



AGENDA FOR THE PLAN COMMISSION

Tuesday, February 18, 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 January 21, 2025 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. Consider an Encroachment Agreement for a Metal Railing in the East Street treebank in front of St. John's Evangelical Lutheran Church at 624 East Street.	
b. Consider a request for a Certificate of Appropriateness to add a mural to the south exterior of the building at 201 3 rd Avenue, located in the Downtown Historic District, John & Sandra Kessenich and Baraboo Public Arts Association.	
c. Review Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for a proposed 80-unit Hotel and 30 vacation Villas on 28.3-acres of property, located on the along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 12 and the NE1/4 of the NE1/4 of Section 13, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, by Baraboo Bluffs Hospitality.	
4. Discussion Items	58
a. Information relating to a proposed BIPED Commission, along with any modifications to language.	
5. Adjournment	

PLAN COMMISSION ITEM SUMMARY
February 18, 2025

SUBJECT: CONSIDER AN ENCROACHMENT AGREEMENT FOR A METAL RAILING IN THE EAST STREET TREEBANK IN FRONT OF ST. JOHN’S EVANGELICAL LUTHERAN CHURCH AT 624 EAST STREET.

SUMMARY OF ITEM A: St John’s Church has handicap parking along their East Street frontage. They would like to install a railing between the curb and the sidewalk to assist people entering and existing their vehicles from the accessible parking stalls. The new railing will match the existing railing on the opposite side of the public sidewalk. The Church would be entirely responsible for the installation and maintenance of the proposed railing.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 8.04 – *Sidewalk Obstructions and Encroachments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to the Council with a recommendation to Approve/Conditionally Approve/Deny the Encroachment Agreement

SUBJECT: CONSIDER A REQUEST FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A MURAL TO THE SOUTH EXTERIOR OF THE BUILDING AT 201 3RD AVENUE, LOCATED IN THE DOWNTOWN HISTORIC DISTRICT, JOHN & SANDRA KESSENICH AND BARABOO PUBLIC ARTS ASSOCIATION.

SUMMARY OF ITEM B: The Kessenichs operate the Grainery at 201 3rd Avenue (the former McGann Furniture building) and they have requested a Certificate of Appropriateness to modify the exterior of their property. They are working with the Baraboo Public Arts Association add a mural to the south façade of their building.

Since this property 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 CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR A PROPOSED 80-UNIT HOTEL AND 30 VACATION VILLAS ON 28.3-ACRES OF PROPERTY, LOCATED ON THE ALONG THE EASTERLY BOUNDARY OF TRANQUILITY SUBDIVISION, IN THE SE1/4 OF THE SE1/4 OF SECTION 12 AND THE NE1/4 OF THE NE1/4 OF SECTION 13, T11N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY WISCONSIN, BY BARABOO BLUFFS HOSPITALITY.

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 property was included in the annexation of multiple properties on the south side of the City along Walnut Street/CTH DL (formerly STH 123) in 2023. This project should ring a familiar bell since it was originally reviewed a Conceptual Develop Plan for this same property 8 months ago. During the intervening months, this project has been reimagined.

The applicants are proposing to rezone the property with a Planned Unit Development Overlay to allow them to develop this vacant land with an 80-unit hotel and 30 vacation villas that will be operated in conjunction with the hotel. Upon this property's annexation, it was zoned A-1, Agricultural Transition. The owners have provided a detailed set of conceptual drawings for their proposed development that are included in the Agenda Packet. The owners will have representatives at the meeting to showcase their project and explain it in greater detail.

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

COMPLIANCE/NONCOMPLIANCE:

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

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

Minutes of Plan Commission Meeting January 21, 2025

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, Ryan Messer, Melanie Platt-Gibson, Tom Kuester, John Young, Bill Becker, Shannon Howley, Geoff Vine, and Brett Sauey.

- c. Agenda Approval: It was moved by Kolb, seconded by Kent to approve the agenda. Motion carried 7-0.
- d. Minutes Approval: It was moved by Olson, seconded by Boegner to approve the minutes of December 17, 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.*) – Melanie Platt-Gibson, Sauk County Economic Development Director addressed the Commission. She said they recently had an Economic Impact Study and Market Analysis for the County. She spoke regarding available housing and additional housing needed.

New Business

- 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 – Pinion presented the background for the proposed CSM. He said the CSM does comply with the provisions in the Subdivision Ordinance for lot size requirement in ETJ. It was moved by Kolb, seconded by Hartup to approve the CSM as presented. On roll call vote for the motion, Ayes – Kent, Olson, Franzen, Kolb, Hartup, Boegner, and Nelson. Nay – 0, motion carried unanimously.
- 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 – Pinion presented the background for this request. He said 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, Pinion believes the Pantry operates much the same as a warehouse so he determined that it is a permitted use. Pinion then presented the proposed traffic routes to and from the building on distribution days. It was stated that patrons being served have been told that they can't show up before 3:00 p.m., the patrons that do will not be served. Bill Becker, President of the Board of Directors addressed the Commission. He thank the City for the good conversation. He said approximately 90% of the population service is here in Baraboo, they come from 4 counties, but the majority is here. Becker then gave a very detailed presentation regarding the traffic flow. He said that if any problems do arise, they will be addressed immediately. The plan is to keep the vehicles under 145 cars, if not then they will go to Plan B and stagger when people can come. Kolb asked if they would be providing the traffic monitors and Burton answered in the affirmative. He said that he received two calls, one from Spring Brook Circle, and one from Inverness Terrace. He said the Spring Brook call was mitigated in that traffic will not be not going in that direction, the Inverness Terrace was similar, Burton said that he would be more than willing to place a no left turn sign there on Wednesday evenings. He offered to also put this notice on their Facebook page. After a lengthy discussion, it was moved by Kent, seconded by Hartup to recommend approval of the continued of 1101 Lake Street as a warehouse. On roll call vote for the motion, Ayes – Olson, Franzen, Kolb, Hartup, Boegner, Nelson, and Kent. Nay – 0, motion carried unanimously.
- 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. – Pinion presented the background. He said that this is something that the Plan Commission looked at 2-1/2 years ago. He said that S & T Sunset Properties have done their homework, they have had the engineering plans prepared, and the stormwater management plan. He said that this is well within the density allowed. He said that it doesn't fit the existing zoning, so the PUD is the best approach, it allows the developer with a little bit flexibility, but assures the City that it will get what is shown. It was stated that the stormwater meets all City standards and exceeds DNR requirements. It was the consensus of the Commission to have the Developers move forward with their proposed project.
- d. Review Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for the proposed Valhalla 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 – Pinion presented the background for this project which was in front of the Commission in January 2024 for a Preliminary Plat Review and a Final Plat Review of Phase 1 in late 2024. He said the property was part of a proposed TID District that was

