



AMENDED AGENDA FOR THE PLAN COMMISSION

Tuesday, June 17, 2025, 5:15 p.m.

135 4th Street, Baraboo, WI

Members Noticed: R. Nelson, J. Kent, D. Olson, M. Krautkramer, T. Kolb, B. Hartup, M. Boegner

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT **WILL NOT** BE HEARD BY THE COMMISSION !

	Pages
1. Call to Order	2
1.a Note compliance with the Open Meeting Law	
1.b Roll Call	
1.c Approve agenda	
1.d Approve May 20, 2025 meeting minutes	6
2. Public Invited to Speak <i>(Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)</i>	
3. Public Hearings	11
a. Consideration and possible action on “Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 12, City of Baraboo, Wisconsin”.	
4. New Business	13
a. Consideration and possible action on “Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 12, City of Baraboo, Wisconsin”.	
b. Request by Ben Fritz, managing member of 9 <sup>th</sup> Street LLC to amend the existing GDP&SIP for the Garden Apartments at 125 9 <sup>th</sup> street in accordance with steps 3 and 4 of the PUD process to eliminate the 55-year and older age restriction for tenants in this multi-family independent living complex.	
c. Review and approve a One-Lot CSM on the vacant property south of Highland Drive and north of Quarry Street, being Lots 3 thru 9 of Block 2 of the 1 <sup>st</sup> Addition to Victory Heights subdivision located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 2, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin, for GPK LLC.	
d. Review and recommend vacating the unimproved alley right-of-way east of Tuttle Street between 10 <sup>th</sup> and 11 <sup>th</sup> Streets along the easterly boundary of Lots 17 thru 20 of Hyer’s Addition to the City of Baraboo, Sauk County, Wisconsin.	
e. Review and recommend approval of the Final Plat of Devils Lake Townhomes Addition, being Lots 1, 2 and 3 of CSM No. 7161, in the SE1/4 of the NW1/4 of Section 12, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, located at 1410 thru 1518 Lake Street.	
f. Review and recommendation on annexing and zoning upon annexation of a parcel of land on the north side of Madison Avenue, located in the SW ¼ of the SE ¼ Section 26, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin, totaling approximately 0.52 acres owned by Melissa Hamilton and Paul Waterman.	
g. Review and Recommendation to Amend the City of Baraboo 2040 Comprehensive Plan to change the future land use map for the southeasterly most 10.80 acres, more or less, in the SE/4 of Section 11, T11N, R6E City of Baraboo, Sauk County, Wisconsin, from Planned Neighborhood Mixed Use to Mixed Commercial.	
h. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Unit Development rezoning process to convert the existing six (6) condominium units in the existing three (3) duplex buildings in Hilltop Estates Condominium Phase 1 the existing eight (8) condominium units in the existing four (4) duplex buildings in Hilltop Estates Condominium Phase 2 on the east side of the 1700 block of Elizabeth Street in the SW1/4 of Section 25, T12N, R6E City of Baraboo, Sauk County, Wisconsin, for Hilltop Estates Owners Association.	
5. Discussion Items	
a. Discuss possibility of amending zoning code to allow Accessory Dwelling Units.	
6. Adjournment	

## PLAN COMMISSION ITEM SUMMARY

June 17, 2025

**SUBJECT: CONSIDERATION AND POSSIBLE ACTION ON “RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 12, CITY OF BARABOO, WISCONSIN”.**

**SUMMARY OF ITEM A:** The Commission considered this prospective boundary amendment at the March 18, 2025 meeting and recommended that we move forward with the TID 12 Boundary Amendment. As you may recall, the CDA is planning to renovate all 40-units in the existing Corson Square apartment complex and they have recently received funding approval for a new 56-unit apartment complex (Driftless Lofts) on the same property. Since this property will now become taxable, there is a benefit to included it in the TID 12 boundary.

There is a Resolution along with the Amended Project Plan for TID 12 included in the packet for you review.

**COMPLIANCE/NONCOMPLIANCE:** N/A

**ACTION: Approve Resolution and forward to Common Council for their consideration.**

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**SUBJECT: REQUEST BY BEN FRITZ, MANAGING MEMBER OF 9<sup>TH</sup> STREET LLC AMEND THE EXISTING GDP/SIP FOR THE GARDEN APARTMENTS AT 125 9<sup>TH</sup> STREET IN ACCORDANCE WITH STEPS 3 AND 4 OF THE PUD PROCESS TO ELIMINATE THE 55-YEAR AND OLDER AGE RESTRICTION FOR TENANTS IN THIS MULTI-FAMILY INDEPENDENT LIVING COMPLEX.**

**SUMMARY OF ITEM B:** At last month’s meeting, the Commission recommended approving an Amendment to the GDP/SIP to add one additional one-bedroom unit by converting the existing common space. Mr. Fritz was unaware the original GDP/SIP condition that required the tenants to be 55-years or older. Mr. Fritz said the demand for that demographic is not as strong as it used to be and he has admittedly rented a couple of units to younger tenants. The neighbors have commented how nice it is to have some younger people in the neighborhood again. Mr Fritz is requesting that the 55-year old age requirement for tenants be eliminated.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

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**SUBJECT: REVIEW AND APPROVE A ONE-LOT CSM ON THE VACANT PROPERTY SOUTH OF HIGHLAND DRIVE AND NORTH OF QUARRY STREET, BEING LOTS 3 THRU 9 OF BLOCK 2 OF THE 1<sup>ST</sup> ADDITION TO VICTORY HEIGHTS SUBDIVISION LOCATED IN THE SE1/4 OF THE NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 2, T11N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN, FOR GPK LLC.**

**SUMMARY OF ITEM C:** This item is the CSM for the vacant property behind Terrytown Plumbing, Action Electric, Safelite Autoglass and Emma’s Mexican Market, all located in the 400 and 500 blocks of South Blvd. This Survey simply combines seven existing lots that were part of the 1<sup>st</sup> Addition to Victory Heights subdivision.

**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**

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**SUBJECT: REVIEW AND RECOMMEND VACATING THE UNIMPROVED ALLEY RIGHT-OF-WAY EAST OF TUTTLE STREET BETWEEN 10<sup>TH</sup> AND 11<sup>TH</sup> STREETS ALONG THE EASTERLY BOUNDARY OF LOTS 17 THRU 20 OF HYER’S ADDITION TO THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM D:** The adjoining property owners west of said alley have submitted a petition requesting the vacation of the unimproved alley right-of-way behind their properties. I have included a location map and a copy of the signed petition in the packet.

**COMPLIANCE/NONCOMPLIANCE:** N/A.

**ACTION:** Approve/ Deny this request. If approved, forward this matter to the Common Council for their consideration.

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**SUBJECT: REVIEW AND RECOMMEND APPROVAL OF THE FINAL PLAT OF DEVILS LAKE TOWNHOMES ADDITION, BEING LOTS 1, 2 AND 3 OF CSM NO. 7161, IN THE SE1/4 OF THE NW1/4 OF SECTION 12, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, LOCATED AT 1410 THRU 1518 LAKE STREET.**

**SUMMARY OF ITEM E:** The Commission reviewed and approved the original GDP/SIP for Devil’s Lake Townhomes at the June 21, 2022 meeting. At the October 15<sup>th</sup>, 2024 meeting, the Commission recommended approval of converting the Townhomes to a 29-Unit Condominium so each individual unit could be independently owned. The GDP was amended and subsequently approved by the City Council. The developers have yet to record the Condominium documents and have decided to “alter their course” slightly to Amend their PUD to subdivide the existing 29 Townhomes, currently located in three separate buildings on three separate lots, to 29 individual Townhomes, each on their own lot, as part of the Devils Lake Townhomes Addition to the City of Baraboo. This still affords the opportunity for each individual unit to be owned independently.

