCEL SIZE – The minimum parcel size for all parcels in the Business Park shall be five (5) acres.

- V. **CONSTRUCTION MATERIALS** – All buildings constructed within the Business Park shall provide for attractive profiles. Exterior walls may be constructed of wood, brick, architectural concrete masonry units, stone, architectural concrete and pre-cast concrete, glass, enameled or anodized metal. Materials shall be combined with design and color consistent with the harmonious development of the site.

The stark underdesigned warehouse look shall be eliminated through the use of sidewall and façade materials, e.g., masonry, metal, wood, concrete, and glass, with attractive profiles, textures, and colors. All designs shall provide for the smooth transition between office and light manufacturing building space requirements.

The design of any accessory buildings shall be consistent with the design and materials proposed for the principal building(s).

- VI. **ARCHITECTURAL REVIEW** – Prior to initiating construction on any parcel in the Business Park, the owner shall submit plans for approval to the Commission. The plans and specifications must include the following elements:

- A. Building plans and elevations.
- B. A complete site plan depicting all setbacks, parking lots, loading docks, signs, refuse collection systems, general landscaping, and circulation patterns, and all exterior lighting proposed for the site.
- C. A landscaping plan accurately depicting the location, number, and type of plantings and/or berms proposed for the site.

The owner shall submit five (5) copies of all documents and plans to the City Clerk. All elevations shall be drawn at a minimum of $1/8'' = 1'$. All site plans shall be drawn at a scale no smaller than $1'' = 20'$, unless otherwise approved by the City Engineer.

Within fifteen (15) days from the date the plans are received by the City Clerk, BEDC shall review the plans and forward its recommendation, in writing, to the Commission. Within thirty (30) days of submission of the plans and the BEDC recommendations to the Commission, the Commission shall issue its decision thereon. The owner may appeal the Commission's decision to the Baraboo Common Council by filing a written notice of appeal with the City Clerk no later than fifteen (15) days from the date of the Commission's decision. The Council shall duly consider the matter and its decision shall be final. Plans shall be evaluated considering the provisions of these covenants as well as the general welfare of the Business Park occupants and surrounding property owners.

- VII. **PERFORMANCE STANDARDS** – The following minimum standards shall apply to all developments proposed within the Business Park.

A. Setbacks

- 1. Front: 30 feet * setback areas shall be landscaped.
- 2. Side: 20 feet * except for driveways. No parking.
- 3. Rear: 25 feet * is allowed in setback areas.

- B. Parking – There shall be no on-street parking. Off-street parking shall be provided on the following basis:

<u>Use</u>	<u>Requirement</u>
Office	Five (5) spaces plus one (1) space for each three hundred (300) sq. ft. of floor area over one thousand (1,000) sq. ft.
Manufacturing	Two (2) spaces for each three (3) employees or two (2) spaces for each one thousand (1,000) sq. ft. of floor space, as determined by the Plan Commission.

All parking lots shall be permanently surfaced with either asphalt or concrete. At least three (3) percent of the total parking lot surface area shall be landscaped as specified in these Covenants. Corner lots may be exempted from some setback requirements provided that loading and maneuvering areas are screened from public view by careful building orientation and landscaping.

- C. Off-Street Loading – Loading docks positioned at the front of any building shall be setback at least seventy (70) feet. Maneuvering areas shall not encroach into the front, side, or rear yard setback areas as specified in Section VII A. of these Covenants.

- D. Signs – All signs shall be constructed in accordance with the City of Baraboo Zoning Ordinance. In addition to the requirements contained therein, the following requirements shall also apply:

1. All identity signage not attached to the building shall be set back a minimum of 15 feet from the property line. Signs shall be incorporated into the landscape plan. Sign material shall be as specified by the City. Maximum size overall shall not exceed five (5) feet in height or fifty (50) square feet in area.
2. All identity signage attached to the building shall be incorporated into the building architecture and shall be presented for approval with the architectural plans. Signs may not exceed 10 percent of the square feet contained in the wall to which they are affixed. In addition, signs may not extend above the roof parapet line or project more than 18 inches from the face of the building.
3. Traffic control and directional signage within individual lot developments shall be consistent with the identity signage and submitted for approval with the landscape design.
4. Traffic control and directional signage within public right-of-ways shall be of the standard type used by the City and shall be installed by City personnel.
5. Flashing signs are expressly prohibited.

- E. Landscaping – The following landscaping requirements shall be adhered to for all developments within the Park.

1. All developed areas of any lot not used for building, parking, driveways, or storage, shall be landscaped with trees, shrubs, berms, and planted ground covers. Areas of the site held or designated for expansion shall be planted with grass sand maintained as specified herein. The Commission shall determine the area of the site acceptable for expansion.

2. It is the owner's responsibility to maintain all landscaping in an attractive and well-trimmed condition at all times. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.
3. A landscaping plan shall be prepared and submitted for approval by the Commission at the plan review stage. All landscaping shall be installed prior to the commencement of business operations or the end of the first planting season, whichever is feasible. To insure compliance with these provisions, the owner shall submit a bond in an amount equal to one and one-half (1½) times the estimated cost of the landscaping as specified in the landscaping plan. The bond shall be in a form approved by the City Attorney. The bond will be refunded to owner upon satisfactory installation of all landscaping elements as specified in the approved landscaping plan.

- F. Outdoor Storage and Display – No outside storage of any kind shall be permitted unless such storage material is visually screened from all streets with a suitable fence at least six (6) feet in height. Screening shall be attractive in appearance and in keeping with the architectural quality of the main structure. Said storage shall be limited to the rear two-thirds of the property, and within the building setback lines. No waste material or refuse may be dumped or permitted to remain on any part of the property outside of the building. Storage of fuel oil or other bulk fluids must be underground. Fences, walls or hedges may not extend forward of building setback lines.

VIII. **CONSTRUCTION** – Only such excavation and drilling as are necessary for construction will be allowed. Owner shall plan to minimize erosion, dust, noise, odors, vibrations or other nuisances, which in any way might adversely affect the operation of other park occupants.

- A. During construction, the owner shall clean the working areas each day, shall remove all trash and waste materials, and shall maintain the site in a neat and orderly condition.
- B. All paved City streets shall be cleaned of construction debris at the end of each day's construction leaving the roads in first-class condition.
- C. The owner shall plan and conduct the site grading and construction to minimize erosion and sediment run-off from the areas.
- D. Combination of berms and barriers to direct surface water around the construction sites together with sedimentation basins with overflow weirs shall be employed wherever practical. Finished areas shall be topsoiled and seeded as soon as construction and weather conditions will permit, and areas to be paved should likewise be completed without delay. Owner shall submit an erosion control plan for approval.
- E. The owner shall plan and conduct site grading and haul road use to minimize dust nuisance. To this end, calcium chloride or other wetting agent shall be spread as necessary. Water wagons may also be used to control dust.
- F. The owner shall plan to minimize noise from construction activities to the extent possible.

IX. **COMPLETION OF PROJECT/REPURCHASE** – In the event any purchaser of land in the Business Park elects to sell any portion which is not being used in connection with the business or industry of the purchaser, or which the purchaser desires to sell separate and distinct from any sale of the business or industry being conducted by the purchaser, the same shall first be offered for sale, in writing, to the City

of Baraboo at the price per acre paid for such land by purchaser, together with the costs of any improvements thereon paid for by the purchaser and any special assessment paid by the purchaser relating to such land, with interest at the rate of 5% per annum on the purchase price from the date of payment of the purchase price of the said land by the purchaser, and 5% per annum on the costs of improvements from the date of payment of any costs for improvements on said lands by the purchaser and 5% per annum on the costs of any special assessments from the date of payment of any special assessments paid by the purchaser relating to such lands to the date of repurchase by the City. Any division of a parcel shall comply with the minimum parcel size requirements of Section IV.

Added by Resolution 2001-56 adopted by the Baraboo Common Council on July 10, 2001, Article IX shall be amended by adding the following provision to said Article IX:

In the event any purchaser of land in the Business Park is required to sell any such lands, voluntarily or involuntarily, pursuant to a condemnation proceeding, the lands subject to the condemnation shall first be offered for sale, in writing, to the City of Baraboo at the price per acre paid for such land by said purchaser, together with the cost of any improvements thereon paid for by the purchaser and any special assessments paid by the purchaser relating to such land, with interest at the rate of 3% per annum on the purchase price from the date of payment of the purchase price of said land by the purchaser, and 3% per annum on the cost of improvements from the date of payment of any cost for improvements on said lands by the purchaser and 3% per annum on the cost of any special assessment from the date of payment of any special assessment paid by the purchaser relating to such lands to the date of repurchase by the City. The seller shall pay any unpaid real estate taxes and real estate taxes for the year of closing shall be pro-rated. The seller shall furnish title insurance at seller's expense for the amount of the purchase price. The procedures for accepting or rejecting such offer and for closing shall be as provided in this subsection, Article IX. If the City of Baraboo is the condemnor, the lands subject to the condemnation shall be sold to the City at the same price and terms as provided in this Amendment.

The City shall have ninety (90) days from the date of receipt of such offer to accept or reject it, unless an extension of time may be agreed upon in writing. Acceptance or rejection of such offer shall be by resolution adopted by the City Council.

In the event of acceptance of such offer by the City, conveyance shall be by Warranty Deed, free and clear of all liens and encumbrances created by act or default of the purchaser. If the City fails to act on such offer of sale within ninety (90) days from receipt thereof or rejects the offer, the purchaser may then sell the land to any third party and the City shall have no further interest or right therein, except that the use of the land by any subsequent purchaser shall be subject to applicable zoning, ordinances, restrictions and regulations of the City and the Business Park Restrictive Covenants relating to the use of the land at the time of sale.

If a purchaser of land in the Business Park has not or cannot start construction and improvements on the land purchased within twenty-four (24) months of the date of payment of the purchase price, the City of Baraboo shall have the right to repurchase the property from the purchaser at the original purchase price without interest. Any extension of time to permit construction and improvement must be mutually agreed upon in writing between the City and the purchaser and adopted by resolution of the Baraboo City Council.

If the City reclaims the land through non-performance by the purchaser as provided herein, purchaser shall convey the property to the City by Warranty Deed, free and clear of all liens and encumbrances created by act or default of the purchaser. The Deed shall be delivered to the City upon payment of the amounts set forth herein.

If the City reclaims the land through non-performance by the purchaser, the City may sell the land to any party and the subsequent purchaser shall be subject to applicable zoning, ordinances, restrictions,

and regulations of the City and the Business Park Restrictive Covenants relating to the use of the land at the time of the sale.

The provisions of this Section (Section IX) may be amended or modified only by a majority vote of the Baraboo City Council and such amendment shall not require the approval or action of the other property owners within the Business Park as set forth in Section X of these Restrictive Covenants.

- X. ENFORCEMENT – Each parcel in the Business Park shall be conveyed subject to these Restrictive Covenants, all of which are to run with the land and shall be binding on all purchasers, their successors, assigns, and any persons claiming under them for a period of ten (10) years from the recording of the Restrictive Covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument is recorded containing the signatures of the owners of a majority of the land in the Business Park (based upon the amount of square footage owned as compared to the total square footage in the Business Park), and also containing the approval of the Baraboo City Council as evidenced by a resolution duly adopted by the City Council, which instrument and resolution shall agree to change, modify, or amend the Restrictive Covenants in whole or in part.

If two or more persons own one parcel, any one of such persons may cast a vote for that parcel and such vote shall be deemed to have been cast on behalf of all other owners and with their consent. However, if two or more owners of a single parcel cannot agree among themselves, such parcels shall not be counted in the voting. The unsold lands retained by the City shall be included in the voting.