unsuccessful in forming. Brett Sauey, property owner addressed the Commission. Sauey then presented a detailed background and history of the property which has a lot of sentimental value to him and his brother. Geoff Vine, representative for the owners, then addressed the Commission. He said the plan itself has not changed, and the TID did not pass so they have met with the Mayor and City staff in November and they have spent the last few months meeting with people in the community, City Council members, School District staff, Sauk County Development Corporation, Baraboo Economic Development, and Baraboo Chamber of Commerce. He said they have also studied the Comprehensive Plan to see where they fit in there. Vine then gave a detailed explanation of the property layout. Vine gave a detailed presentation of the property location of all types of construction. He said that the previous TID that was unsuccessful was complicated, have three different parties involved with three different project types, and they are trying to focus on their residential project away from those other things. He said that they have created a new proposed TID boundary, and proceeded to explain the reasoning for the proposal. Kolb asked how many multi-unit buildings will there be and how many units within those units. Vine said that total is 160 units. Vine said that everyone knows that there is a need for housing and when talking with the School District, their surveys showed that there is an unusual amount of families with young children forced to live in multi-family because there isn't enough inventory of single family houses in the area. He said that the School District is very supportive of new housing and growth. He said that this property is mapped as a Planned Neighborhood Mix Use development on the Future Land Use Map in the Comprehensive Plan and it also has a Phase 1 designation in the Land Use Development Phases map in the Comp. Plan. The property is immediately adjacent to the City and it just needs infrastructure extended and then it can support housing. There was a lengthy discussion regarding the proposed multi-family buildings. Comm. Hartup questioned the scale of the multi-family buildings and how the # of stories and the # of units is determined. Mr. Vine explained that a three-story building is very rare in the industry. A two-story building does not require an elevator and typically includes surface parking. In order to support an underground parking facility and the required elevator(s), a four story building is required to make this type of project work from a financial perspective.

There was some discussion regarding the Kuester property, on the east side of Walnut Street/CTH DL, and although there are no formal development plans for that property yet, Vine explained that are several good possible uses for that property. Kolb said that without the commercial development on the two neighboring pieces of property, the potential for a new TID district is pretty low. Pinion said that is his understanding, and one of the tests for a TID District is that no more than 35% of the area within its boundary can be newly platted lots, which is any lot created in the five years prior to the creation of a new TID. Kolb expressed concern with this development and the increase traffic volume on Walnut Street. The amount of green space was then discussed.

Pinion explained how the installation of water and sewer would be done. Mayor Nelson said that his biggest concern is location, but he realizes that there is nothing that can be done about that. He said that he is always in favor of something that is going to increase housing density where current infrastructure already exists, rather than stretching out further. Vine asked if there were any concerns about the single-family lots being sold once the multi-family goes in. Kent said he personally thinks there is a need for more housing. When you start talking about adding the multi-family and other housing on the outskirts of town, there are other questions on those hidden costs. Yes, there will be more income, but one of the things that was talked about with the outgoing Police Chief was the number of calls being experienced on the east side of town has "skyrocketed". He said that causes more police officers, more maintenance to City services, etc. He said he does think this is a pretty good project but feels it will be tough sell to people that don't want their taxes raised. It was then discussed how the TID would work and cost to taxpayers.

Vine said that it would be very good to sit down and look at the financial equation that they have set up for the TID District, it is different and better than any other TID that is set up, as far as the guarantee and how it works, and payback. It is well thought out and it will address the concerns voiced earlier tonight. He said is it perfect? No, but they are trying to figure out how to make it be the best one so far. He said it really comes down to: Do you need and want housing; is this good housing; are you willing to incentivize it? If the answers are all yes, then let's keep working on it together to get it to work for everybody. Vine asked Pinion if he thought the next step should be to get some direction from this group to be able to request Ehlers to look at this again in its new form and review the financial equation with their help? Pinion said it may make sense to take a closer look at the financial equation. If we "farm it out" to a consultant and you are willing to pay those expenses, it should make it much easier for us to "farm it out".

Comm. Hartup questioned whether there are any alternatives to the high-density multi-family structures? A big four-story building in the wrong place in this town...is this the only alternative you have to make this project financially feasible?

Vine said they have talked with Thomas Cox, Executive Director of the Sauk County Development Corporation, and Melanie Platt-Gibson, the Director of Economic Development for Sauk County, and they can map out formulas for new job creation, amount of money new residents spend, and the economic activity of the building, lending and materials sales, all of which are positive impacts of new development.

Adjournment – There being no further business, Nelson declared the meeting adjourned at 7:15 p.m.

Document Number

Document Title

REVOCABLE ENCROACHMENT AGREEMENT

This Agreement is entered into between the City of Baraboo, a Wisconsin Municipal Corporation, and St John’s Evangelical Lutheran Congregation, Owner, relating to the following described real estate located in the City of Baraboo, Sauk County, Wisconsin:

Being a part of the NW ¼ of the SW ¼ of Section 36, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, more particularly described as follows: Lots 3 to 6, inclusive, Block 4, Peck’s Addition to the City of Baraboo.

Whereas the City of Baraboo has a 66 foot wide public street right-of-way adjacent to the west side of said Lot 6;

And Whereas the Owner would like to install a railing perpendicular to East Street, between the curb and the public sidewalk, that will encroach into the City’s East Street right-of-way;

Now Therefore, the parties hereby agree as follows:

- 1. The City agrees to the encroachment of its public street right-of-way for the installation and maintenance of a railing approximately 7 feet long, installed perpendicular to the East Street right-of-way, from a point 6 inches behind the curb to the west side of the public sidewalk at a location approximately 75 north and approximately 6 feet west of the southwest corner of said lot 6.
- 2. This Encroachment Agreement shall be revocable and the Owner shall be required to remove any encroachment and restore the tree bank in accordance with the City’s Specifications within 1 year of being notified thereof, unless modified by the parties by a subsequent written agreement.
- 3. The Owner shall be solely responsible for any and all costs of fabricating and installing said railing.
- 4. The Owner, on their behalf, and on behalf of all successors in title, hereby holds the City of Baraboo harmless and indemnifies the City of Baraboo from any damages or claims for damages as a result of its use of, work within, or improvements placed within the public right-of-way.

Dated: January ____, 2025.