The proposed Plat and original GDP submittal are included in the Agenda Packet.

**COMPLIANCE/NONCOMPLIANCE:**

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

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

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**SUBJECT: REVIEW AND RECOMMENDATION ON ANNEXING AND ZONING UPON ANNEXATION OF A PARCEL OF LAND ON THE NORTH SIDE OF MADISON AVENUE, LOCATED IN THE SW ¼ OF THE SE ¼ SECTION 26, T12N, R6E IN THE TOWN OF BARABOO, SAUK COUNTY, WISCONSIN, TOTALING APPROXIMATELY 0.52 ACRES OWNED BY MELISSA HAMILTON AND PAUL WATERMAN.**

**SUMMARY OF ITEM F:** The owners of this single parcel, located on the north side of Madison Avenue, immediately west of the Walnut Hill Cemetery, approached staff a couple of months ago about the possibility of annexing their properties to the City of Baraboo. The owners have since formally petitioned for annexation of their property and have requested it be permanently zoned R-1A, Single-Family Residential since it’s consistent with the five residential lots immediately east of them. The petition has been submitted to the Wisconsin Department of Administration for review and we expect a determination that the proposed annexation is in the public interest. If we do not have the “approval letter” by Tuesday’s meeting it may be appropriate to have any approval contingent upon the DOA’s approval of the proposed annexation.

**COMPLIANCE/NONCOMPLIANCE:**

The City Clerk has found the annexation petition to be complete.

**ACTION:** Forward the Petition to the Common Council with a recommendation to approve the annexation and recommend an appropriate Zoning Classification(s) upon annexation (contingent upon the DOA formal approval of this proposed annexation?).

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**SUBJECT: REVIEW AND RECOMMENDATION TO AMEND THE CITY OF BARABOO 2040 COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP FOR THE SOUTHEASTERLY MOST 10.80 ACRES, MORE OR LESS, IN THE SE/4 OF SECTION 11, T11N, R6E CITY OF BARABOO, SAUK COUNTY, WISCONSIN, FROM PLANNED NEIGHBORHOOD MIXED USE TO MIXED COMMERCIAL.**

**SUMMARY OF ITEM G:** At last month's meeting, the Plan Commission recommended approval of rezoning the property for a planned 80-unit Hotel and 30 Vacation Villas from A-1, Agricultural Transition to B-3, Highway Oriented Use. The Commission also recommended approval of a GDP over the entirety of the property for the aforementioned planned development conditioned upon the Council approving the rezoning of the property to B-3 and amending the future land use map in the 2040 Comprehensive Plan.

Since land use and zoning are supposed to be consistent with the Comprehensive Plan, there is a need to amend the 2040 Comprehensive Plan to accommodate the proposed development. The future land use for the southerly portion of the proposed development is Mixed Commercial; however, the proposed development extends into the southerly 10.8 acres of Planned Neighborhood Mixed Use. Accordingly, the future land use for the northerly 10.8 acres of the proposed development would need to be changed to Mixed Commercial.

Included in the packet is a series of maps showing the existing planned land use as well as the proposed revised planned land uses for the subject property.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 66.1001(4) of the Wisconsin State Statutes, any Amendment to the adopted Comprehensive Plan requires a favorable vote from the majority of Plan Commission members.

**ACTION:** Approve / Deny proposed Amendment to the Comprehensive Plan and Forward to Common Council for with a favorable recommendation to Amend the Comprehensive Plan to facilitate the proposed development of an 80-unit Hotel and 30 Vacation Villas on the 17.5-acre site.

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**SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED UNIT DEVELOPMENT REZONING PROCESS TO CONVERT THE EXISTING SIX (6) CONDOMINIUM UNITS IN THE EXISTING THREE (3) DUPLEX BUILDINGS IN HILLTOP ESTATES CONDOMINIUM PHASE 1 THE EXISTING EIGHT (8) CONDOMINIUM UNITS IN THE EXISTING FOUR (4) DUPLEX BUILDINGS IN HILLTOP ESTATES CONDOMINIUM PHASE 2 ON THE EAST SIDE OF THE 1700 BLOCK OF ELIZABETH STREET IN THE SW1/4 OF SECTION 25, T12N, R6E CITY OF BARABOO, SAUK COUNTY, WISCONSIN, FOR HILLTOP ESTATES OWNERS ASSOCIATION.**

**SUMMARY OF ITEM H:** 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.

Hilltops Estates Condominiums was developed 30+ years ago, long before the City regulated condominiums. The owners are wanting to convert their Condominium to a private residential development with each side of the 7 duplexes being independently owned. The owners have experienced great difficulty finding an insurance company for their whole 14-unit association and the few that are willing are considerably more expensive (300% to 400%) because they are an association. They have consulted an attorney and a surveyor and would like to pursue rezoning their property with a Planned Unit Development that would create 14 individual lots, each of which would be separately owned with a shared driveway located in an Outlot as shown on the attached conceptual plan, or a shared driveway easement.



If favorably reviewed, the Association would need to provide a GDP/SIP submittal packet for the Commission's future consideration.

**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.**

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## Minutes of Plan Commission Meeting April 15, 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, M. Krautkramer, T. Kolb, B. Hartup, and M. Boegner.

Also in attendance were Tom Pinion, Cody Pelton, Ben Fritz, Greg McArthur, Marty Cowie, Brad Boettcher, Melissa & Mike Lohre, Jessica Bartley, Peter Bildsten, Angela Lowe, Gary Wegner, Morgan Olson, Kyle John Kraemer, Heather Koeller, Howard Oasle, Michael Plautz, Kelly Serstad, Nichol Swenson, Steve Higgins, Tom Kuester, Leo Hamilton, Sara Remlinger, Diane Lasceski, Chad Canfield, Linda Meadowcroft, Jason Sauey, Jacquelyn Drummer, Dal Drummer, George Koeller, Kevin Mortensen, Brandi Schwartz, Allison Holets, and Tom Kriegl.

- c. Agenda Approval: Mayor Nelson asked to split public comment because of the crowd in attendance; he suggested having a public comment added between Items d. and e. It was moved by Kent, seconded by Olson to approve the agenda as amended. Motion carried unanimously.
- d. Minutes Approval: It was moved by Kolb, seconded by Kent to approve the minutes of April 15, 2025. Motion carried 6-0.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – Mayor stated this public comment section would be for Items a. through d. – There were no speakers.

### Public Hearing

- a. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 13 of the Re-Plat of Lots 13-22 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 722/724 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin. – There were no speakers and the hearing was declared closed.