The Restrictive Covenants of the Business Park, with the exception of the provisions of Section IX, may be modified and amended by the recording of an instrument to said effect duly signed by a majority of the then owners of a majority of the lands in the Business Park and also containing the approval of the Baraboo City Council, as evidenced by a resolution duly adopted by the City Council. The majority of the property owners shall be determined as set forth in this section. The City shall have the right at any time, however, to amend and modify these Covenants as applied to any lands in the Business Park owned by the City by the recording of an instrument to said effect containing the approval of the City Council as evidenced by a resolution adopted by the City Council.

- XI. BINDING EFFECTS – All restrictions and covenants contained herein are imposed for the benefit of lands within the Business Park, and are made for the benefit of the City and of any and all persons who may hereafter own an interest in any lands within the Business Park. All such persons in interest, including the City of Baraboo, are specifically given the right to enforce these covenants, restrictions, and conditions by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages, or both.

If the owner violates any of the provisions contained in these covenants and fails to cure such default within 30 days after receipt of written notice thereof from the City, the City shall have the right, privilege and license to enter upon the premises and take such action as is necessary to cure such violation and all reasonable cost incurred by the City shall be reimbursed to the City by the violator.

No failure to object to a violation of these Covenants, or to take action to enforce any covenants or conditions shall be deemed a waiver of any right to fully enforce the same thereafter.

If any covenant, condition, or restriction set forth herein, or any portion thereof, is determined to be invalid or void because unlawful, such invalidity shall in no way affect any other covenant, condition, or restriction herein provided.

- XII. VARIANCES – The City of Baraboo reserves the right to grant variances to any or all of these restrictions as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of these restrictions will result in practical difficulty or unnecessary hardship or if in the judgment of the Council the development or lack of development of the Business Park makes such course of action necessary or advisable. A variance shall be granted by a duly adopted resolution of the City Council after recommendation and report by the Commission to the Council.
- XIII. OTHER APPLICABLE ZONING ORDINANCES – These Covenants shall not supersede compliance with all other applicable Federal, State, and local codes and ordinances, provided, however, that where these Covenants directly conflict with the Baraboo Municipal Code of Zoning Ordinance, the Covenants set forth herein shall apply.

Dated this 21st day of May, 1986.

CITY OF BARABOO

By:

Donald R. Pierce
Mayor

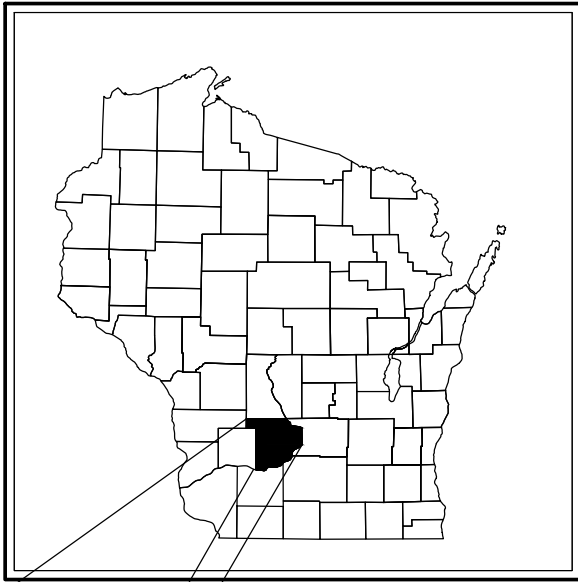
By:

Dean T. Bothell
City Clerk

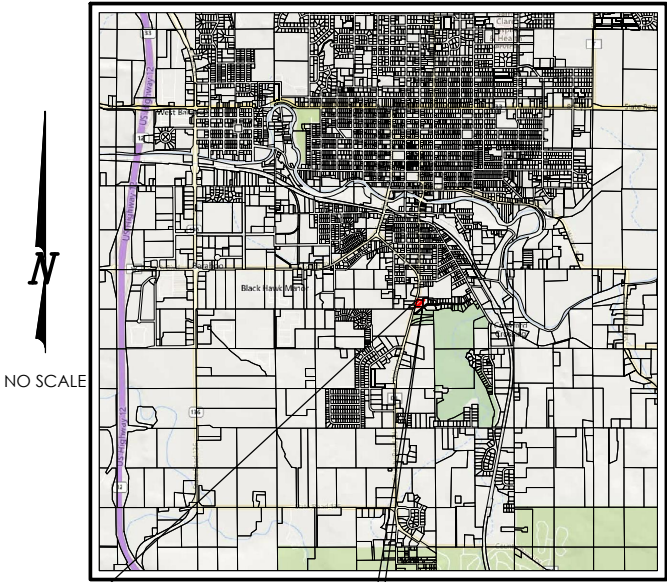
Drafted by:
Attorney James C. Bohl

BARABOO DUPLEX
S&T SUNSET PROPERTIES LLC

City of Baraboo
Sauk County, WI
May, 2022



PROJECT LOCATION



BARABOO, WI
LOCATION PLAN



NO SCALE

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN
COORDINATE REFERENCE SYSTEM (WISCRS), SAUK COUNTY,
NAD83 (91), IN U.S. SURVEY FEET. POSITIONS SHOWN ARE GRID
COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES
ARE THE SAME AS GROUND DISTANCES. ELEVATIONS ARE REFERENCED
TO NAVD 88 (2011). GPS DERIVED ELEVATIONS ARE BASED ON GEOID 12A.

Table with 2 columns: Sheet Number, Sheet Title. Rows include Title Page, Existing Site Plan, Proposed Site Plan, Utilities, Proposed Grading Plan, Erosion Control Plan, Erosion Control Details, Site Improvement Details, and Sewer and Water Lateral Details.

ABBREVIATION LIST

EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
TOW = TOP OF WALL
ROW = RIGHT OF WAY
INV = INVERT
ELEV = ELEVATION
PVC = POINT OF VERTICAL CURVE
PVI = POINT OF VERTICAL INTERSECTION
PVT = POINT OF VERTICAL TANGENT
PC = POINT OF CURVE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENT
TYP = TYPICAL
SAN = SANITARY SEWER
ST = STORM SEWER
R = RADIUS
TC = TOP OF CURB
FL = FLOW LINE
STA = STATION
LP = LOW POINT
HP = HIGH POINT
MH = MANHOLE
INL = INLET
PVMT = PAVEMENT
HC = HORIZONTAL CURVE
VC = VERTICAL CURVE
L = LENGTH
CL = CENTERLINE
B-B = BACK TO BACK

EXISTING LINETYPES LEGEND

San SANITARY SEWER
ST STORM SEWER
WM WATER MAIN
FM FORCE MAIN
E ELECTRIC
OE OVERHEAD ELECTRIC
G GAS
FO FIBER OPTIC
T TELEPHONE
TV TV
X-X FENCE
GL GL GRADING LIMITS
SF SF SILT FENCE
DB DB DOUBLE SEDIMENT BARRIER

SYMBOLS LEGEND

- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- VALVE
- CURB STOP
- WELL
- PROPERTY CORNER
- LIGHT POLE
- POWER / TELEPHONE POLE
- GUY WIRE
- UTILITY PEDESTAL
- SIGN
- SOIL BORING
- MONITORING WELL
- MAILBOX
- POTENTIAL HAZARD
- BENCHMARK
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP SYMBOL

DIGGERS HOTLINE NOTE
To Obtain Location of
Participants Underground
Facilities Before You
Dig in Wisconsin
CALL DIGGERS HOTLINE
1-800-242-8511
Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate

EROSION NOTES

- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- SILT FENCE, TEMPORARY SEDIMENT BASIN, & ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRUBBING.
- ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION TYPE-D INSTALLED UPON INLET INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR WEEKLY DNR INSPECTION REPORTS IN ACCORDANCE WITH NR 216.46(9).
- ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.
- THE DETENTION BASIN SHALL BE CONSTRUCTED PRIOR TO MASS LAND DISTURBANCE AND UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.
- ANY AREAS WHERE GRADING IS COMPLETED SHALL BE STABILIZED WITH FERTILIZER, SEED, & MULCH AS SOON AS POSSIBLE.
- ALL BEST MANAGEMENT PRACTICES WILL BE INSTALLED BY THE TIME THE CONSTRUCTION SITE IS CONSIDERED STABILIZED.
- A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- STOCKPILES LEFT INACTIVE FOR 7 DAYS SHALL BE SEEDED AND SURROUNDED BY SILT FENCE.
- ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
- ALL VEHICLE TRAFFIC IS PROHIBITED WITHIN THE UNDISTURBED LAND BUFFER WHENEVER PRACTICAL.
- EROSION CONTROL MAT CLASS I, TYPE A WILL BE USED IN NON-CHANNEL AREAS AND CLASS I, TYPE B WILL BE USED IN CHANNEL AREAS.
- ALL DEWATERING PERMITTING, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1061.
- STREETS SHALL BE SWEEP AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE MUNICIPALITY.
- TRACKING PADS SHALL BE USED AT THE CONSTRUCTION ENTRANCE AND EXITS.
- ALTHOUGH ROCK CONSTRUCTION TRACKING PADS MAY NOT BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INSTALL THEM AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO MINIMIZE TRACKING ONTO ADJACENT STREETS. THESE PADS ARE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST CONTROL.
- ALL BANK AREAS DISTURBED SHALL BE STABILIZED WITH EROSION CONTROL MAT IMMEDIATELY.
- POSITIVE DRAINAGE AWAY FROM THE BUILDING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE CONFIRMED BY THE ENGINEER.
- DOWN SPOUTS SHALL BE DIRECTED IN A SAFE MANNER AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS.
- ALL FILL PLACED UNDER BUILDING AND PAVED AREAS SHALL BE STRUCTURALLY SOUND.
- SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER'S HEIGHT.
- BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY. DECOMPOSING STRAW BALES WILL BE REPLACED (TYPICAL BALE LIFE IS THREE MONTHS).
- ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY. ACCUMULATED SEDIMENT/DEBRIS IN SEWER PIPES SHALL BE CLEANED PRIOR LOCAL MUNICIPALITY TAKING OWNERSHIP.
- ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.
- ALL EROSION CONTROL MAT SHALL BE INSTALLED WITHIN 24 HOURS OF FINAL GRADES BEING ESTABLISHED.

GENERAL NOTES

- GENERAL
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED, BY CONTRACTOR, PRIOR TO CONSTRUCTION.
- EXISTING DRIVEWAYS ARE DESIGNATED IN THE FOLLOWING MANNER:
A -- ASPHALT
G -- GRAVEL
C -- CONCRETE
D -- DIRT
- PROPOSED DRIVEWAY APPROACH TO BE REPLACED IN-KIND UNLESS EXISTING APPROACH IS DIRT OR GRAVEL; IN WHICH CASE, AN ASPHALT APPROACH IS TO BE USED.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO ALL AFFECTED RESIDENTS FOR ALL PLANNED WATER AND/OR SEWER SERVICE OUTAGES.
- ALL ASPHALT REPAIRS/REPLACEMENT SHALL BE SAWCUT TO MATCH EXISTING PAVEMENT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL EXISTING ASPHALT AND GRAVEL DRIVEWAY APRONS THAT ARE REQUIRED TO BE RECONSTRUCTED SHALL BE REPLACED WITH 8" OF CRUSHED AGGREGATE BASE COURSE AND 3" OF ASPHALT. ALL EXISTING CONCRETE DRIVEWAY APRONS THAT ARE REQUIRED TO BE RECONSTRUCTED SHALL BE REPLACED WITH 6" CONCRETE.
- SANITARY SEWER & FORCEMAIN
1. EXISTING SANITARY SEWER LOCATIONS, SIZES, AND TYPES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MAKING ANY CONNECTIONS.
- EXISTING FORCEMAIN LOCATIONS ARE SHOWN APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MAKING ANY CONNECTIONS.
- NOT ALL SEWER LATERALS ARE SHOWN. ALL PARCELS TO HAVE SANITARY SEWER SERVICE LATERAL REPLACED EVEN IF NOT SHOWN. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL SANITARY SEWER SERVICE LATERALS.
- REPLACE SEWER LATERALS FROM RIGHT OF WAY TO NEW SANITARY MAIN AND INSTALL A TRACER WIRE TERMINAL BOX AT THE STREET RIGHT-OF-WAY.
- LATERALS SHALL BE 6" PVC UNLESS OTHERWISE INDICATED.
- PROVIDE 7.0' MINIMUM DEPTH OF COVER OVER PROPOSED FORCEMAIN.
- SANITARY SEWER PIPE LENGTHS ARE SHOWN MEASURED FROM INSIDE OF STRUCTURE TO INSIDE OF STRUCTURE.
- ALL LATERAL CONNECTIONS TO NEW MAIN SHALL BE MADE WITH WYE CONNECTIONS.
- MANHOLES SHALL BE INSTALLED 1/4" LOWER THAN FINAL ASPHALT GRADES.
- STORM SEWER
1. SITE SHALL UTILIZE PERVIOUS PAVEMENT AS STORM SEWER BMP.