CITY OF BARABOO:

By: Rob Nelson, Mayor

By: Brenda Zeman, City Clerk

ACKNOWLEDGEMENT:

STATE OF WISCONSIN
COUNTY OF _____

Personally came before me on January ____, 2025, the above-named Rob Nelson and Brenda Zeman, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

ST JOHN’S EVANGELICAL LUTHERAN
CONGREGATION:

By: _____, President

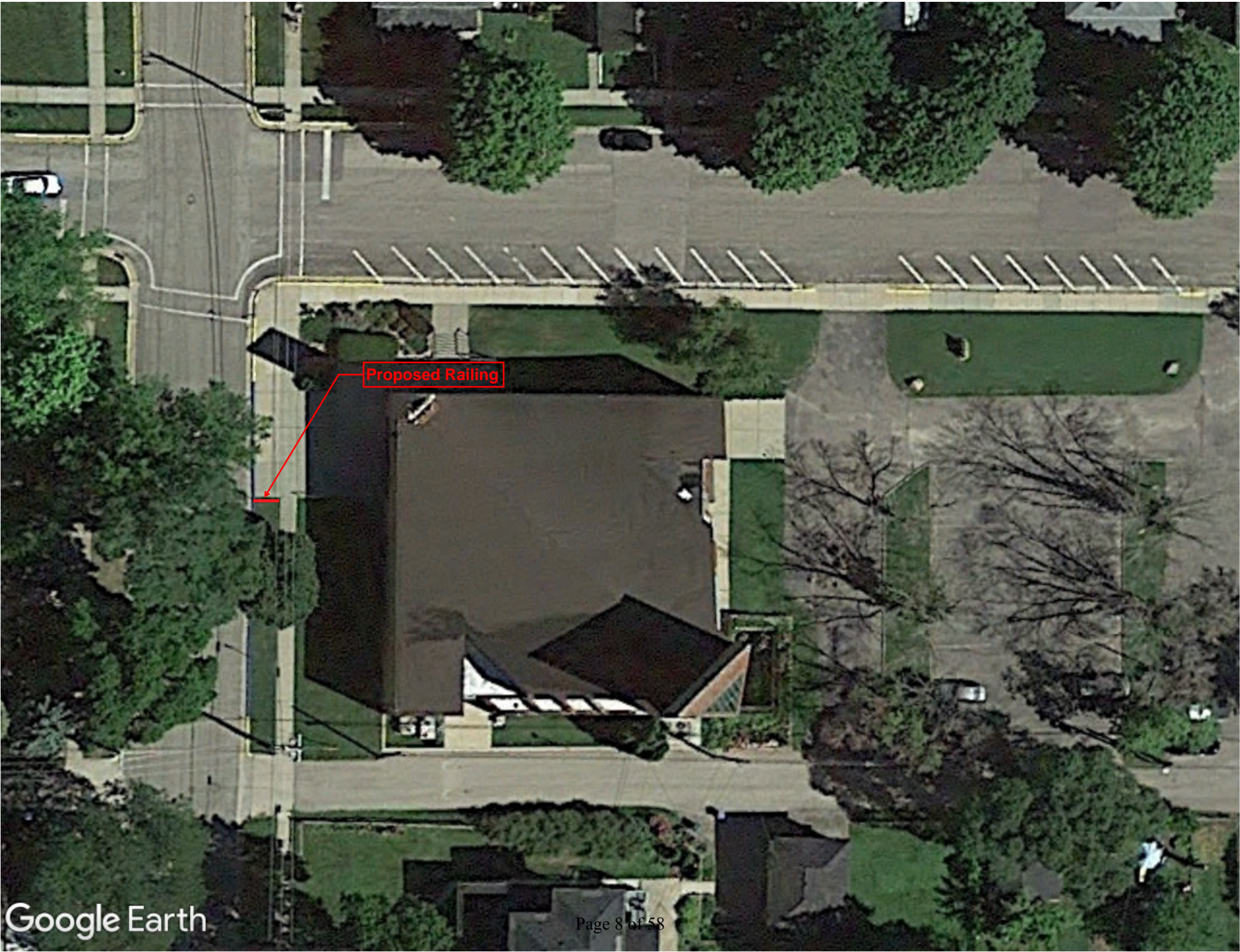
ACKNOWLEDGEMENT:

STATE OF WISCONSIN
COUNTY OF _____

Personally came before me on January ____, 2025, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

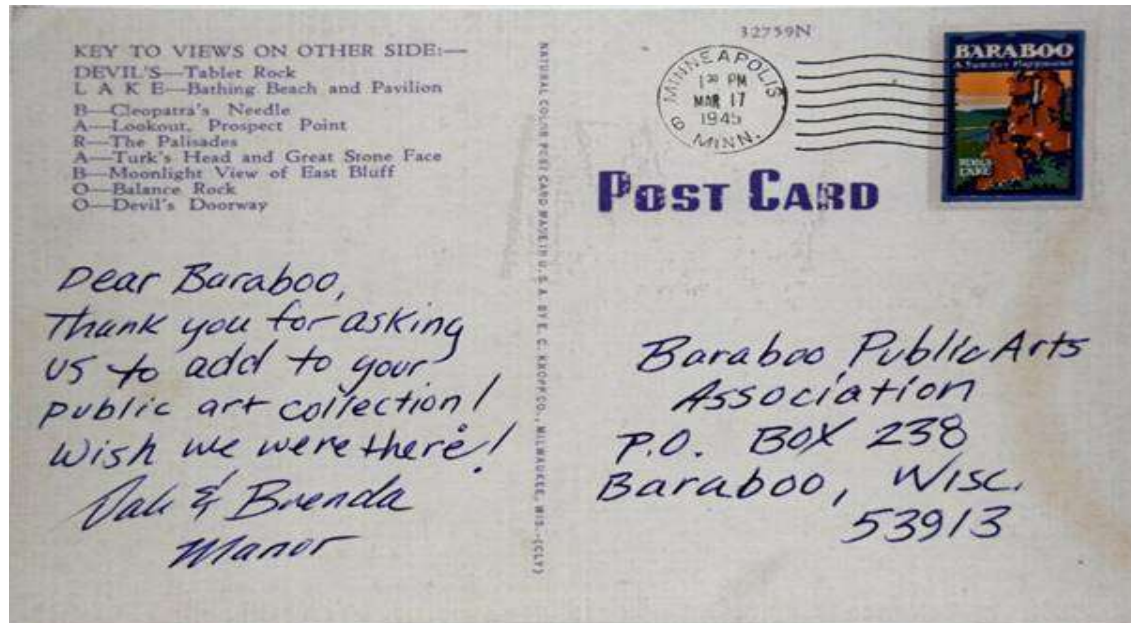
Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFTED BY: Thomas Pinion, Baraboo City Engineer











Google Earth

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BARABOO BLUFF HOSPITALITY, LLC.

NEW DESTINATION RESORT

Outline

- Team Introductions
- Project Summary
- Design Review
- Hospitality Introduction



Introductions

- **Baraboo Bluff Hospitality – Ownership**
- **Architectural Design Consultants, Inc. (ADCI) – Architect**
- **General Engineering – Civil Engineer**
- **ROI – Hospitality Management Group**



Project Summary

- **The proposed site is located on recently annexed parcels inside the City of Baraboo limits**
 - Just off Highway DL, north of Tumbled Rock Brewery and the main entrance to Devils Lake State Park
- **This development will support the demand for recreational housing, small group functions, and ecotourism**
- **It is designed to retain and capture the natural offerings of the area while respecting the unique geography, native habitat, and wildlife resources**



Project Summary (continued)

- This will be another business to encourage guests to travel from Devils Lake State Park into the City of Baraboo
- In addition to access to the State Park, a shuttle service will allow guests to have easy access to Downtown Baraboo and local attractions
- Plans call for e-bike rentals, e-car charge stations, and solar heating



Project Summary (continued)

- **Discussions will commence with International Crane Foundation, Trek Bicycle, and Aldo Leopold Foundation, Inc.**
- **This will create jobs, benefit local contractors, and provide a room tax to benefit the City and local businesses**
- **Local multi-generational investors and development team are leading this project and pledge to work hard in creating a special destination**



Project Summary (continued)

The following links for Blackberry Farms and Blackberry Mountain resort located just outside of the Smokey Mountains parallels in many respects what we hope to accomplish.