### New Business

- a. Consider the request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 13 of the Re-Plat of Lots 13-22 of Greenfield Reserve subdivision to two side-by-side single-family attached residential dwellings at 722/724 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin. – Pinion presented the background. It was moved by Olson, seconded by Kolb to approve the CUP request as presented. On roll call vote for the motion, Ayes – Kent, Olson, Krautkramer, Kolb, Hartup, Boegner, and Nelson. Nay – 0, motion carried 7-0.
- b. Review and approve a two-lot Certified Survey Map Review for Greenfield Reserve LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-1A Single-Family Residential zoning district at 722/724 Roosevelt Street, being Lot 13 of the of the Re-Plat of Lots 13 - 22 of Greenfield Reserve subdivision and located in the NE1/4 of the SW1/4 of Section 31, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin. – It moved by Kolb, seconded by Kent, to approve the CSM as presented. On roll call vote for the motion, Ayes – Olson, Krautkramer, Kolb, Hartup, Boegner, Nelson, and Kent. Nay – 0, motion carried 7-0.
- c. Request by Ben Fritz, Managing Member of 9<sup>th</sup> Street LLC to Amend the existing GDP&SIP for the Garden Apartments at 125 9<sup>th</sup> Street in accordance with Steps 3 and 4 of the PUD Process to convert the existing common space in the existing 9-unit, 55-year and older, multi-family independent living complex to an additional one-bedroom living. – Pinion presented the background saying that it was zoned with a PUD in 2015, which created eight one-bedroom apartments along with a manager's suite, and a commons for the residents. Mr. Fritz would like to convert the common area into another one-bedroom apartment, which would require an ordinance amendment. Kolb said at the time of the PUD it was felt that the commons area would be good because of the tenants being all 55 years and older and asked if something has changed. Ben Fritz addressed the Commission saying that only half of the commons area will be converted into an apartment. He said with the price increases of insurance and other things he is trying to make things more manageable by adding another unit. Nelson moved, Kolb seconded to recommend amending the existing GDP & SIP for the Garden Apartments at 125 9<sup>th</sup> Street to convert the existing common space into another one-bedroom apartment as requested. On roll call for the motion, Ayes – Krautkramer, Kolb, Hartup, Boegner, Nelson, Kent, and Olson. Nay – 0, motion carried 7-0.
- d. Review Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process to create a 5<sup>th</sup> dwelling unit on the third floor of the existing 4-unit residential dwelling at 126 1<sup>st</sup> Street, by Winding River Properties, LLC – Pinion presented the background for this request. He said that there are four existing apartments in the three-story building directly south of the Civic Center. He said the applicants are requesting to create a fifth dwelling unit on the third floor of the building. He said that this does not trigger the need for a sprinkler

system. Krautkramer asked if it would require state approved plans. Pinion said the building inspector would have to check if there were any partition walls leftover from it alleged use as a unit and then she would check whether it would be a minor alteration or something more significant. On street and off-street parking was discussed.

**Public Invited to Speak** *(Any citizen has the right to speak on items e. and f. on the agenda for Commission action if recognized by the presiding officer.)*

Jessica Bartley, E11751 Gall Rd addressed the Commission. She said she is opposed to the project and said it is incompatible with the City's own Comprehensive Plan. She said it would impose long-term infrastructure loss to the taxpayers. She said State Statutes Section 66.1001 requires rezoning decisions aligned with the comprehensive plan, this does not; therefore, the comprehensive plan would have to be amended.

Peter Bildsten, 426 Inverness Terrace, Baraboo addressed the Commission. He said he has financed hundreds of projects like this in the State of Wisconsin and feels that this is one of the best ones that he has ever seen. He said it would fit Baraboo perfectly and strengthen the entire corridor from Devils' Lake to Downtown Baraboo, it would bring dollars and people to Baraboo. It was bring big tax dollars to the Baraboo, which is needed. He said the developers are not looking for a handout.

Angie Lowe, 1925 Sunset Dr., Reedsburg addressed the Commission. She said she owns property at S5509 County Rd DL. She said that she is the owner of Willowood Inn. She said that she has been in contact with other motel owners in the area and they are all running 30-45% drop in occupancy year round. She said that their forecasted estimates are 65% occupancy; unfortunately, this is not realistic if they speak to other motel owners. She said that this would also skew the estimated tax revenue. She is concerned for the people that concerned about the impact that it will have on the tranquility and the peace that people come to Baraboo for. She implored the Commission to reconsider rezoning this property.

Gary Wegner, E11012 W. Wynsong Lane, Baraboo addressed the Commission. He said he has been a Baraboo resident for 30+ years, a businessman, banker, and currently active in the real estate business. He said that if a community is not growing, it is dying. He said most of time developers come from out of town; the development is from local developers that are not going anywhere.

Morgan Olson, 101 Cedar Street, representing Town of Baraboo addressed the Commission. He said that is the Town of Baraboo's strong opinion that the proposal would affect the Tranquility Subdivision quite heavily if this moved forward as proposed. He said the Town would like to limit the disruption to the Tranquility Subdivision. He said the Town also discussed as being proposed there are two access points to the villas area of the development, currently the stub roads that would lead to them do not extend to the full end of the parcels and the Town Board has no plans to extend them, so access to those parcels is difficult at best.

Kyle John Kremer, 7230 Linsley Lane, Sauk City addressed the Commission. He said he is part of the third generation to Kraemer Brothers. He said that they have been involved with several buildings in Baraboo and the surrounding area. He spoke on the sustainability and LEED standards and supports the projects.

Heather Koeller, E11521 State Rd 136 addressed the Commission. She said she strongly opposes this project and that it will diminish the area rural charm. She said that she has 3,087 signatures on a petition opposing this development. She said she does not want to become another Wisconsin Dells.

Howard Castle, S5633 Glacier Dr., Baraboo addressed the Commission. He said that he is representing himself as well as the Baraboo Sanitary District. He said that District's concern is the potential volume this development would bring in their flushing system. He has heard that there is still a desire to use the Town of Baraboo Sanitary District No. 1's collection system and there is no intent for the Board to allow that to happen. He said that as a homeowner, he feels that this would be disruptive to his quality of life.

Michael Plautz, 615 Effinger Rd addressed the Commission. He spoke in favor of the project saying that he feels that this is good for this area. He said it would help this City with operating expenses.

Kelly Serstad, S5474 Gasper Dr., Baraboo addressed the Commission. She spoke of her opposition for the proposed developments.

Nichol Swenson, S5780 Co. Rd. DL addressed the Commission. She said that she owns the previous Three Little Devils property and ten years ago converted it into the Flyways Waterfowl Museum conservation facility. She said she stands along with the people in support of this project.

Steve Higgins, E11740 County Road DL, Baraboo addressed the Commission. He said that his property backs directly up to the proposed development. He feels that honesty, integrity, character, and transparency in the past with the developers was not been shown. He feels the density of the villas is too high.

Tom Kuester, S5743 Coleman Rd., Baraboo addressed the Commission. He agrees with Bildsten and Wegner and feels that this development would be great for Baraboo; it will bring a lot of added revenue.

Leo Hamilton, 669 South Shore Rd., Baraboo addressed the Commission. He expressed his opposition to this project and told the Commission to be careful of the engineering firm. He said South Shore Road is a disgrace at this time.

Sara Remlinger, S1697 White Birch Dr., Wisconsin Dells. She read a statement from ROI Hospitality showing support for this proposed development.

Diane Lasceski, S6001 County Rd. W, Rock Springs addressed the Commission. She expressed her deep opposition to this proposal. She feels the primary concern should be maintaining the integrity of Devils' Lake State park; people value the quiet and value the wildlife.

Chad Canfield, E11612 Park Rd., Baraboo addressed the Commission. He said he is a neighbor to this property. He said until Greg McArthur purchased and revitalized the old school house on Park Rd., he saw someone that he did not know had so much passion about keeping the area beautiful. He expressed his support of this project.

Linda Meadowcraft 120 6<sup>th</sup> Avenue, Baraboo address the Commission. She said she is the President of CultureWorks, Inc.. She spoke in opposition of the development and the effect of large developments or ecological integrity of Devils. She also has a concern of the impact of development near Devils' Lake to Ho-Chunk Nation.