Table with 5 columns: PROJECT, ADDRESS, SHEET NAME, REVISION, PROJECT NO. Row 1: BARABOO DUPLEX, 1035 WALNUT STREET, BARABOO, WI 53913, TITLE PAGE, 0422-12. Row 2: S&T SUNSET PROPERTIES LLC, Revisions table, 0422-12.

RES ROUSSEV ENGINEERING SOLUTIONS, LLC
406 Windy Peak Rd - Verona, WI 53593
608-620-3036 (Office) - svt@rousseveengineering.com

SITE DEVELOPMENT DATA:

SITE ADDRESS: 1035 WALNUT STREET
PARCEL ID 206-1121-00000
DESIGN AREA: 49,530 SF (1.14 AC±)
CURRENT ZONING: R3

MINIMUM YARD DIMENSIONS
PRINCIPLE BUILDING
1. STREET - 25 FEET
2. SIDE YARD - 10 FEET
3. REAR YARD - 25 FEET

MAXIMUM LOT COVERAGE
1. PRINCIPLE BUILDING = 27%
2. ACCESSORY BUILDING = 8%

MAXIMUM BUILDING HEIGHT
1. PRINCIPLE BUILDING: LESS THAN 35'
2. ACCESSORY BUILDING LESS THAN 20'

NOTES:

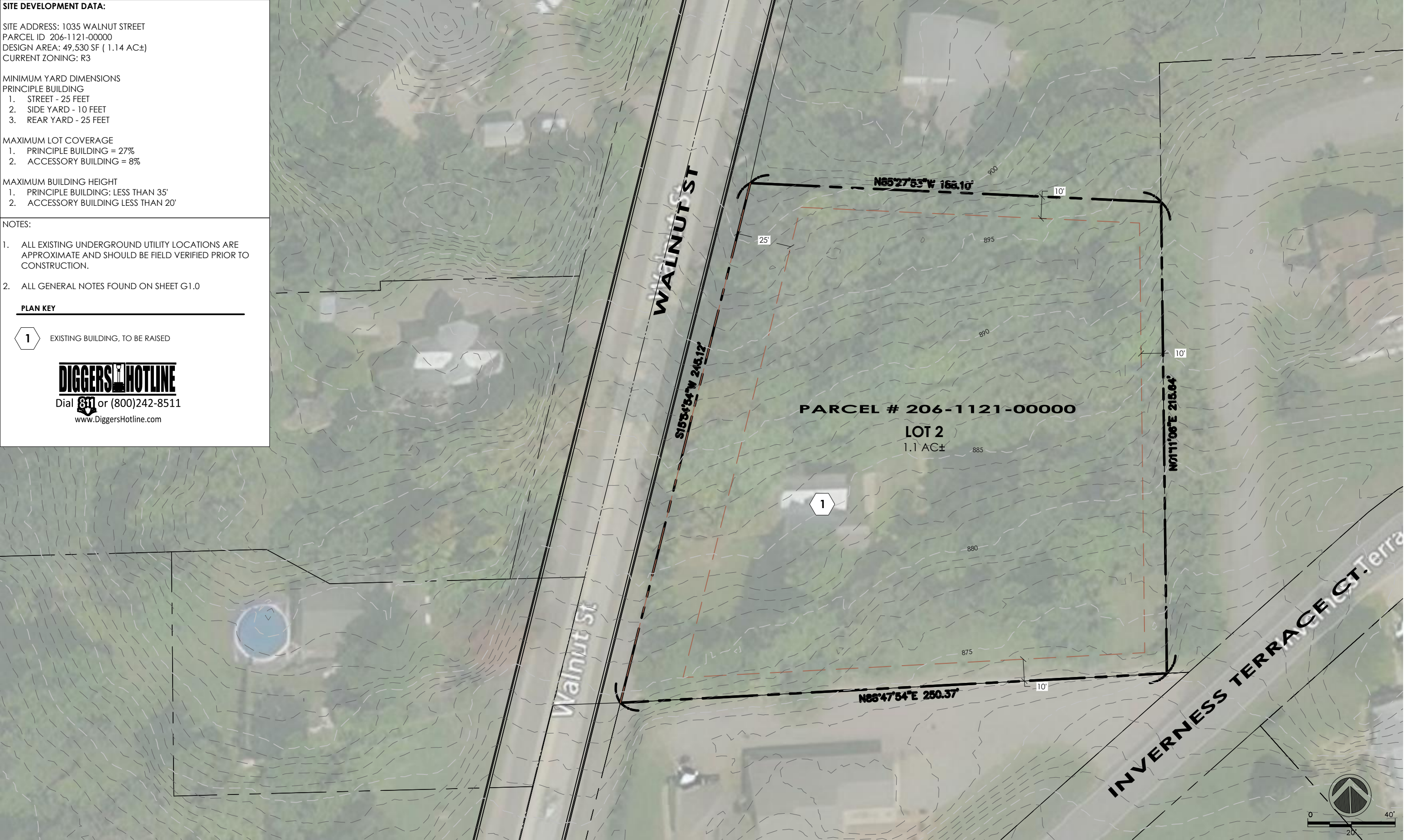
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL GENERAL NOTES FOUND ON SHEET G1.0

PLAN KEY

1 EXISTING BUILDING, TO BE RAISED



Dial 811 or (800)242-8511
www.DiggersHotline.com



PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
BARABOO DUPLEX	1035 WALNUT STREET, BARABOO, WI 53913	EXISTING SITE PLAN	REVISIONS	0422-12	406 Windy Peak Rd • Verona, WI 53593		C1.0
S&T SUNSET PROPERTIES LLC		Page 21 of 42	NO. BY DATE		608-620-3036 (Office) • svet@rousseveengineering.com		

FILE NAME: \\ssr2\RES\Projects\2022\10122-05 Stan Slaney\C1.0.dwg

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PLOT DATE: 5/15/22
PLOT BY: SSR

SITE DEVELOPMENT DATA:

SITE ADDRESS: 1035 WALNUT STREET
PARCEL ID 206-1121-00000
PARCEL AREA:
PARCEL AREA: 49,530 SF (1.14 AC±)
DISTURBED AREA: 40,500 SF (0.92 AC±)
CURRENT ZONING: R3

PROVIDED YARD DIMENSIONS
PRINCIPLE BUILDING

1. STREET - 25 FEET
2. SIDE YARD - 10 FEET
3. REAR YARD - 10 FEET

MAXIMUM LOT COVERAGE

1. PRINCIPLE BUILDING = 27%
2. ACCESSORY BUILDING = 8%

MAXIMUM BUILDING HEIGHT

1. PRINCIPLE BUILDING: LESS THAN 35'
2. ACCESSORY BUILDING LESS THAN 20'

NOTES:

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PLAN KEY

- 1 18" CURB & GUTTER
- 2 PROPOSED ASPHALT DRIVEWAY
- 3 PROPOSED DUPLEX (1,480 SF)

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE SLAB
- SAWCUT LINE

PAR# 1110-1

PAR# 1115

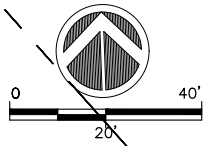
PAR# 1116

PAR# 1120-3

"THE GREENS CONDOMINIUM
OF BARABOO"
PAR# 2127-051

"THE TERRACE CONDOMINIUM"
PAR# 3152-01

INVERNESS TERRACE CT.



PROJECT:

BARABOO DUPLEX
S&T SUNSET PROPERTIES LLC

ADDRESS:

1035 WALNUT STREET, BARABOO, WI 53913

SHEET NAME:

PROPOSED SITE PLAN
Page 22 of 42

REVISION:

REVISIONS NO. BY DATE

PROJECT NO:

0422-12



ROUSSEV ENGINEERING
SOLUTIONS, LLC

406 Windy Peak Rd - Verona, WI 53593
608-620-3036 (Office) - svelt@rousseveengineering.com

SHEET

C2.0

PLOT DATE: 5/15/22
PLOT BY: SSR

FILE NAME: \\ssr2\RES\Projects\2022\10122-05 Stan Slaney\C2.0.dwg

UTILITY NOTES:

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
8. WATER SERVICE SHALL BE TYPE "K" COPPER.
9. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
10. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
11. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
12. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER RE-GRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
13. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- 1 CONNECT TO EXISTING WM & CORPORATION STOP
- 2 2" WATER SERVICE
- 3 CURB STOP
- 4 CONNECT TO BLDG WATER PLUMBING
- 5 6" DIA. PVC SAN. LATERAL TO EX. SAN. SEWER
- 6 SAN. CLEANOUT

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAWCUT LINE



PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
BARABOO DUPLEX	1035 WALNUT STREET, BARABOO, WI 53913	UTILITIES	REVISIONS	0422-12	406 Windy Peak Rd - Verona, WI 53593		C3.0
S&T SUNSET PROPERTIES LLC			NO. BY DATE		608-620-3036 (Office) - svelt@rousseveengineering.com		

- GRADING NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
 3. CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
 4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
 5. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
 6. SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

GRADING LEGEND

--- EXISTING CONTOURS
--- PROPOSED MAJOR CONTOURS (5' INTERVAL)
--- PROPOSED MINOR CONTOURS (1' INTERVAL)
--- SAWCUT LINE

900.00' P PAVEMENT ELEVATION
900.00' TOC TOP OF CURB ELEVATION
900.00' C CONCRETE PAVEMENT ELEVATION

--- DRAINAGE ARROWS

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

PAVEMENT KEY

--- ASPHALT PAVEMENT
--- CONCRETE SIDEWALK
--- SAWCUT LINE

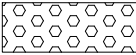
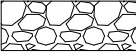
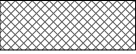





PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
BARABOO DUPLEX	1035 WALNUT STREET, BARABOO, WI 53913	PROPOSED GRADING PLAN	REVISIONS	0422-12	406 Windy Peak Rd - Verona, WI 53593		C4.0
S&T SUNSET PROPERTIES LLC		Page 24 of 42	NO. BY DATE		608-620-3036 (Office) - svt@rousseveengineering.com		

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL KEY

-  TRACKING PAD
-  CLASS II RIP-RAP @ STORM SEWER OUTLET, TYP.
-  EROSION MAT
-  — SF — SILT FENCE, TYP.
-   TEMPORARY DITCH CHECK, TYP.



PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	ROUTER ENGINEERING SOLUTIONS, LLC	SHEET
BARABOO DUPLEX S&T SUNSET PROPERTIES LLC	1035 WALNUT STREET, BARABOO, WI 53913	EROSION CONTROL PLAN Page 25 of 42	REVISIONS NO. BY DATE	0422-12	406 Windy Peak Rd - Verona, WI 53593 608-620-3036 (Office) - svt@rousseveengineering.com	C5.0

FILE NAME: \\ssr2\RES\Projects\2022\10122-05 Stan Slaney\C5.0.dwg



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PLOT DATE: 5/18/22
PLOT BY: SSR

***NOTE:**
8' POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

WOOD POST
LENGTH 4' MIN.
2' MIN. DEPTH IN GROUND

3' *
MAX

3' MAX

3' MAX

3' MAX

3' MAX

GEOTEXTILE FABRIC ONLY

BACKFILL AND COMPACT TRENCH
WITH EXCAVATED SOIL

FLOW
DIRECTION

SUPPORT CORD

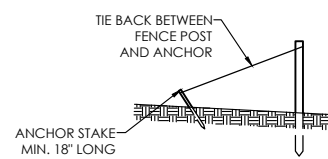
GEOTEXTILE FABRIC

FOLD
3' MAX.

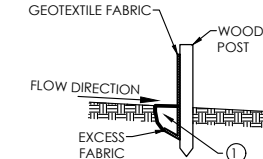
ATTACH THE FABRIC TO THE
POST w/WIRE STAPLES OR
WOODEN LATH AND NAILS

①

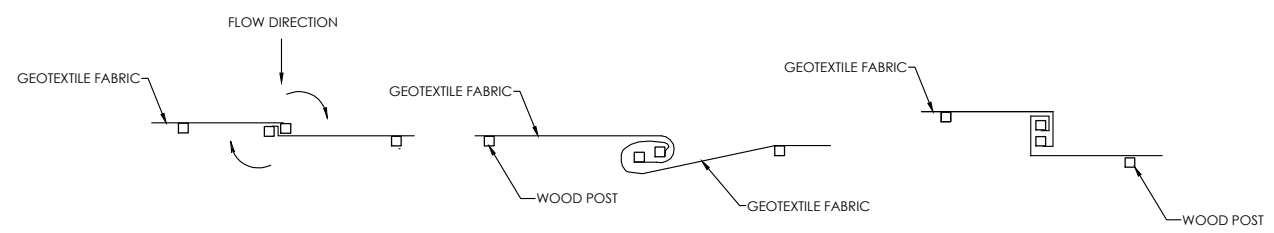
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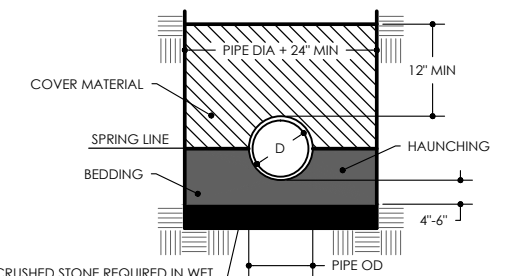
SILT FENCE TIE BACK DETAIL



TRENCH DETAIL



JOINING LENGTHS OF SILT FENCE



BEDDING AND COVER MATERIAL:

CLASS 1A: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

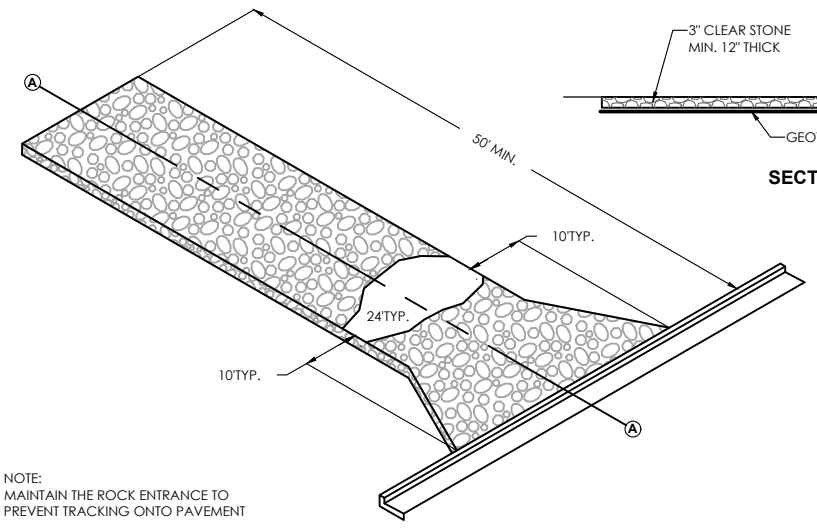
<u>SIEVE SIZE</u>	<u>% PASSING BY WEIGHT</u>
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS 1B: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

<u>SEIVE SIZE</u>	<u>% PASSING BY WEIGHT</u>
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

INSTALLATION:
PLACE AND COMPACT BEDDING MATERIAL AND COVER IN MAXIMUM 6" LAYERS.
WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
COMPACT CLASS 1B WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85%
STANDARD PROCTOR.

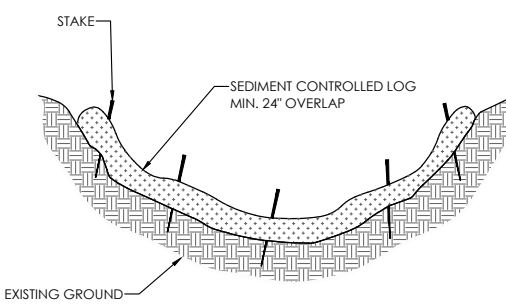
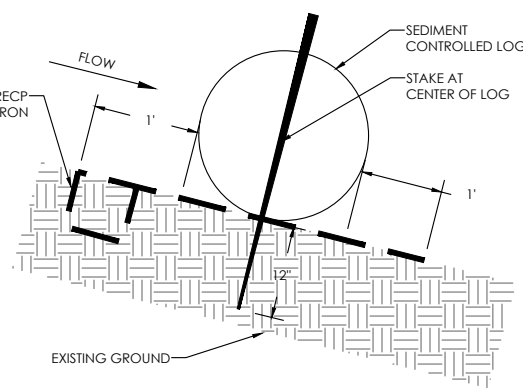
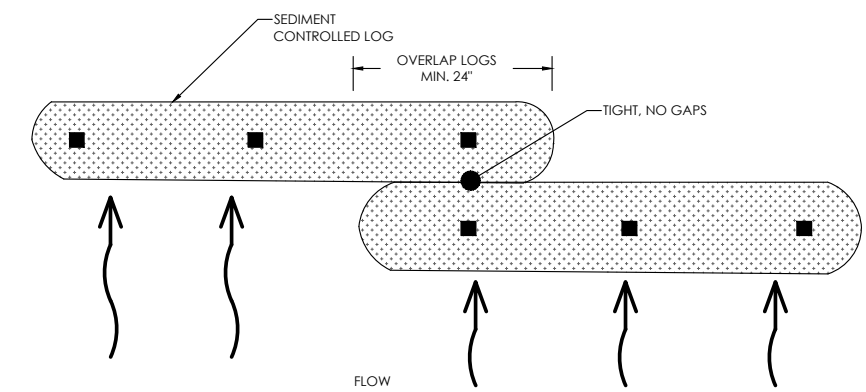
1-SILT FENCE



SECTION A-A

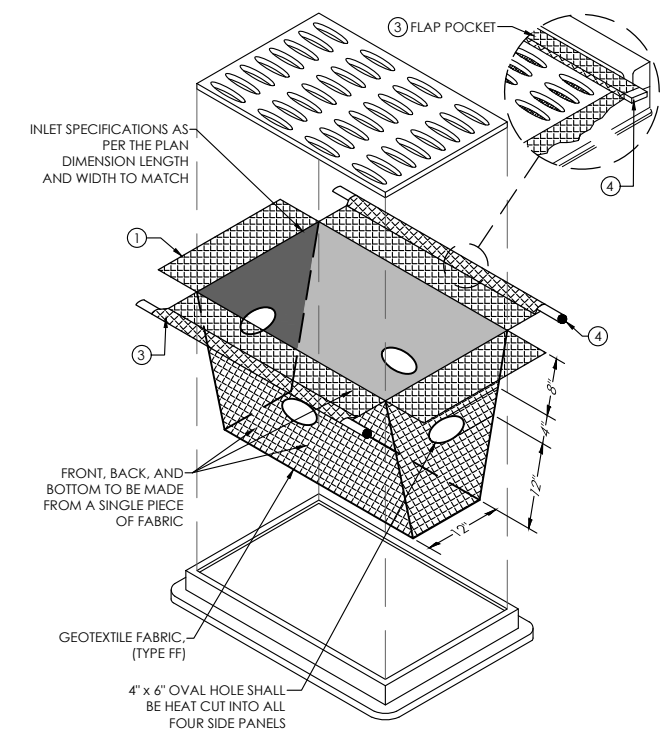
1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 2'4" MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES 'MTH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2-TRACKING PAD



3- TEMPORARY SEDIMENT LOGS

4- FLEXIBLE PIPE BEDDING



TYPE D

5- INLET PROTECTION

PROJECT:
BARABOO DUPLEX
S&T SUNSET PROPERTIES LLC

ADDRESS:
1035 WALNUT STREET, BARABOO, WI 53913

SHEET NAME:
EROSION CONTROL DETAILS
Page 26 of 42

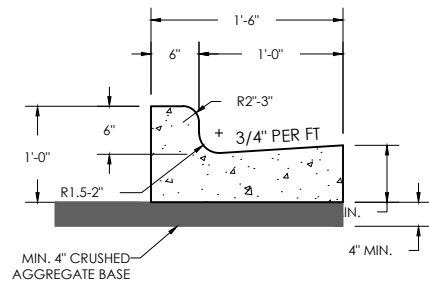
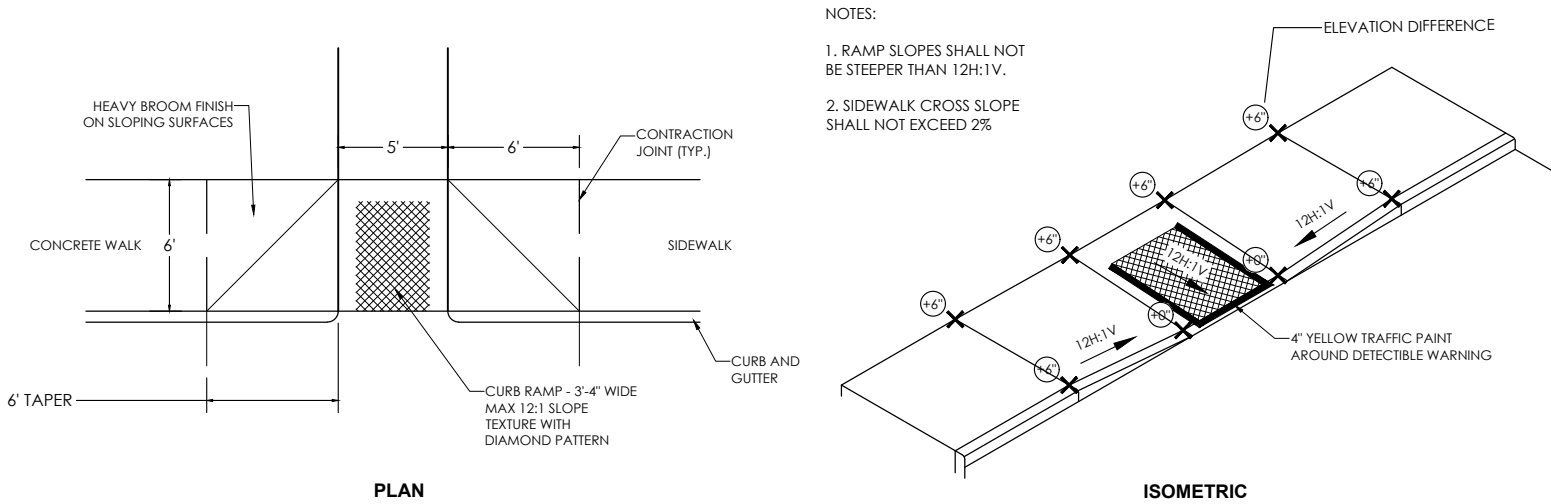
REVISION:			
REVISIONS	NO.	BY	DATE