This development will not be a Wisconsin Dells or a Gatlinburg Tennessee.

With your input and support this will become something that we can all be proud of for generations to come.

<https://www.youtube.com/watch?v=pzJsqBxUJRY>

<https://www.blackberrymountain.com/>

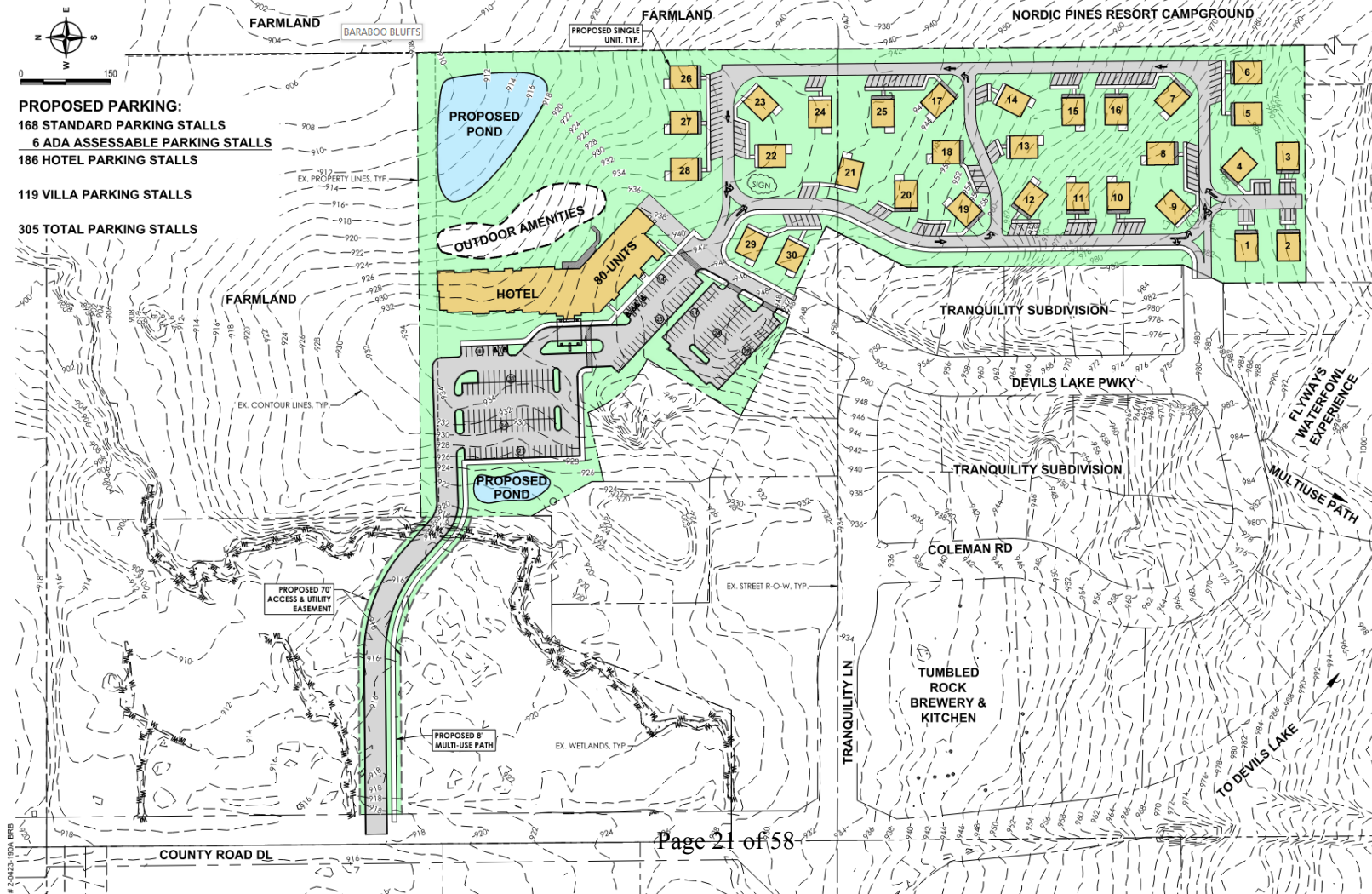




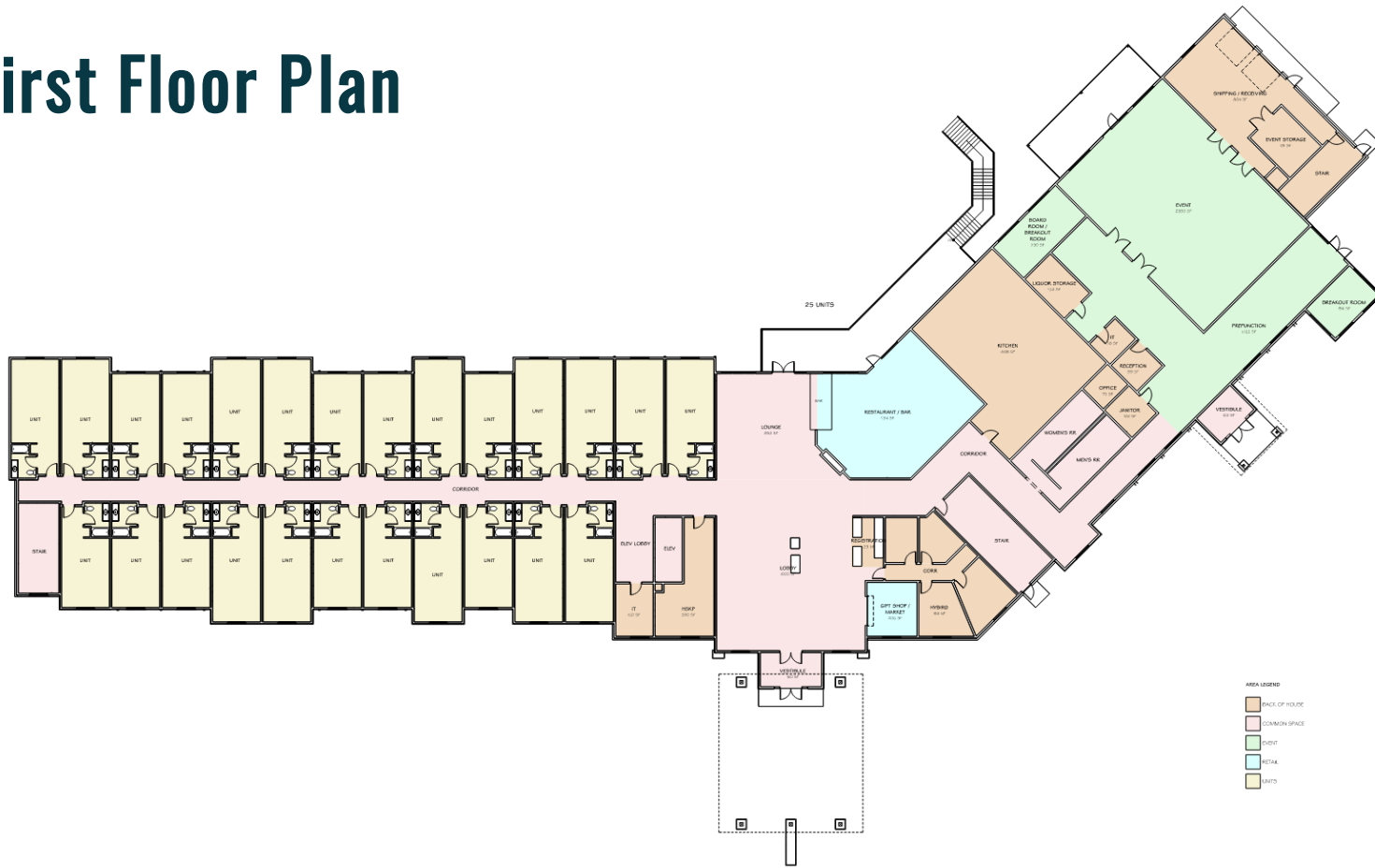
PROPOSED PARKING:
 168 STANDARD PARKING STALLS
 6 ADA ASSESSABLE PARKING STALLS
 186 HOTEL PARKING STALLS