Jason Sauey, S3447 County T, Baraboo addressed the Commission. He spoke in support of the proposed development. He spoke highly of the character and integrity of Gregg McArthur. Sauey said that he is living proof that it is possible to be a businessperson and still have a deep respect and love for the environment. He feels that a private property owner, as long as they are in compliance with and conformance to all applicable laws and regulations, they should be able to develop their property as they see fit, that is being done in case and he doesn't see why there should be any opposition.

Jacquelyn Drummer, S5572 County Rd DL, Baraboo, addressed the Commission. She said that this development is in direct opposition to the Comprehensive Plan. She read from the Sauk County and Town of Baraboo Comprehensive Plans stating that rural character be upheld as a regional asset.

Dal Drummer, S5572 Cty. Rd DL, Baraboo addressed the Commission. He said people have talked about the fact that the City of Baraboo has some budget difficulties, and people thank that this development will be a solution. He said he has a background of 35 years in resort business, been here since 1953 and is local financial officer for two non-profits. He said the projected \$8.7 million annual income from Baraboo Bluffs Hospitality is significantly inflated.

George Koeller, E11521 State Rd. 136, Baraboo addressed the Commission. He spoke in opposition of the project. He said that the City will benefit and the Township will get nothing. He said the Township will have increased road repairs and they want to install stoplights. He said the Township does not benefit whatsoever, but it is in their backyard.

Kevin Mortensen, S2219 Yellow Thunder Trail, Baraboo addressed the Commission. He grew up in Baraboo near Devils' Lake, there is enough people and traffic now and we do not need anymore. He said all there roads in this town and county are crap, adding more vehicles will make it worse.

Brandi Schwartz, 512 Mill Street, Baraboo addressed the Commission. She is very concerned about the noise and traffic. She expressed concern about safety and police impact.

Alison Holets, S5505 Old Lake Rd., Baraboo addressed the Commission. She spoke regarding a public records request regarding this department. She said she emailed the City for specific documents as well as emails between City works and developers. She said during a phone call she was initially told that government information was confidential and she was not allowed access to it. However, Baraboo Ordinance 1.39 and Wisconsin State Law 19.35 states and anyone can have

access to government records via an open records requests. After lengthy period, she did receive, but not all documents requested. She said, "We the community of Baraboo would like to see the City honor their ordinances and be transparent."

Tom Kriegl, E13049 County Rd W., Baraboo address the Commission. He expressed his opposition to the development.

Mayor Nelson closed general comment.

The Commission took a five-minute break. The Commission reconvened at 7:00 p.m. with Eric Hagen City Attorney on the phone. Mayor Nelson said because items e. and f. are so closely related the Commission will discuss them together, but vote on them separately.

- e. Request to rezone property from the current A-1, Agricultural Transition to B-3, Highway Oriented Business on 28.3-acres of property, located along the easterly boundary of Tranquility Subdivision, in the SE1/4 of the SE1/4 of Section 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, by Baraboo Bluffs Hospitality, LLC. - Pinion said the original request came in to apply an Planned Unit Development, when property was annexed, it was assigned a temporary zoning designation of A-1, which is an Agricultural Transition. The ordinance is crafted to say that applying a PUD to an A-1 cannot be done, doesn't distinguish between whether it's temporary zoning or permanent zoning, my opinion was that it doesn't apply to a temporary zoning to we deferred to the City Attorney and he believes that it does apply and for the sake making everything correct we should amend it to include a permanent rezoning, something that allows a PUD before we consider a PUD on that property. Kolb asked Atty. Hagen if the property was rezoned to B-3 with PUD overlay and current owner would want to sell the property would the PUD continue as the driver to the property. Hagen answered if the affirmative. Kent feels that this project fits the landscape. He said he is on the development commission for Baraboo and one thing talked about is how to get more people to come to Baraboo. He agrees with Tom Kriegl, he has been worried about TID Districts. He said without a TID or TIF if feels it is a good project. Kolb said he follows in Kent's thoughts. He said contrary to what he has heard he feels that this project has been very transparent operation. He likes the proposed shuttle to downtown, but does not like the proposed shuttle to Devils' Lake. He likes the possible introduction to e-bikes and thinking about a solar project. He agrees with Kent that the overpopulation and parking issues at Devils' Lake is Devils' Lake State Park and DNR issues as well as our Legislature. Boegner said with the TID or TIF off the table he feel it is a great project, it fits the area and it would be a benefit to the City. He said the issues they are having at Devil's Lake is not McArthur's issue. Krautkramer said the property was recently annexed to the City and would be developed at some point and of all the developments, that she could picture there this is the best. She does not feel it is the job of the City of Baraboo to limit access to Devils' Lake. Olson questioned the Sanitary District capacity. Pinion said that it has been looked at from our side, we know how flow we are getting there, the agreement says it can be more than double that current flow and we believe there is capacity there. Olson asked what happens if the Commission approves this and the Town says that there is not enough capacity, does that mean the City will have to invest in expanding the capacity. Morgan Olson said that because this property was annexed into the City it is no longer in the Sanitary District. Nelson asked if there would be a problem if Coleman Rd and Devils' Lake Parkway were not extended to connect to the entrances. Pinion felt that it would, without allowing access to this property, it essentially land locks this property, it does have frontage on the extension of Coleman Rd, it may be unimproved but it is definitely frontage. He said in his experience, someone who needs access from a town road can petition the town to improve that right-of-way to their boundary, anything beyond their boundary would be that property owner's sole benefit and responsible for the cost. Olson said it was discussed at the last Town Board meeting, the right-of-way still exists to the edge of the parcel, so ROW is granted, those parcels do have access from town roads; however, the physical roadway, the part travelled ends short of the town/city line and the Town Board does not believe it has the funds or the need to spend the funds to extend that to the end of the line. Nelson asked Olson if he felt the town would be amicable to improving that last stretch of road if the developers funded it so that there was no financial impact to the town to get that done. He said, not speaking for the town board, his personal take would be that they would gladly discuss anything, but it would require going back and forth on town and City part. McArthur was asked what he has learned from these experiences and how, if any significant changes you think you may actually come up from the present. McArthur said they learned a lot, they had constructive criticism, criticism that was not really warranted with fact, but when we talked to the right people, we came to common ground. He said that the environmental issues have to be addressed when the next step taken. He said he learned a lot from people, we learned most important that we want to work with everyone, we want to be a team on this, and we want this to be a part of Baraboo. Nelson said that it is his understanding that if you look at the future land use map in the future comprehensive plan the parcel under consideration now is actually spilt between two different categories. He said he understands that under one category, the proposed use would match that fine, but the portion that is under the other category does not match and would require either concurrent or prior to the rezoning would require an amendment to the comprehensive plan to change the future land use of that part of the parcel. Hagen said it would be his recommendation to make any favorable motion conditioned on the comprehensive plan changes. It was moved Krautkramer, seconded by Kent to recommend to Common Council approval of rezoning to B-3 conditioned upon the amendment of the comprehensive plan and approval of the GDP and PUD. On roll call vote for the motion, Ayes – Kolb, Boegner, Nelson, Kent, Olson, and Krautkramer. Nay – Hartup, motion carried 6-1.