PROJECT NO:	
0422-12	

RES ROUSSEV ENGINEERING
SOLUTIONS, LLC
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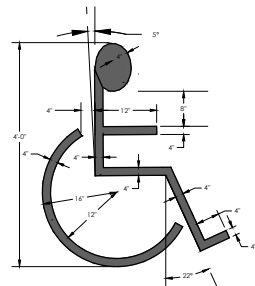
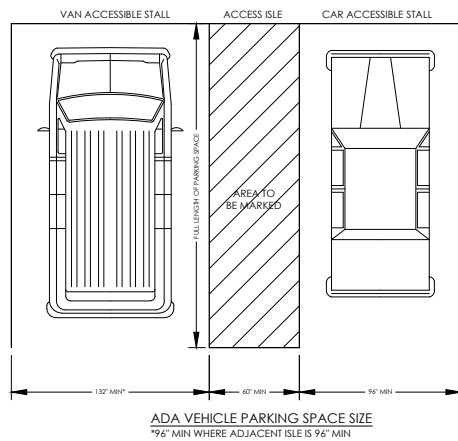
SHEET
C6.0

PLOT DATE: 5/18/22
PLOT BY: SSR



HANDICAP ACCESSIBLE CURB RAMP TYPE C

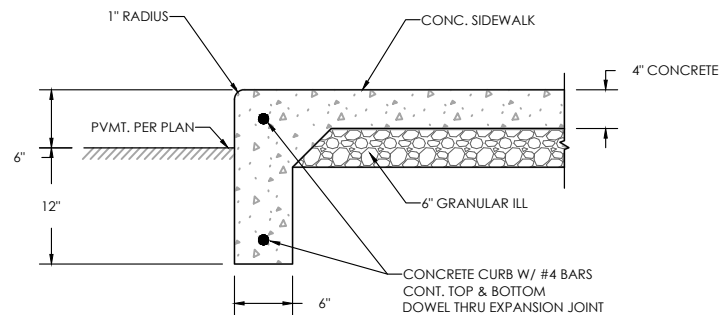
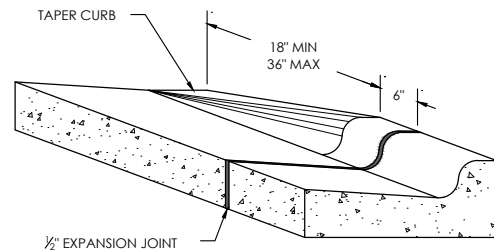
18" STANDARD CURB



- NOTES:
1. SIGNAGE SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) SIGNAGE REGULATIONS.
2. PAINTED SYMBOL TO BE @ ALL ACCESSIBLE SPACES.

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES*
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	25% OF TOTAL
1000 & OVER	20 PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

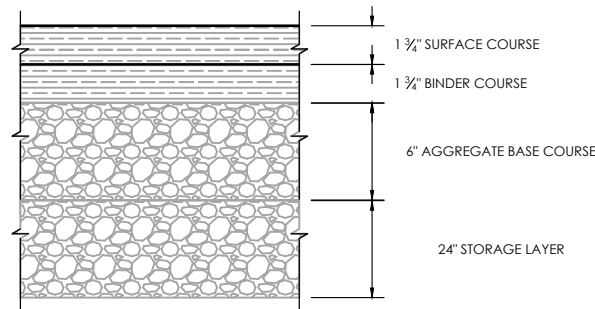
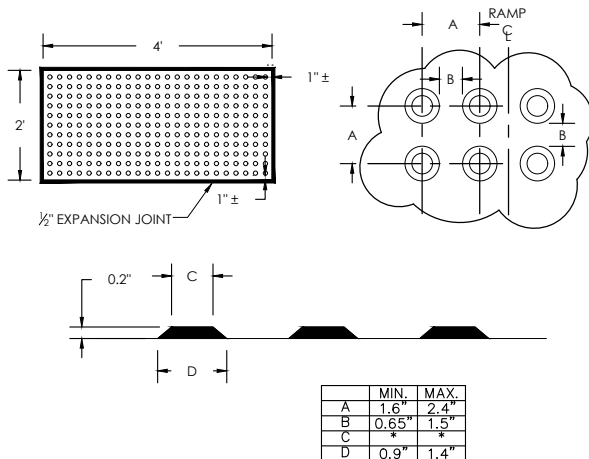
*1 IN 8 ACCESSIBLE PARKING STALLS MUST BE VAN ACCESSIBLE. A MINIMUM OF 1 VAN ACCESSIBLE STALL IS REQUIRED IN ALL PARKING LOTS



TYPICAL HANDICAP ACCESSIBLE PARKING AREA

TYP. TERMINI DETAIL

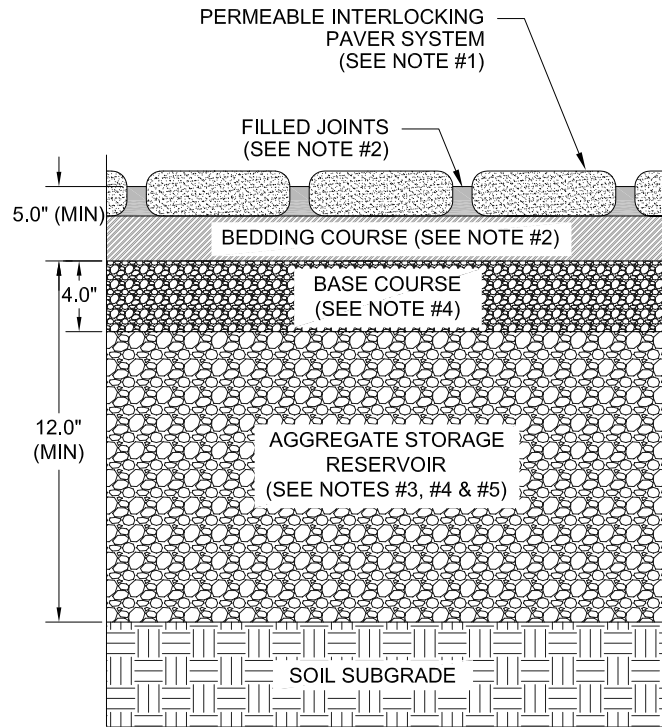
INTEGRAL CURB/SIDEWALK



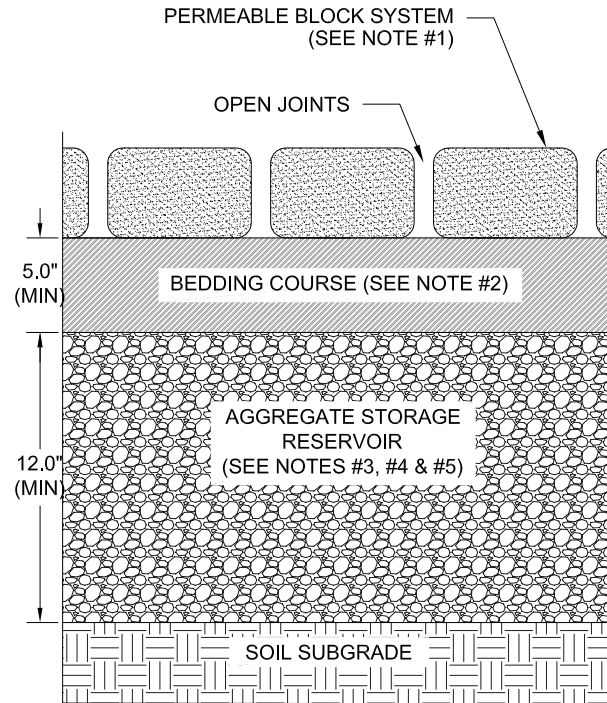
TRUNCATED DOMES

PERVIOUS PAVEMENT (PRIVATE DRIVEWAY)

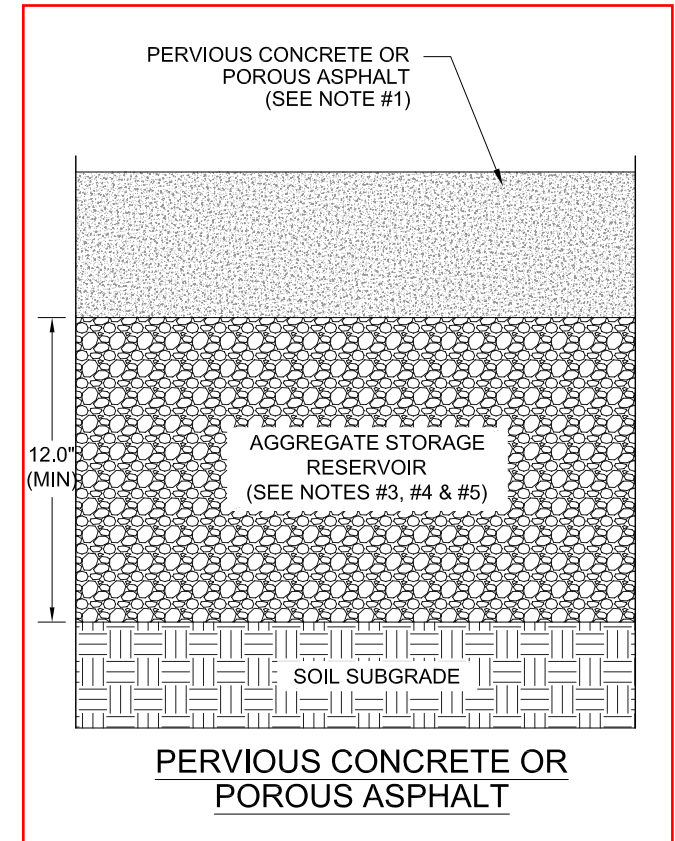
FIGURE 1. CRITERIA FOR UNDERDRAIN DISCHARGE AND INFILTRATION PRETREATMENT CREDITS