119 VILLA PARKING STALLS

305 TOTAL PARKING STALLS



First Floor Plan



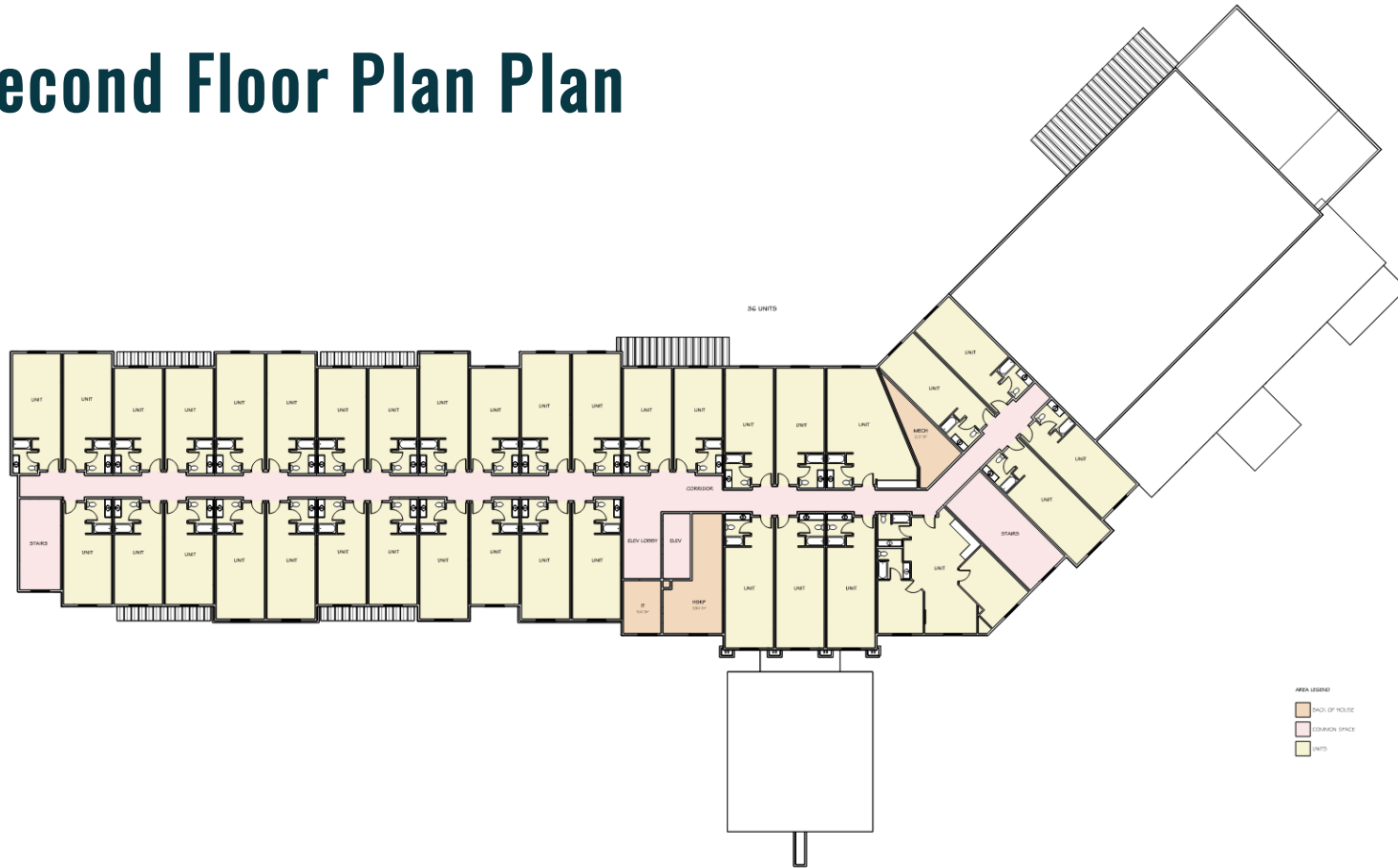
Lower-Level Floor Plan

Lower-Level Floor Plan

AREA LEGEND

- BACK OF HOUSE
- COMMON OFFICE
- POOL
- RETAIL
- UNITS

Second Floor Plan Plan











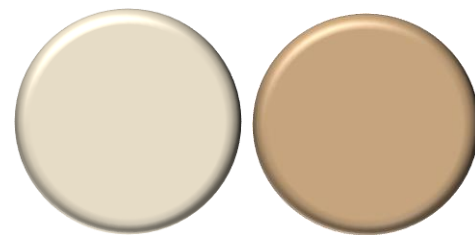


Cabin Inspiration

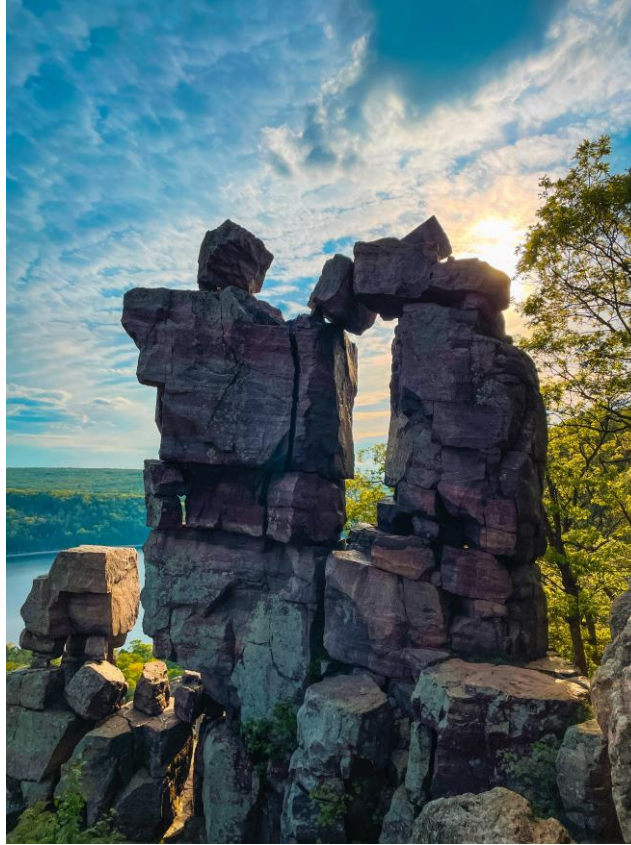








ROI Hospitality





THANK YOU





Devil's Lake Baraboo Development

A little about us:

John Warwick

CEO - ROI Hospitality

Sarah Remlinger

Regional Director of Operations - ROI Hospitality

Randy Grismer

Director of State Parks - Regency Hotel Management

A little about ROI s Regency:

We've been creating a welcoming atmosphere and positive experience for properties since 1965.

We manage a wide variety of properties in 10 states

Over the past two decades we've also partnered with state parks and resorts to help bring the finesse of hospitality to the gorgeous views of state parks.

Currently we partner with 9 state park resorts featuring 15 properties with numerous additional in South Dakota, Ohio, and West Virginia.

Our Management footprint represents over 800 hotel rooms and over 250 cabins in Ohio State Parks alone