- f. Review a General Development Plan in accordance with Step 3 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 11 and the NE1/4 of the NE1/4 of Section 14, T11N, R6E, in the City of Baraboo, Sauk County Wisconsin, by Baraboo Bluffs Hospitality, LLC.- Kent moved, Olson seconded by recommend to Common Council approval of the GDP for a 80-uitt Hotel and 30 vacation Villas on 28.3-acres of property conditioned upon the rezone of that property to B-3 and subsequent changes to the comprehensive plan to make it compatible to the land us map. On roll call vote for the motion, Ayes – Boegner, Nelson, Kent, Olson, Krautkramer, and Kolb. Nay – Hartup, motion carried 6-1.
- g. Select Plan Commission Member to serve on the Bicycle and Pedestrian Commission – Krautkramer moved, Boegner seconded to nominate Barry Hartup to the Bicycle and Pedestrian Commission. On roll call for the motion, Ayes – Nelson, Kent, Olson, Krautkramer, Kolb, Hartup, and Boegner. Nay – 0, motion carried 7-0

**Adjournment** – There being no further business, Nelson declared the meeting adjourned at 8:07 p.m.

Rob Nelson, Mayor

# **NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING CITY OF BARABOO, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of Baraboo will hold a Joint Review Board meeting on June 17, 2025 at 9:00 AM.

The meeting will be held at the Baraboo City Hall, located at 101 South Blvd.

The purpose of the meeting is to organize the Joint Review Board for consideration of the City's proposal to amend Tax Incremental District No. 12.

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Baraboo will hold a public hearing on June 17, 2025 at 5:15 PM.

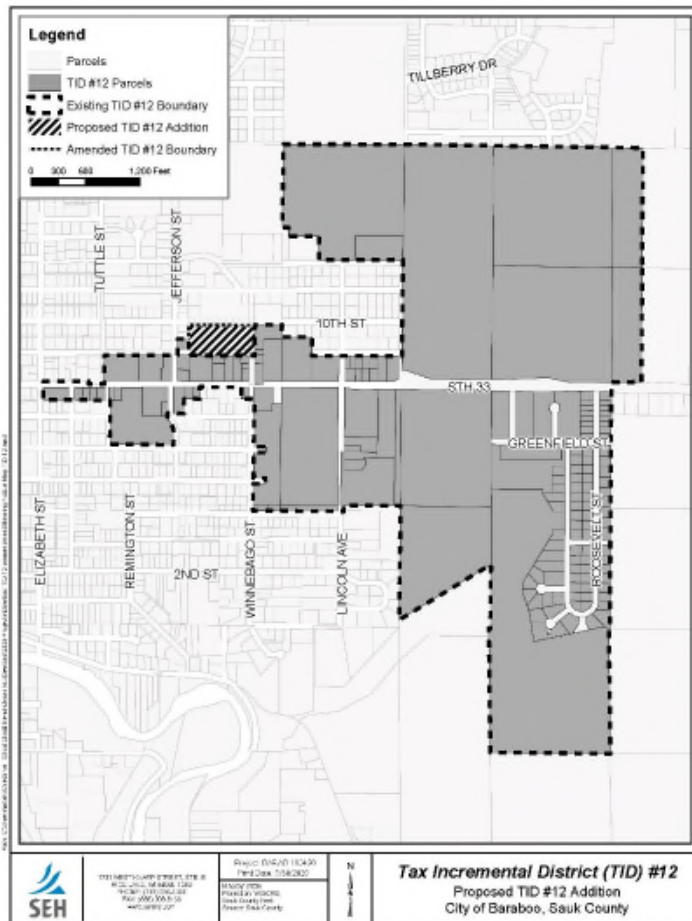
The meeting will be held at the Baraboo City Hall, located at 101 South Blvd.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amended boundaries of Tax Incremental District No. 12, and the proposed amendment to its Project Plan.

The proposed amendment would add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2. The District's proposed amended boundary is identified on the map included in this Notice.

Based on the planned use of properties within its boundaries at time of creation, territory within the District was previously identified as suitable for mixed use development.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of promoting mixed use development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan.



As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$5.83 million.

All interested parties will be given a reasonable opportunity to comment on the proposed amended boundaries of the District and the proposed amendment to its Project Plan. A copy of the proposed amendment to the District's Project Plan, including a description of the proposed amended boundary, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the Baraboo City Hall, located at 101 South Blvd.

By Order of the City of Baraboo, Wisconsin

*Published June 10, 2025*



June 17, 2025

PROJECT PLAN AMENDMENT

# City of Baraboo, Wisconsin

## Tax Incremental District No. 12

### Eastside Corridor



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

Organizational Joint Review Board Meeting Held:	June 17, 2025
Public Hearing Held:	June 17, 2025
Consideration by Plan Commission:	June 17, 2025
Consideration by Common Council:	July 8, 2025
Consideration by the Joint Review Board:	TBD (July 28 – August 25, 2025)

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## **SECTION 1:**

### **Executive Summary**

---

#### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 12 (“District”) is a 464.3-acre Mixed Use District created on June 8, 2021. The District was created to fund a variety of projects including:

- a) Public infrastructure costs to include installation of streets, street lighting, bike/pedestrian paths, water, and sewer mains as well as street reconstruction, water main replacement and sewer replacement.
- b) Land acquisition, demolition, and asbestos inspection.
- c) Pay As You Go (“PAYGO”) development incentives.
- d) Debt issuance and interest expenses.
- e) District creation and administrative expenses.

The district has not previously been amended.

#### **Purpose of Amendment**

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District. The additional 4.10 acres added to the district will include the rehabilitation of the existing 40-unit Corson Square senior housing development and the construction of the new 56-unit Driftless Lofts.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1.

#### **Estimated Total Project Cost Expenditures**

The original project plan identified approximately \$17.68 million of project costs. The expenditure authority granted in the original project plan is retained through this amendment. The City is increasing total expenditure authority through this amendment by approximately \$6.57 million (“Project Costs”). This includes increasing the amount for existing and potential PAYGO developer incentives by \$4.65 million, increasing prior and planned debt service interest costs by \$1.11 million, and increasing District administrative costs by \$807 thousand.

### **Incremental Valuation**

The City projects that additional new land and improvements value of approximately \$9.97 million will result from this amendment with an expected total incremental value within the District of \$71.19 million by January 1, 2030. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **Expected Termination of District**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

### **Summary of Findings**

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the amendment of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:
  - The expectation that the potential developments will not be viable without public participation based on extraordinary costs associated with the redevelopment of existing sites. This may warrant the use of development incentives, subject to any proposed development meeting the “but for” test, and a development agreement approved by the City.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that the developers are likely to purchase goods and services from local suppliers in construction of the projects, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the projects would not occur without the use of tax

incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the projects.

4. Not less than 50% by area of the real property within the District, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