INTERLOCKING PAVERS



BLOCKS



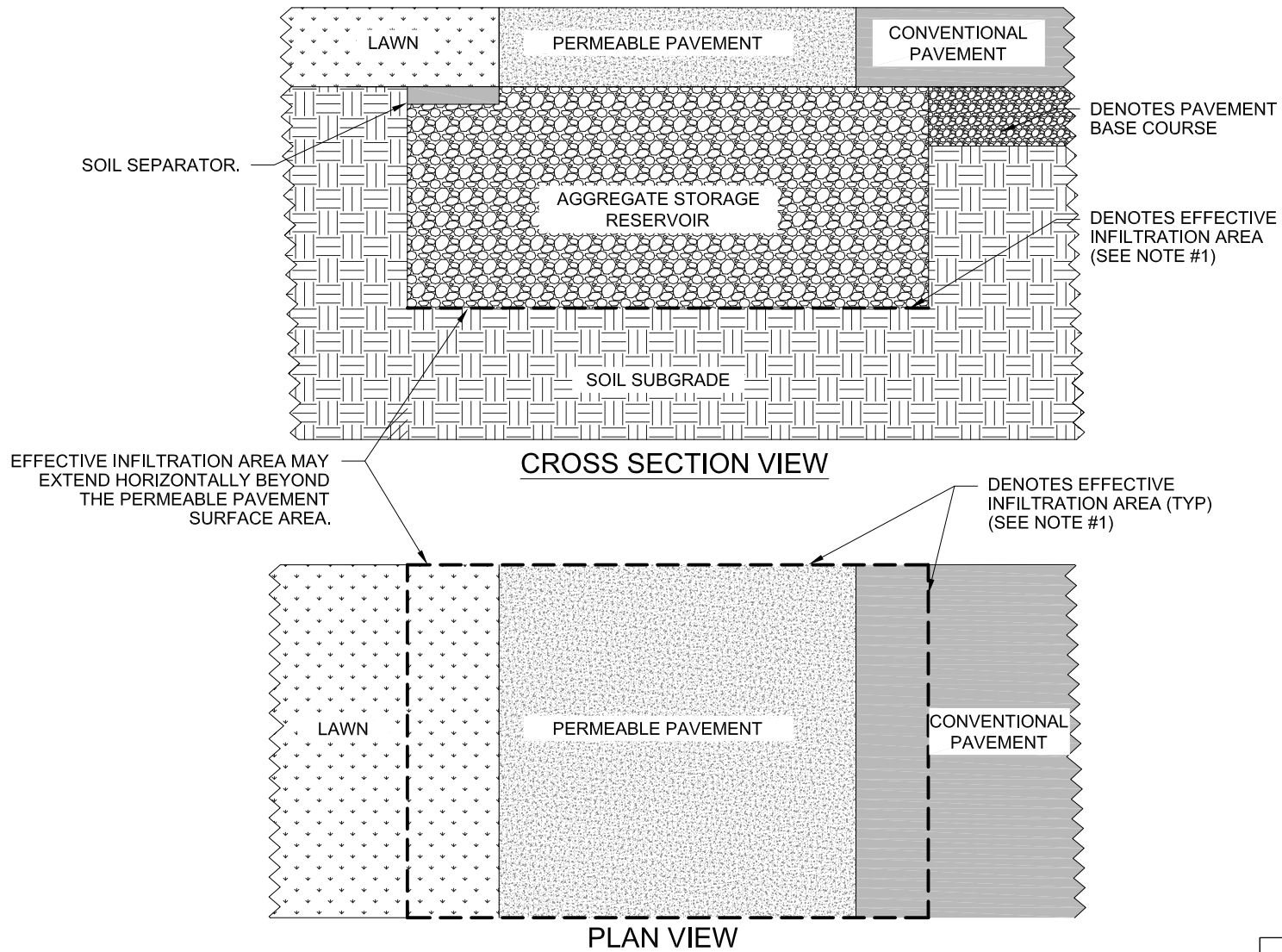
PERVIOUS CONCRETE OR
POROUS ASPHALT

NOTES:

1. PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
2. JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
3. AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
4. BASE AND / OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
5. UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS.



FIGURE 2. EFFECTIVE INFILTRATION AREA



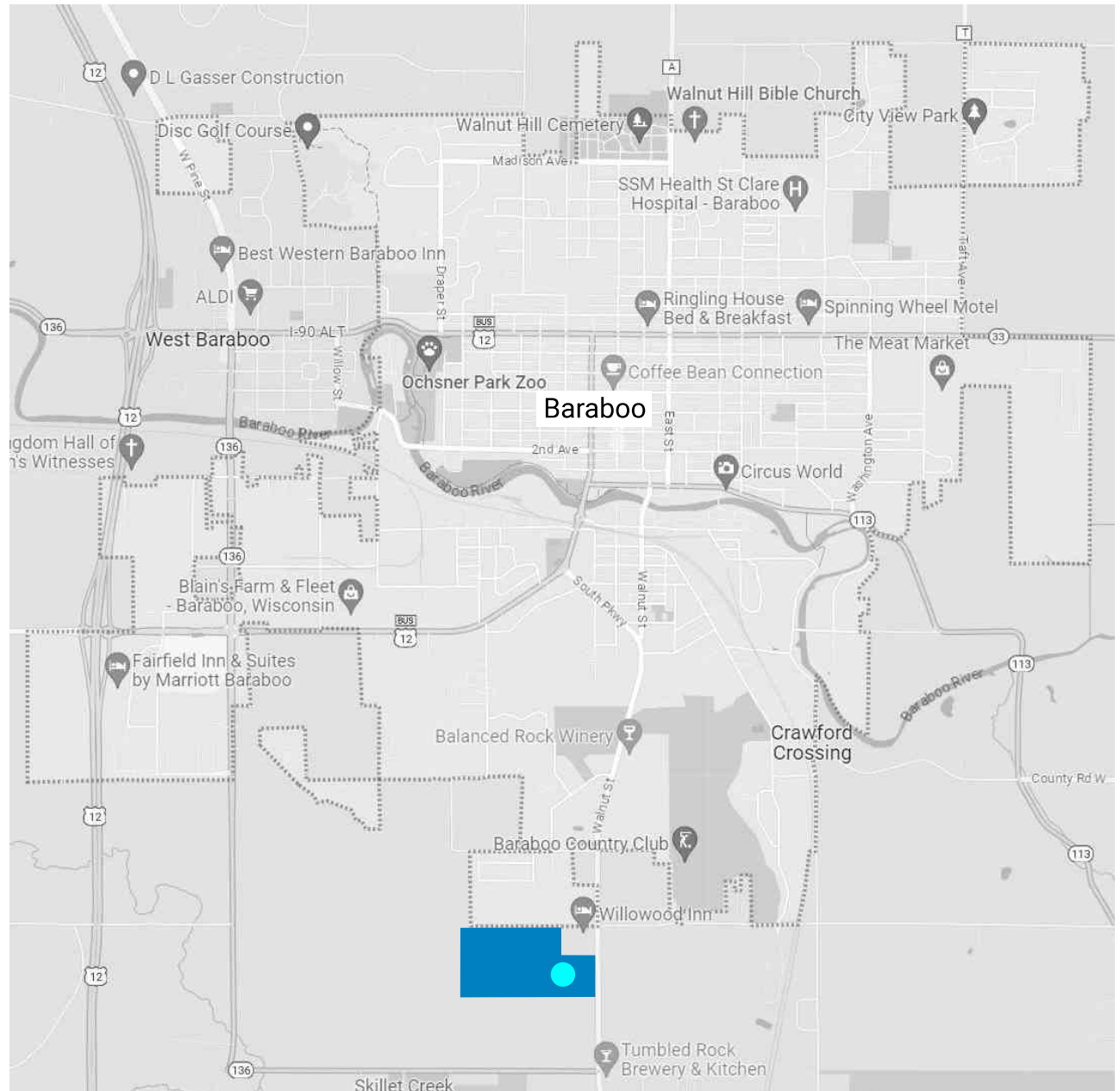
NOTES:

1. THE EFFECTIVE INFILTRATION AREA CAN BE INCREASED BY EXTENDING THE AGGREGATE STORAGE RESERVOIR UNDER CONVENTIONAL PAVEMENT SURFACES OR IN OTHER APPROPRIATE AREAS, SUCH AS LAWNS WITH SOIL SEPARATOR (e.g., FILTER FABRIC).
2. EFFECTIVE INFILTRATION AREA IS THE AREA USED TO INFILTRATE RUNOFF INTO THE SOIL SUBGRADE AS DEFINED IN s. NR 151.002(12) OF THE WIS. ADM. CODE.
3. FOR PERMEABLE PAVEMENT SYSTEMS THAT WILL RECEIVE RUN-ON FROM ROAD AND / OR PARKING LOT SOURCE AREAS, THE RATIO OF RUN-ON AREA TO EFFECTIVE INFILTRATION AREA SHALL BE NO GREATER THAN 3:1.



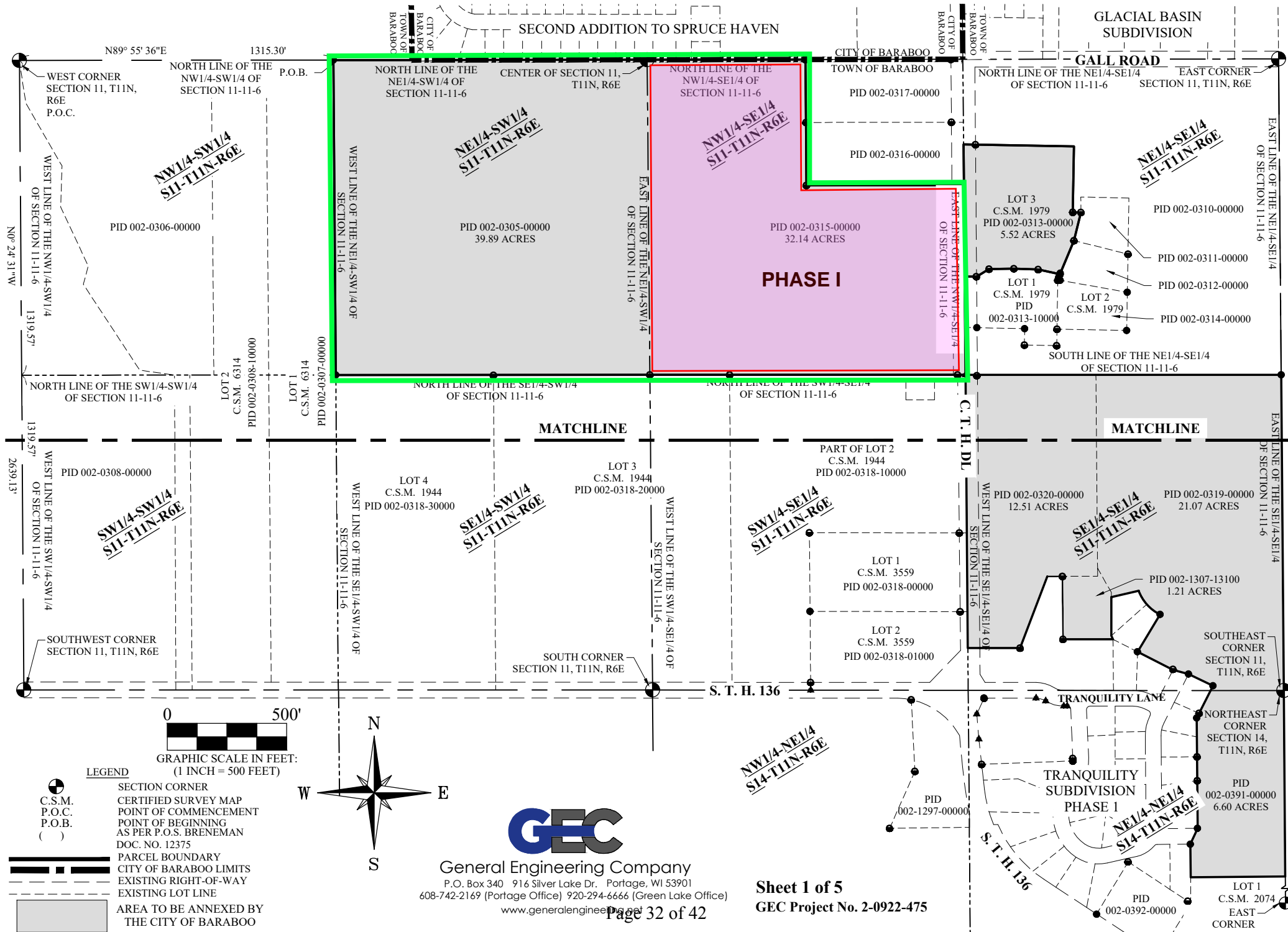
Valhalla Valley Proposed Subdivision Informational Presentation