Our combined team delivers full-service management including pre-opening, opening, and ongoing operations management of Hotels, Lodges, Resorts, Cabins, Casinos, Marinas, Golf Courses, Ski Slopes, Conference and Event Spaces, Restaurants, Bars and Gift shops.



RECENT PROJECTS

Maumee Bay Reunion Cabin



- A multi-family destination cabin built at Maumee Bay State Park Resort right on Lake Erie
- 4 bedroom, 5 bath and lofted sleeping quarters, full laundry, living room, and chef's kitchen
- Sleeps 16 comfortably with two king bedrooms, two double queen bedrooms and a loft with two sets of twin over full bunks and a hang-out space

CONCEPT



COMPLETION



FINISHED PHOTOS

HOCKING HILLS LODGE s RESORT



- A Full-Service Lodge and Resort located in the Heart of Ohio's Hocking Hills Region
- Features 81 guest rooms indoor and outdoor pools, indoor and outdoor 4 seasons hot tub overlooking breathtaking woods views.
- The lodge has an on-site restaurant and bar, snack shop, gift shop and indoor meeting/event space as well as outdoor terrace and patio social/event spaces

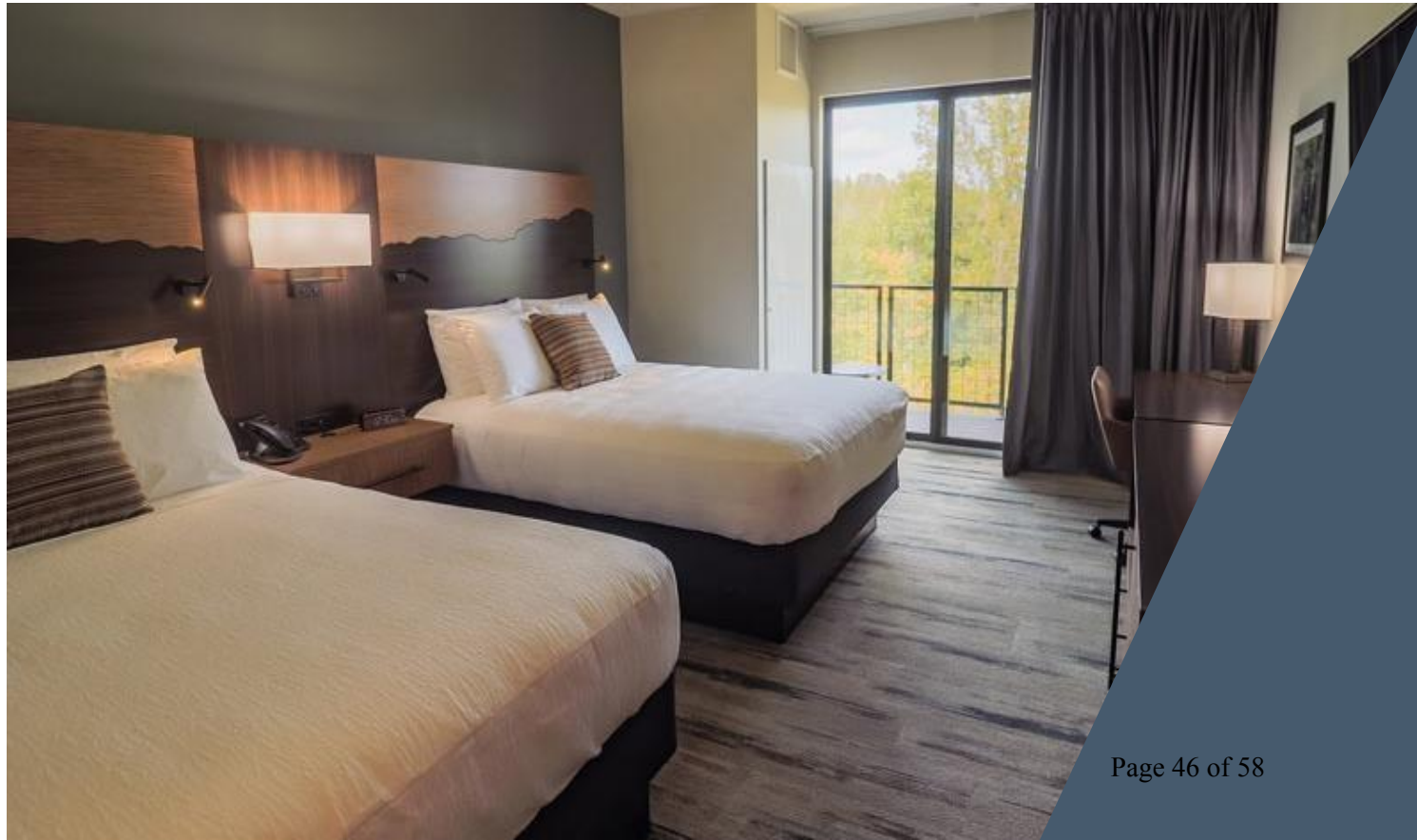
CONCEPT



COMPLETION



FINISHED PHOTOS



FINISHED PHOTOS

THE NEED: Ohio Department of Natural Resources determined the need to build a new Full-service hotel on the site of a former dining building and outdoor pool. This facility was intended to serve an un-met need for a full-service hotel in the Hocking Hills Region.