## **SECTION 2:**

### **Preliminary Map of Original District Boundary and Territory to be Added**

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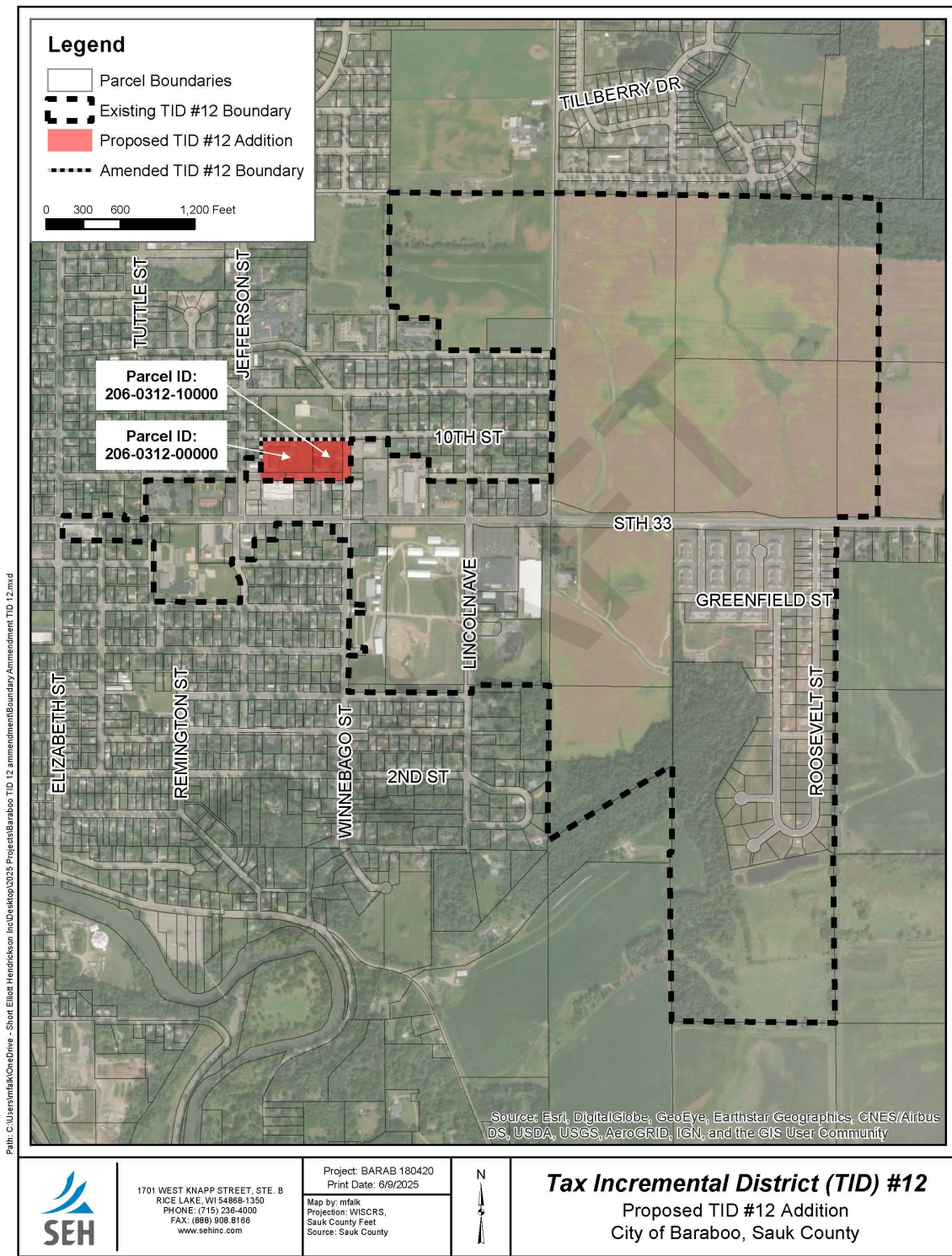
Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

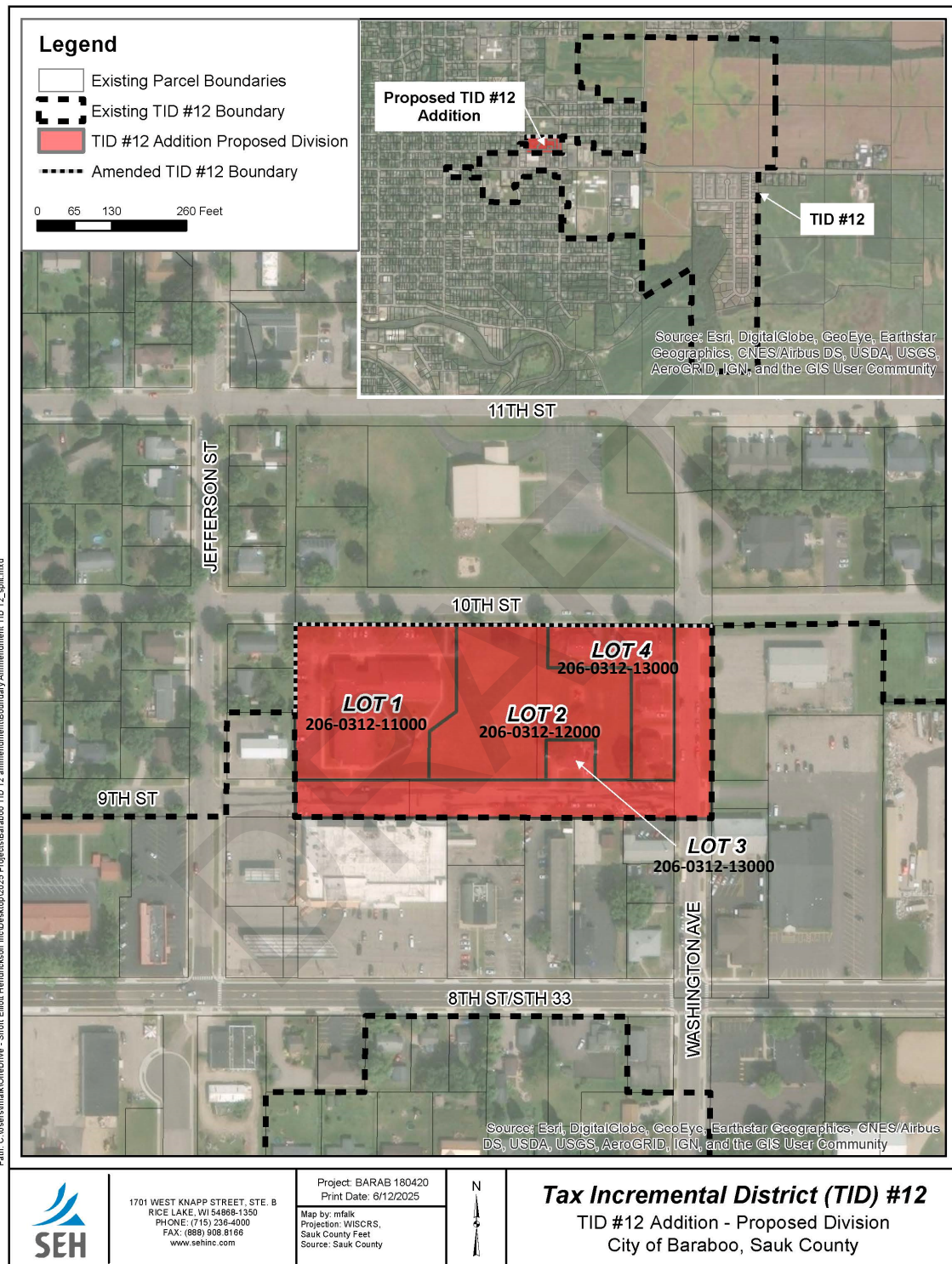
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Parcel Layout as of January 1, 2025\*