1-21-25

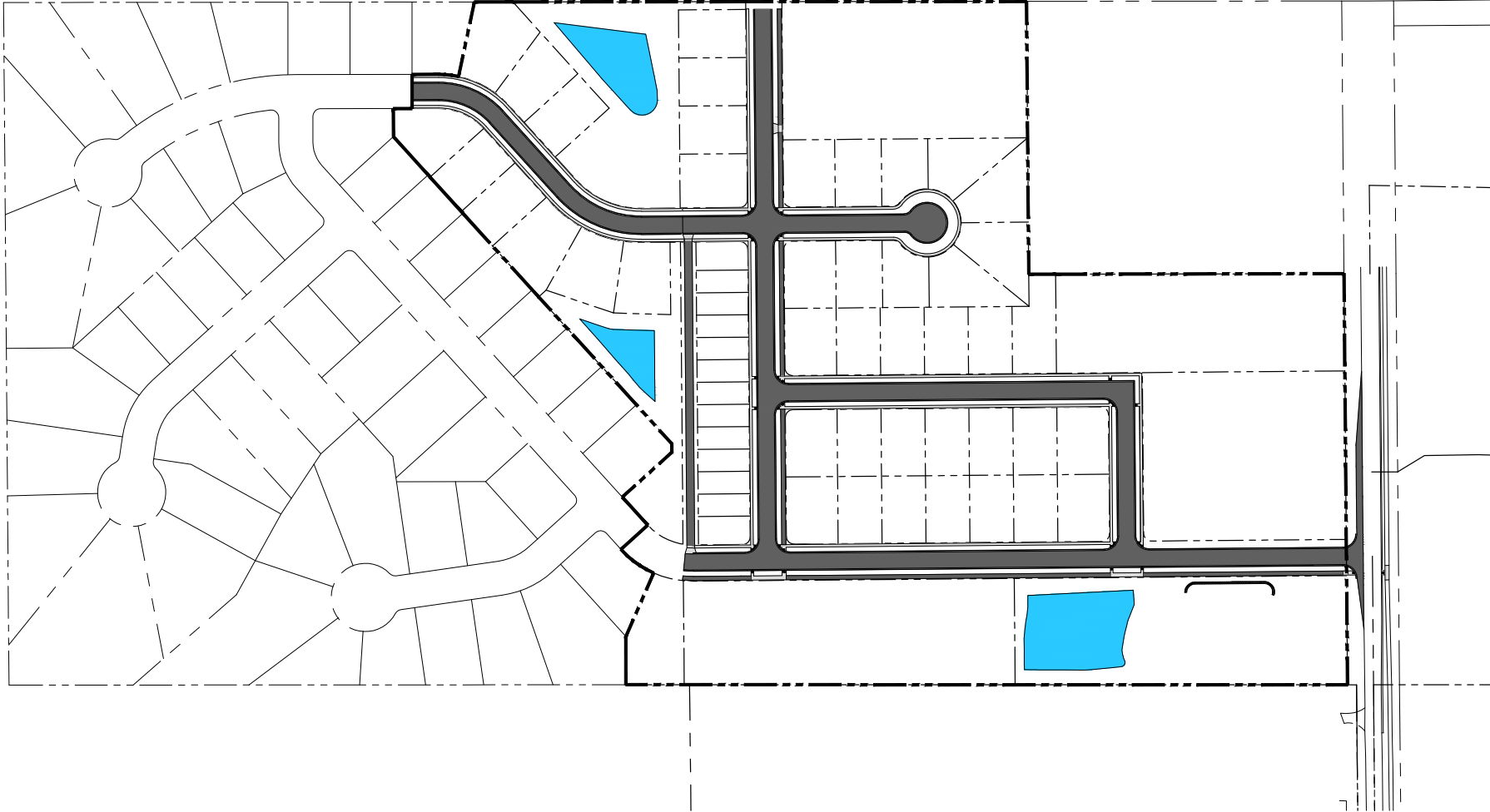


TOTAL AREA TO BE ANNEXED BY
THE CITY OF BARABOO: 118.94 ACRES

ANNEXATION MAP



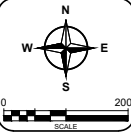
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PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED SITE PLAN
VALHALLA VALLEY SUBDIVISION, PHASE I
VALHALLA VALLEY, LLC
CITY OF BARABOO
SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE

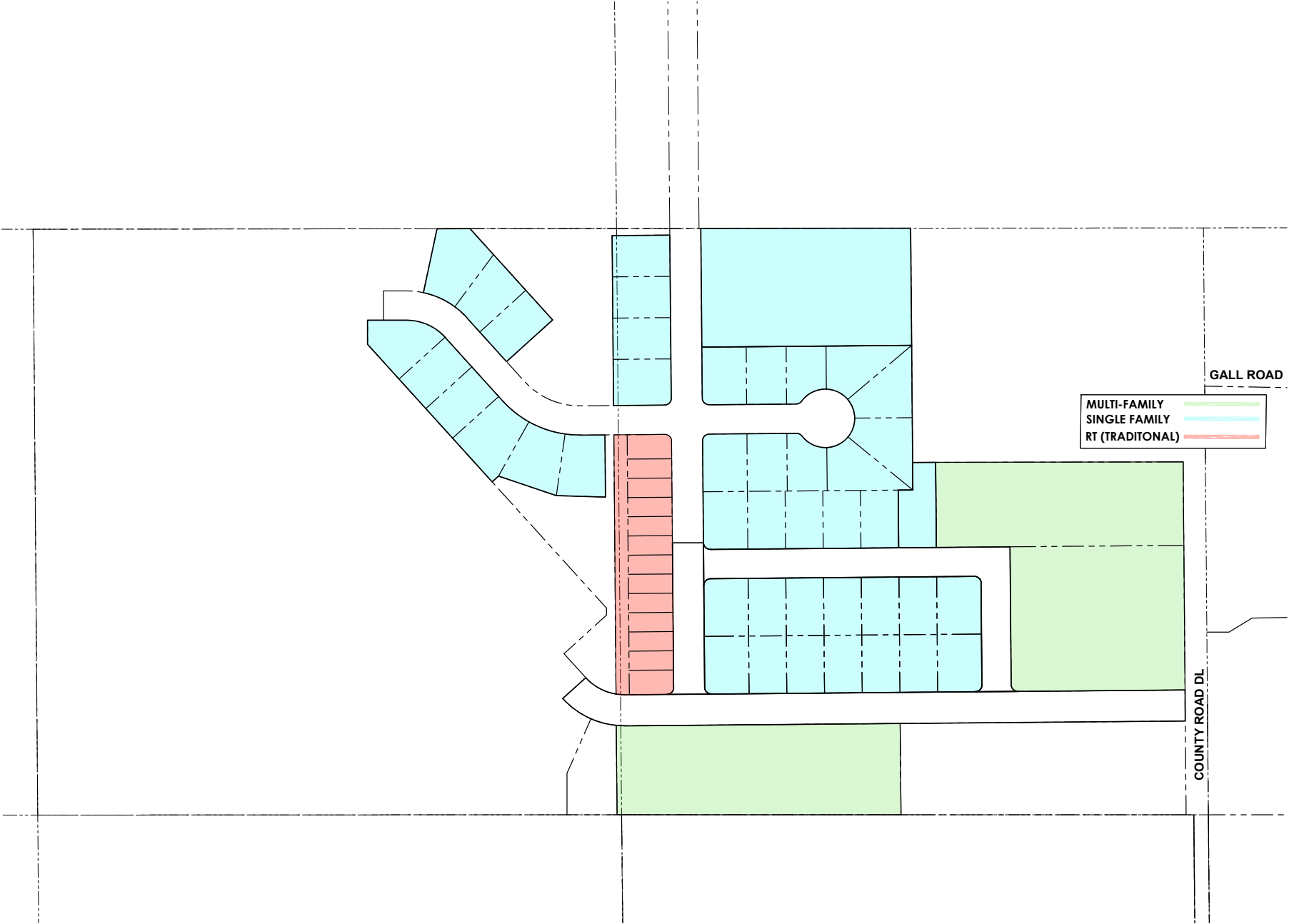


DRAWN BY	MLM
REVIEWED BY	BRB
ISSUE DATE	1/6/2025
GEC FILE NO.	2-0423-1908
SHEET NO.	C2.0



General Engineering Company
P.O. Box 340 • 910 Silver Lake Dr. • Portage, WI 53901
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G:\CurrentFiles\RZSaw\Subdivision 2-0423-1902-1900 Schematic Revised Phase ICAD 2-0423-1902_01\Bae CurrentBae_2-0423-1900.dwg, HOUSING DIVISIONS, 18/02/25 09:11:51



PRELIMINARY NOT FOR CONSTRUCTION



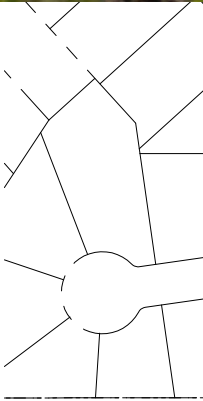
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HOUSING DIVISIONS
SAUEY SUBDIVISION
VALHALLA VALLEY, LLC
CITY OF BARABOO
SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE

DRAWN BY: MBH
REVIEWED BY: BRB
ISSUE DATE: 1/8/2025
GEC FILE NO: 2-0423-1900
SHEET NO: **DIV**

RT Traditional Zoning Housing Examples



MULTI-FAMILY
SINGLE FAMILY
RT (TRADITIONAL)




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HOUSING DIVISIONS
SAUEY SUBDIVISION
VALHALLA VALLEY, LLC

CITY OF BARABO
SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE



0 200
SCALE

DRAWN BY MBH
REVIEWED BY BRB
ISSUE DATE 10/4/2024
GEC FILE NO. 2-0423-190D
SHEET NO.