THE PLANNING s CONSTRUCTION: Two years from contract signing to doors open including selections, construction and installation.

THE FIRST YEAR OF OPERATION : The hotel and cabins had tremendous success 10 million in total sales will 3 million in food and beverage sales.

THE SUCCESS FED NEW INVESTEMENT: Following up on that early management and financial success the state of Ohio awarded over 25 million in two years to be facilitated by us to update or remodel 4 more state park lodges of varying sizes, ranging from as few as 50 rooms to nearly 150 rooms.

ADDITIONAL PROJECTS: The following slide contains some of the remodel showcase or new opening videos from various lodge projects over the past two years.

PLANNING AND RESULTS

- Hocking Hills State Park Lodge

[Hocking Hills Lodge #ohio #lodge #hockinghills #travel #placestovisit](#)

- Punderson Manor:

[https://youtu.be/l0_juP4HSLc?si=OP2xVWD9vBLoDHld](#)

- Mohican Lodge:

[https://youtu.be/pLbjMhXlvIE?si=sTeiQnNv5SnomYyr](#)

- Hueston Woods Lodge:

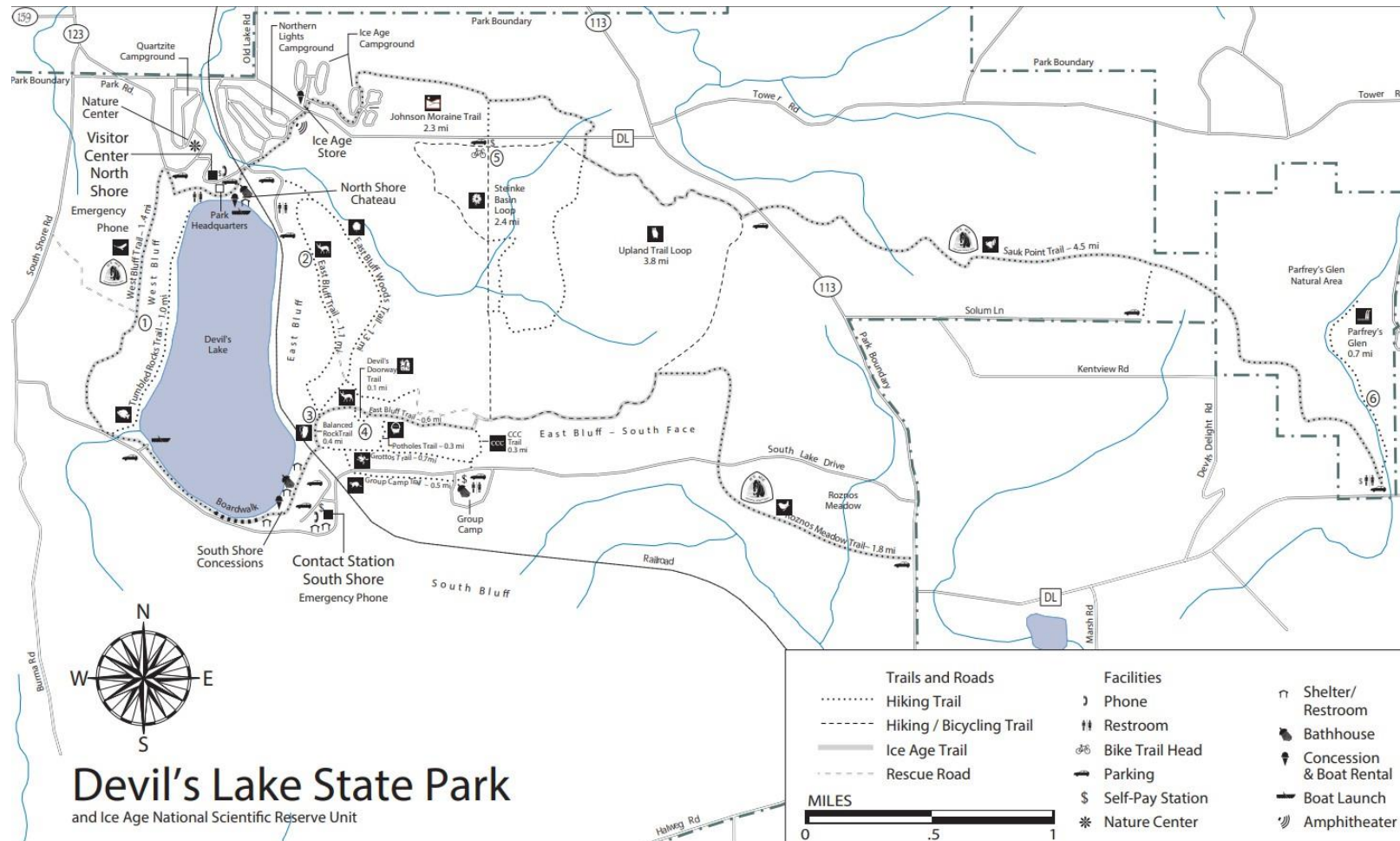
[https://youtu.be/7jsCZArIrYE?si=vbY62PNinxziXaUe](#)

- Deer Creek Lodge:

[https://youtu.be/D1Un1u_ZUQo?si=eDnyDeNwp4trqEE](#)

LODGE s RESORT SHOWACSE LINKS

WHY WE
ARE
EXCITED
ABOUT
DEVILS
LAKE s
BARABOO





Why We're Excited About Devils Lake

.....Trails C Hiking




East Bluff

	Balanced Rock Trail	0.4 mi
	CCC Trail	0.3 mi
	Devil's Doorway Trail	0.1 mi
	East Bluff Trail (1.1 + 0.6 mi)	1.7 mi
	East Bluff Woods Trail	1.3 mi
<hr/>		
	Grottos Trail	0.7 mi
	Group Camp Trail	0.5 mi
	Potholes Trail	0.3 mi

West Bluff

	Tumbled Rocks Trail	1.0 mi
	West Bluff Trail	1.4 mi

Steinke Basin

	Johnson Moraine Trail	2.3 mi
	Steinke Basin Loop Trail	2.4 mi
	Upland Loop Trail	3.8 mi

Parfrey's Glen

	Parfrey's Glen Trail	0.7 mi
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Ice Age National Scenic Trail

	Ice Age Trail Entire Loop	13.7 mi
	Sauk Point Trail	4.5 mi
	Roznos Meadow Trail	1.8 mi