*Parcel Layout as of January 1, 2026\**

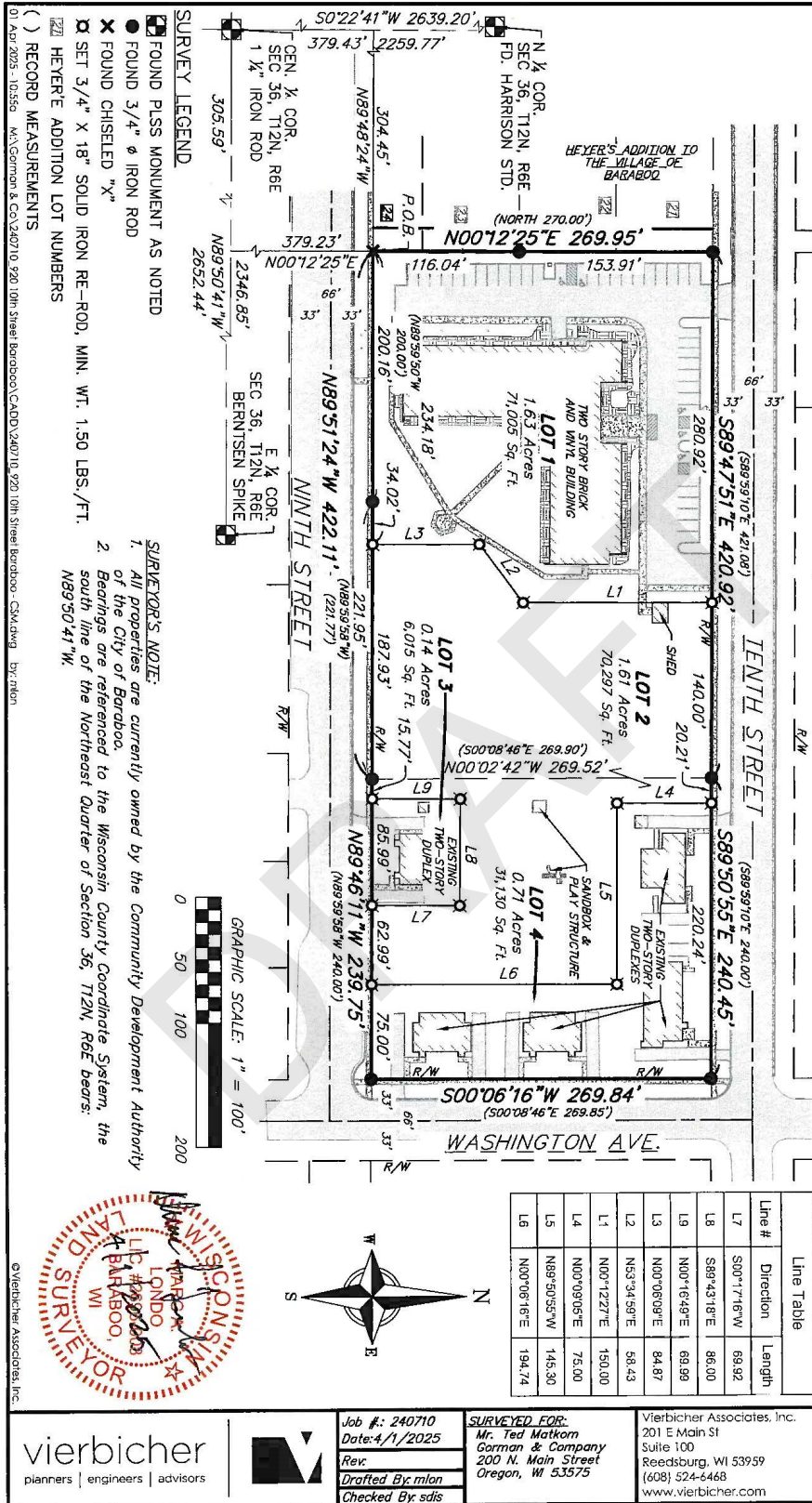


\*The Plan Commission approved a Certified Survey Map (found on the following page) for the parcels on March 18, 2026.



# SAUK COUNTY CERTIFIED SURVEY MAP

LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENTS NUMBERED 456860 AND 456923 AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, T12N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY WISCONSIN



Line #	Direction	Length
L7	S00°17'16"W	88.92
L8	S89°43'18"E	86.00
L9	N00°16'49"E	69.99
L3	N00°06'09"E	84.87
L2	N53°34'59"E	56.43
L1	N00°12'27"E	150.00
L4	N00°09'05"E	75.00
L5	N89°50'55"W	145.30
L6	N00°06'16"E	194.74

- SURVEY LEGEND**
- FOUND PLSS MONUMENT AS NOTED
  - FOUND 3/4" Ø IRON ROD
  - FOUND CHISELED "X"
  - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
  - HEREFIRE ADDITION LOT NUMBERS
  - RECORD MEASUREMENTS

**SURVEYOR'S NOTE:**

- All properties are currently owned by the Community Development Authority of the City of Baraboo.
- Bearings are referenced to the Wisconsin County Coordinate System, the south line of the Northeast Quarter of Section 36, T12N, R6E bears: N89°50'41"W.



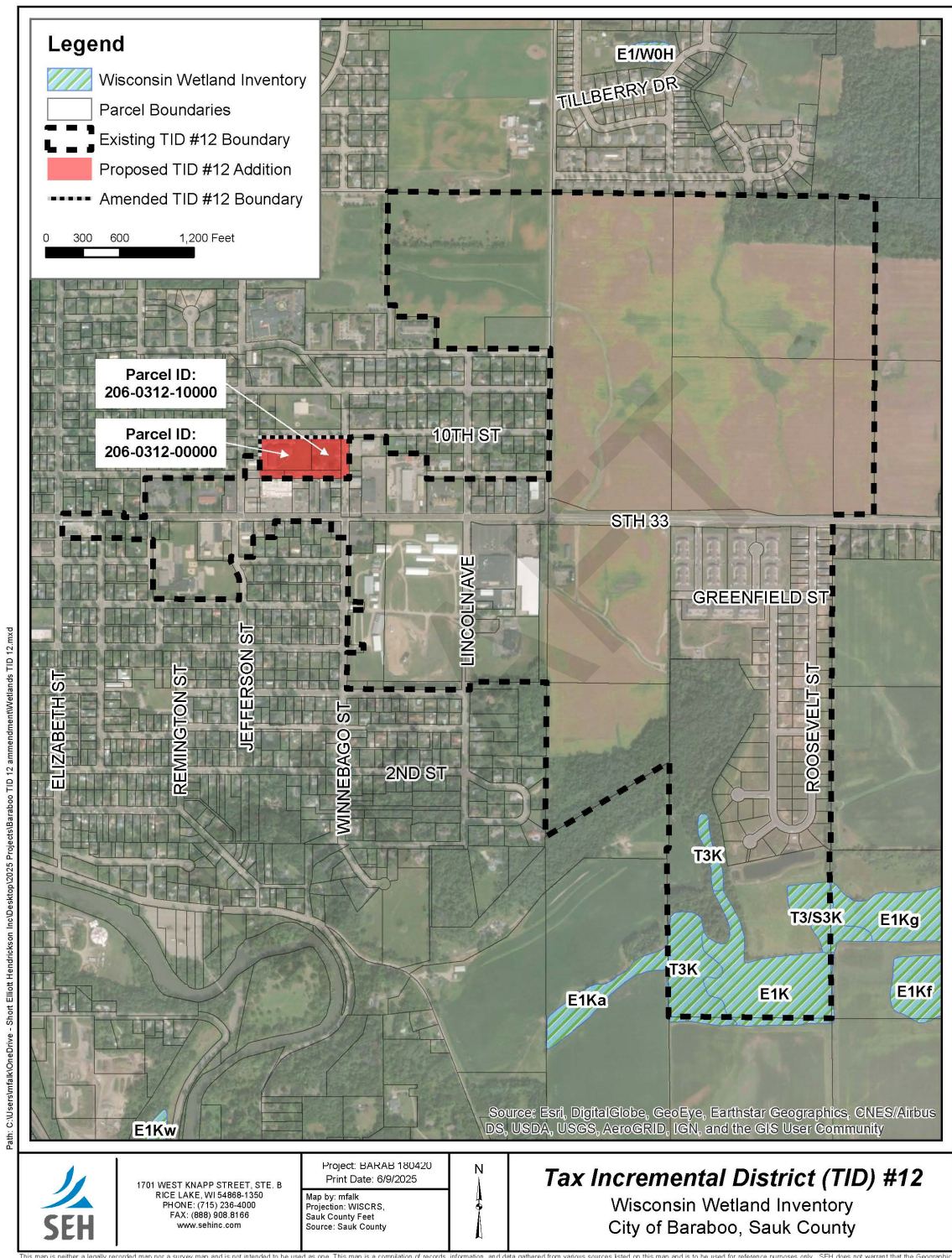
vierbicher  
planners | engineers | advisors