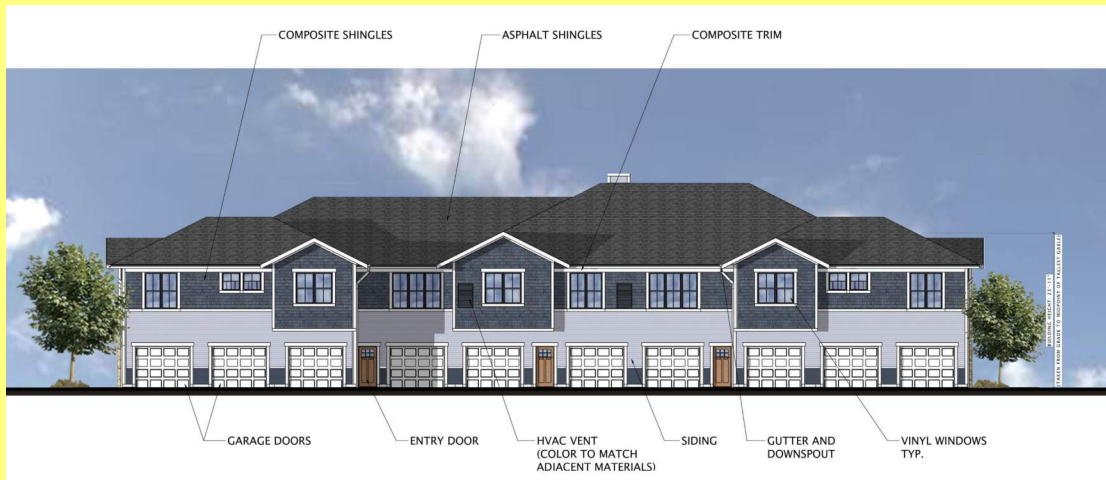
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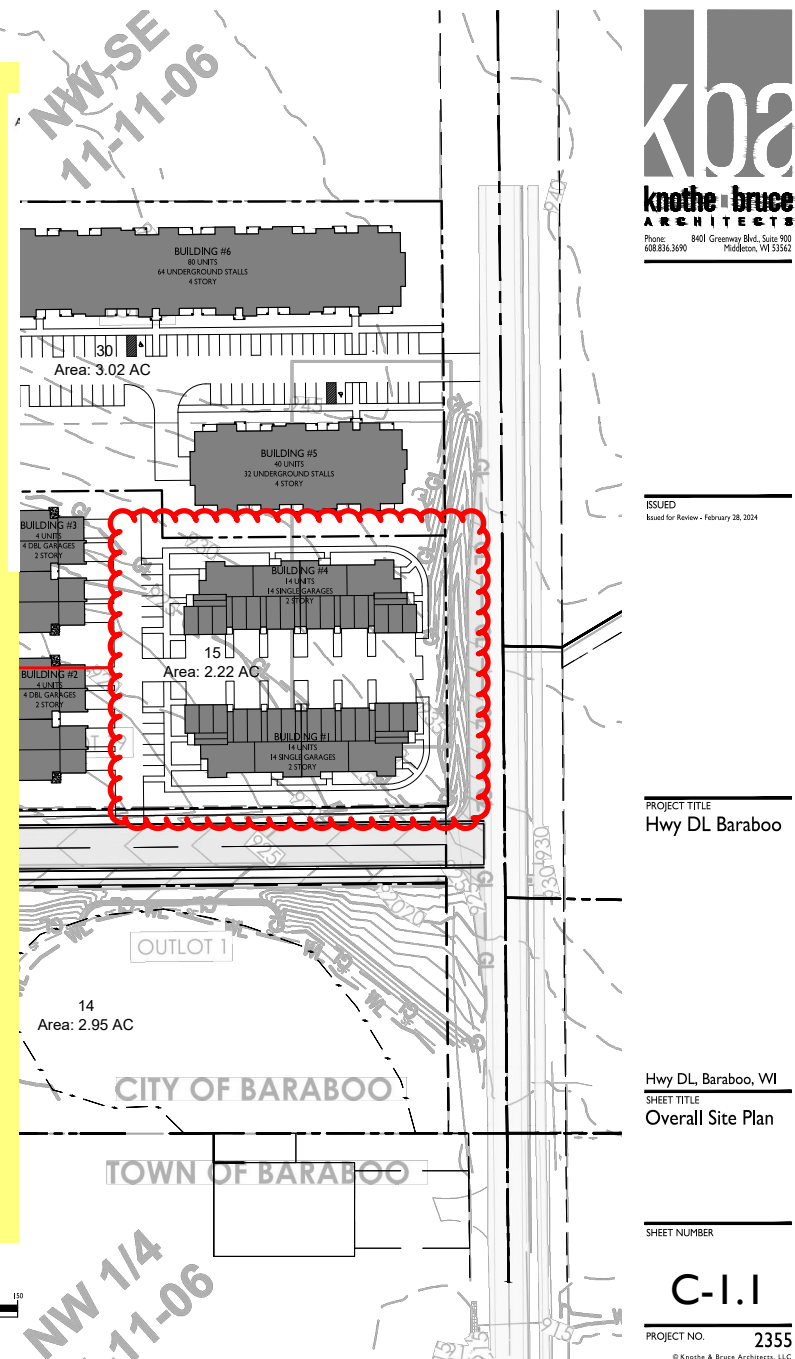
42
Area: 0.33 AC



Front Elevation

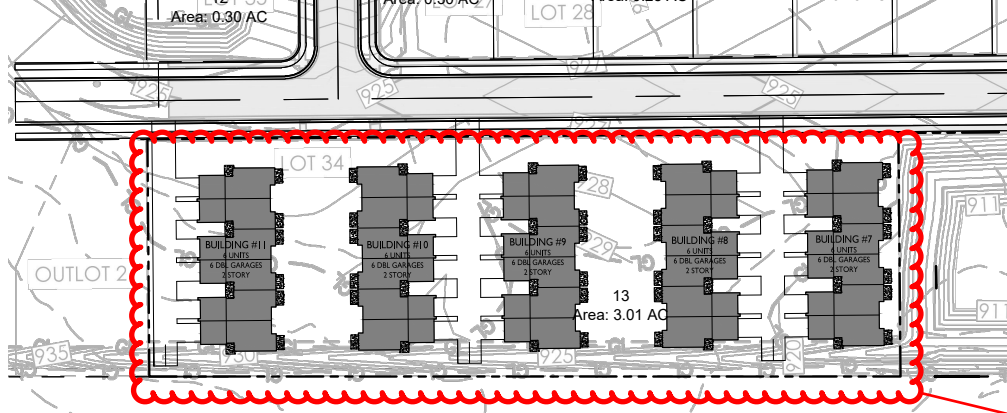


Rear Elevation

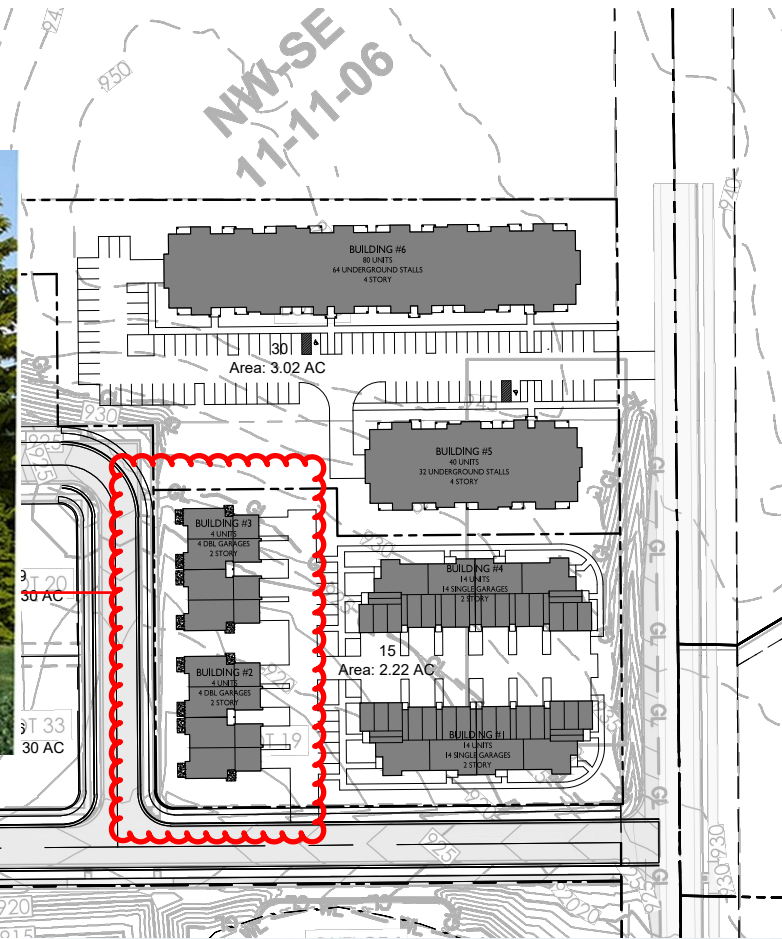




Area: 0.30 AC



1 OVERALL SITE PLAN
C-1.1
1" = 50'-0"



3 EAST ELEVATION ALONG LAKE ST.
A-2.3
3/32" = 1'-0"

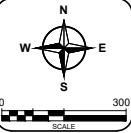
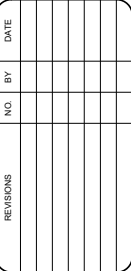
ISSUED
Issued for Review - February 28, 2024

PROJECT TITLE
Hwy DL Baraboo

Hwy DL, Baraboo, WI
SHEET TITLE
Overall Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. 2355
© Knothe + Bruce Architects, LLC



Frequently asked questions...

1. Does Baraboo need more housing?

Yes. Housing of all types is in short supply. A recent study has shown that Baraboo has a deficit of over 2,000 housing units. In addition, information from the school district shows that an unusual number of families with young school-aged children are forced to live in multi-family housing due to the lack of single-family homes available.

2. How does this subdivision benefit Baraboo?

Housing Affordability: The new housing will significantly boost supply and help relieve price pressure on housing in other areas. This will result in more affordable housing throughout Baraboo.

Immediate Economic Impact: Sale of lots and construction activities will create immediate economic benefit for realtors, lenders, home builders, multi-family subcontractors, utility providers, and suppliers of all types.

Immediate Tax Revenue: Lots outside of a Tax Increment District (TID) generate tax revenue for the City immediately. The City's significant Impact Fees also generate revenue for the City upfront.

Long-term Tax Revenue: The lots within the TID, when built out as proposed, will have a large taxable value. Once the TID is retired this large taxable value will benefit the City perpetually.

3. Why does a real estate developer need assistance?

Landowners that want to develop their land into construction ready lots, only have access to revenue generated from lot sales. Unfortunately, the cost of construction for the preparation of the site and installation of infrastructure is greater than the revenue generated from lot sales. However, subsequent tax revenue is generated by homeowners, and multi-family development. Multi-family developers generate the most tax revenue through the larger value of their multifamily projects. This value is driven by the profitability of these projects due to significant rental income. The large tax revenue they generate can solve this financial equation, but is not available to the initial land developer. Tax Incremental Financing (TIF) is a tool the City can use to become the short-term conduit to bridge this financial gap.

4. How does Tax Incremental Financing work?

Tax Incremental Financing (TIF) assistance is not money given to the developer by the City. It is money that is either financed up front through a loan that the developer pays back or is a reimbursement to the developer over time out of future taxes (Paygo). In either instance, the money is not just given to the developer. It is paid off through future tax revenue generated by the developed property's value.

5. Who guarantees the schedule and tax payments?

In order to for the City to finance money upfront for use in constructing a development, the taxes to be used as loan and interest payback must be guaranteed. For the Valhalla Valley subdivision, the guarantee of construction pace and subsequent tax revenue payments would be made by the multi-family housing developer. Contract agreements between the land developer, the multi-family developer, and the City would document these guarantees.

6. Does this affect Baraboo's capacity for TIF elsewhere?

The value of all TID districts in a city TID may not exceed 12% of the total equalized value of the community. The revised values within the smaller TID district boundary now being proposed for Valhalla Valley will leave sufficient capacity for other TID districts to be created and will not hamper the City's ability to use this tool elsewhere.

7. Do taxpayers pay the cost for creating a TID and financing TIF assistance?

No. General city property taxpayers do not pay for these costs. The costs to create the TID, draft agreements, finance the construction loan, and payback of the construction principal, are paid for only by developments that occur within the TID boundary itself. The new tax revenue generated in the TID pays for all costs within the TID.

8. Would this subdivision be in line with Baraboo's new Comprehensive Plan?

Yes. The plan acknowledges the need for housing and has mapped the Sauey property as an area that should be developed as "Planned Neighborhood Mixed Use". The land is also designated as Phase 1 in priority, just needing some infrastructure to help initiate development. Many of the proposed elements of the subdivision, especially recent changes in lot sizing and housing types, are deemed attractive by the plan. These elements include "modest sized lots", "compact neighborhoods", and much needed "middle housing" options.

9. Why are the Sauey Brothers proposing this subdivision?

This land has been in the Craig Sauey family for decades. Chad and Brett spent their childhoods growing up on this property. Their father's vision and final wish for this land was to create a place where people could "put down roots" and raise new families of their own. The Baraboo community has always been important to the Sauey family. In developing this neighborhood, the brothers are trying to honor their father's legacy of working to better Baraboo. They want to be part of the next generation that is improving Baraboo for the future.