Why We're Excited About Devils Lake

.....Geology



Devil's Doorway



Elephant Rock



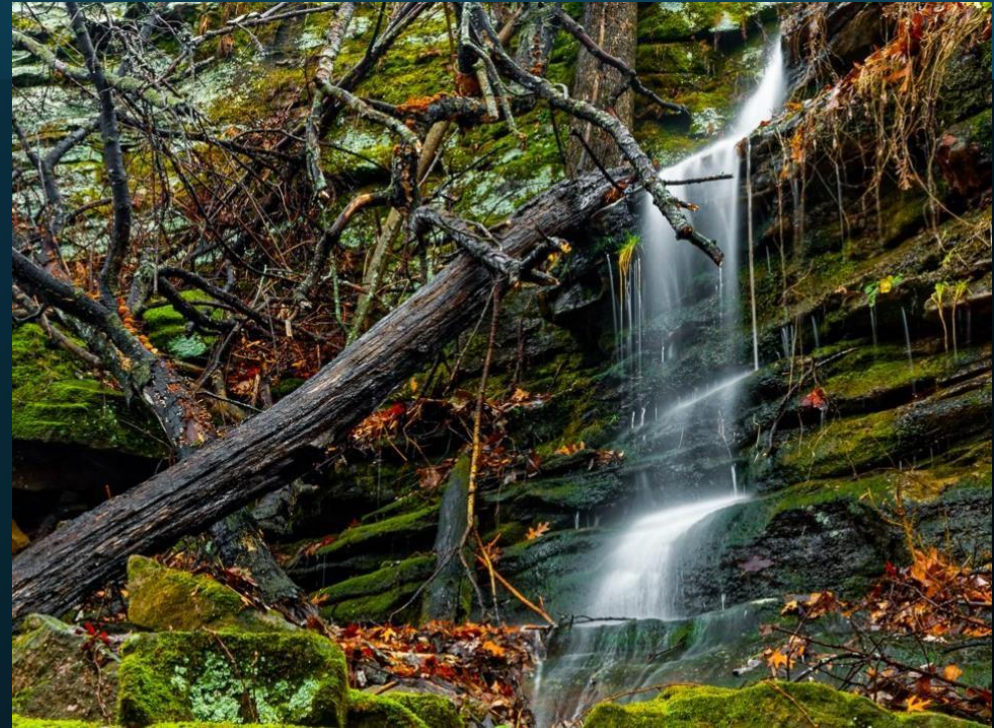
Balanced Rock

Why We're Excited About Devils Lake

.....Scenery



Blackbear Falls



December Falls

A Destination for All

- The Lodge and Villas are intended to create another point of access to Devil's Lake State Park focusing on it as the Destination.
- The Lodge and Villas will provide a wide-ranging appeal for visitors of all types including families, event planners, eco-tourists and Parks enthusiasts of all types
- The indoor and outdoor amenities and activities are geared for all – weather entertainment year-round.
- Activities and events will be created focusing on the unique ecosystem, geology and history of Devil's Lake and Baraboo.

- A variety of lodging types including guest rooms, suites and villas for individuals and groups of all interests and families of all sizes
- Stunning Vistas from a one-of-kind ballroom overlooking Nature's Backyard
- Indoor Play featuring pool, spa, and gaming room
- Outdoor Play featuring communal firepits, activity centers, all showcasing the natural beauty of the area.
- Onsite Food & Beverage courtesy of the Restaurant, Bar and Grab-n-Go Café
- Gift Shop featuring custom local offerings and regional flare
- Bus Transport to Devils Lake State Park

WHY THIS
PROJECT
WILL BE
UNIQUE

Unique Features – Lodge s Villas

- The Building design incorporates a contemporary aesthetic ideal for State Parks
- Select Guest Rooms with individual Balconies or patios overlooking the common green space
- Custom Concept finishes focused on environmental impact.
- State of the art technology from arrival to eventual return
- Ease of Access to Devil's Lake State Park and it's trails
- Lodge C Villas will be gently tucked away from the hustle and bustle but close enough to easily access all of Baraboo

- New hiring of 40-50 employees
- Added Occupancy and Revenues contributing to Sales Tax Base from direct spending.
- Helping to address parking limitations allowing for increased visitation to Devils Lake State Park.
- Additional visitors to Devils Lake mean additional supplemental spending on Dining, Activities, Gas and Retail.
- Multiplier effect – Every Dollar spent recirculates in the community roughly 2.5 times
- In 2023, the Travel & Tourism sector contributed 9.1% to the global GDP; an increase of 23.2% from 2022.

ECONOMIC IMPACTS

Conclusion

- Regency Hotel Management and ROI Hospitality are thrilled about the potential for Devil's Lake and Baraboo!
- Thank-you for your time

1.22 BICYCLE / PEDESTRIAN COMMISSION

(1) **INTENT.** The City Council has considered the environmental, health, recreational, economic and social value of a diverse and accessible transportation network and establishes the Bicycle-Pedestrian Commission to ensure that safe and efficient bicycle and pedestrian facilities are included in current infrastructure and future development of the City.

(2) **MEMBERSHIP.** The Bicycle and Pedestrian Commission shall consist of seven members including one member of the Plan Commission and one member of the Parks Commission, selected by those bodies at their May meeting for a one-year term; and one member selected by the Chief of Police, and serving at the pleasure of the Chief. The remaining four members shall be appointed by the Mayor, subject to confirmation by the Council, serving staggered two-year terms commencing on May 1. Members shall be residents of the City, the Village of West Baraboo, or an adjoining town.

(3) **POWERS AND DUTIES.** The Commission shall have the duty to develop, evaluate, and recommend policies that make it safer, easier, and more comfortable to bike and walk for utility and recreation in the City of Baraboo. In addition, the Commission shall provide recommendations to the City Council, or its committees, on bicycle- and pedestrian-related issues to help achieve the objectives of the City's Comprehensive Plan, Strategic Plan, or other work plans, including:

- Develop, periodically update, and advise the Common Council on the implementation of a Bicycle and Pedestrian Master Plan.
- Promote the integration of bicycling and walking facilities in the City of Baraboo to provide a balanced and efficient transportation network.
- Develop and annually revise a five-year sidewalk priority plan and recommend annual sidewalk projects to the Public Safety Committee.
- Recommend capital and operating budget items which address bicycle and pedestrian needs, services, programs, or facilities.
- Develop and distribute informational, educational, and promotional materials for bicyclists, pedestrians, and motorists.
- Collaborate with other municipalities and state agencies to improve the cycling and pedestrian environment, including work with local educational institutions to establish and maintain safe routes to schools.

(4) **MEETINGS AND OFFICERS.** A member of the City's Engineering, Public Works, or Parks Departments shall serve as staff support and an ex-officio member of the Commission. At its first meeting after June 1 of each year, the Commission shall elect a chair, vice-chair, and secretary, each serving a one-year term. The Commission shall hold regular meetings as may be provided by its by-laws, and may hold special meetings at the call of the chair or at the request of the Common Council.