Job #: 240710  
Date: 4/1/2025  
Rev:  
Drafted By: mlm  
Checked By: sds

**SURVEYED FOR:**  
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Gorman & Company  
200 N. Main Street  
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201 E Main St  
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Reedsburg, WI 53959  
(608) 524-6468  
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**SHEET 1 OF 2**



## **SECTION 3:**

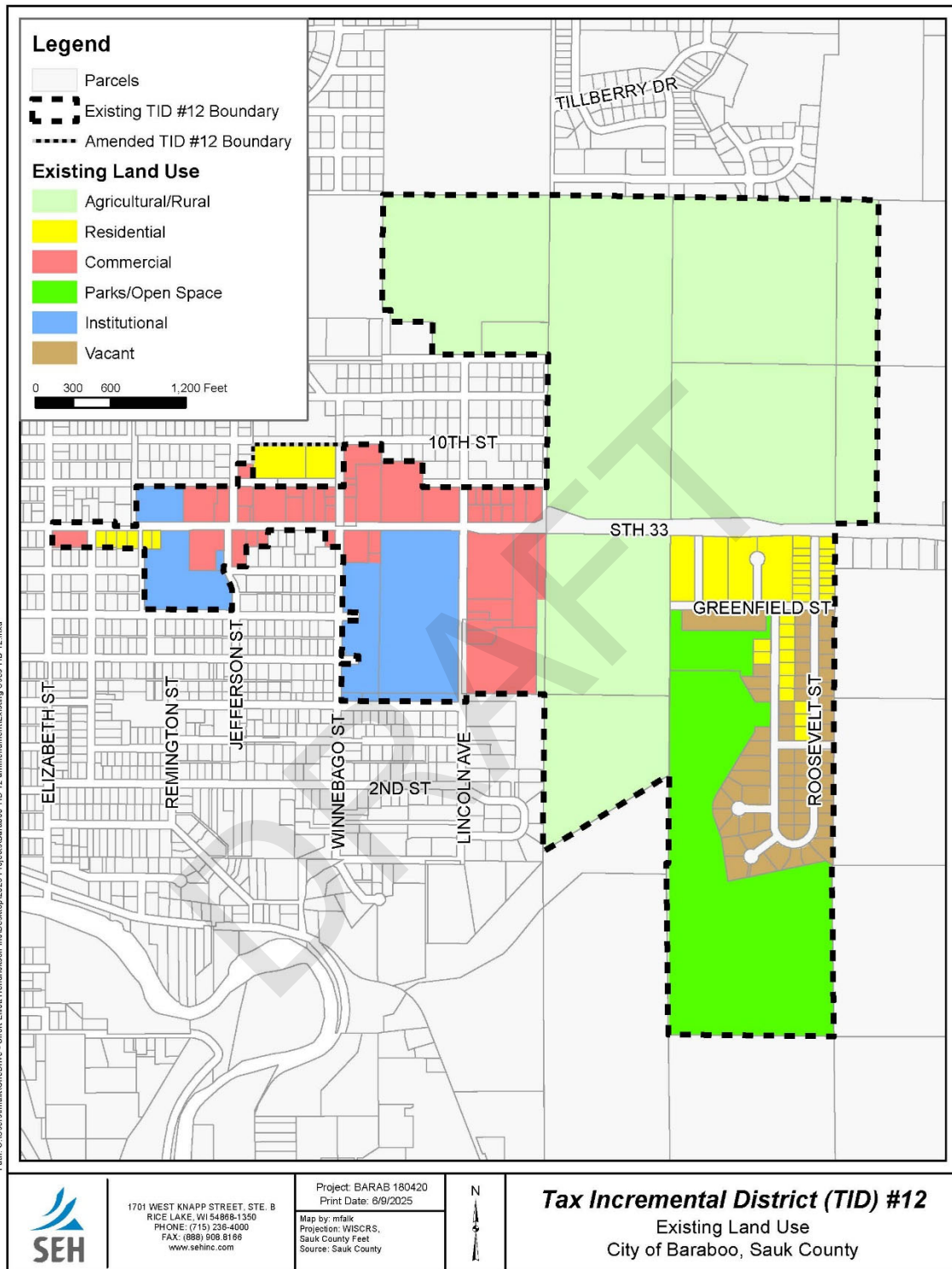
### **Map Showing Existing Uses and Conditions Within the Territory to be Added**

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Map Found on Following Page.

DRAFT





This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources. It is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) data used to prepare this map are error free, and SEH does not represent that the GIS data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this

## SECTION 4:

### Preliminary Identification of Parcels to be Added

The District boundaries will be amended to include the parcels identified in the tables included below:

#### Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres		
					Commercial/ Business	Previously-Platted Residential	Newly-Platted Residential
Existing TID Area <sup>1</sup>				441.30	323.62	2.36	65.28
N/A	ROW Areas			1.52			
1	206-0312-00000	N/A	Baraboo CDA	2.62			2.62
2	206-0312-10000	1018 10TH ST	Baraboo CDA	1.48			1.48
TOTALS				446.92	323.62	2.36	69.38

Percentage of TID Area Suitable for Mixed Use Development (at least 50%) 88%

Percentage of TID Area Not Suitable for Development 12%

Total Area 100%

Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%) 16%

Wetland Acreage Removed from District Boundaries 23.00

1) Suitable acres based on the original project plan dated June 8, 2021.

#### Calculation of Estimated Base Value

Parcel	Assessed Value			Equalized Value <sup>2</sup>		
	Land	Improvement	Total	Land	Improvement	Total
206-0312-00000	0	0	0	0	0	0
206-0312-10000	0	0	0	0	0	0
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2) Estimated based on values as of January 1, 2024. The parcels were still owned by the Baraboo CDA as of January 1, 2025 and will have an equalized value of \$0.

## SECTION 5: Equalized Value Test

---

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

### Calculation of Equalized Value Limit

TID IN Equalized Value (Jan. 1, 2024)	\$	1,432,817,200
TID Valuation Limit @ 12% of Above Value	\$	171,938,064

### Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Added to District	\$	-
Incremental Value of Existing Districts (Jan. 1, 2024)	\$	82,237,600
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$</b>	<b>82,237,600</b>
<b>Total Percentage of TID IN Equalized Value</b>		5.74%
<b>Residual Value Capacity of TID IN Equalized Value</b>	<b>\$</b>	<b>89,700,464</b>

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$82,237,600. This value is less than the maximum of \$171,938,064 in equalized value that is permitted for the City. Following creation of the District, its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

## **SECTION 6:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on June 28, 2021 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

#### **Property, Right-of-Way and Easement Acquisition**

##### **Property Acquisition for Development**

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.



### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Streets and Streetscape**

#### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

#### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

### **Community Development**

#### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

#### **Contribution to Community Development Authority (CDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

### **Miscellaneous**

#### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intended to make the following project cost expenditures outside the District with the original project plan, no additional one-half mile costs are being added with this Amendment:

- Street Improvements
- Bike/Pedestrian pathways

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### **Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

### **Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

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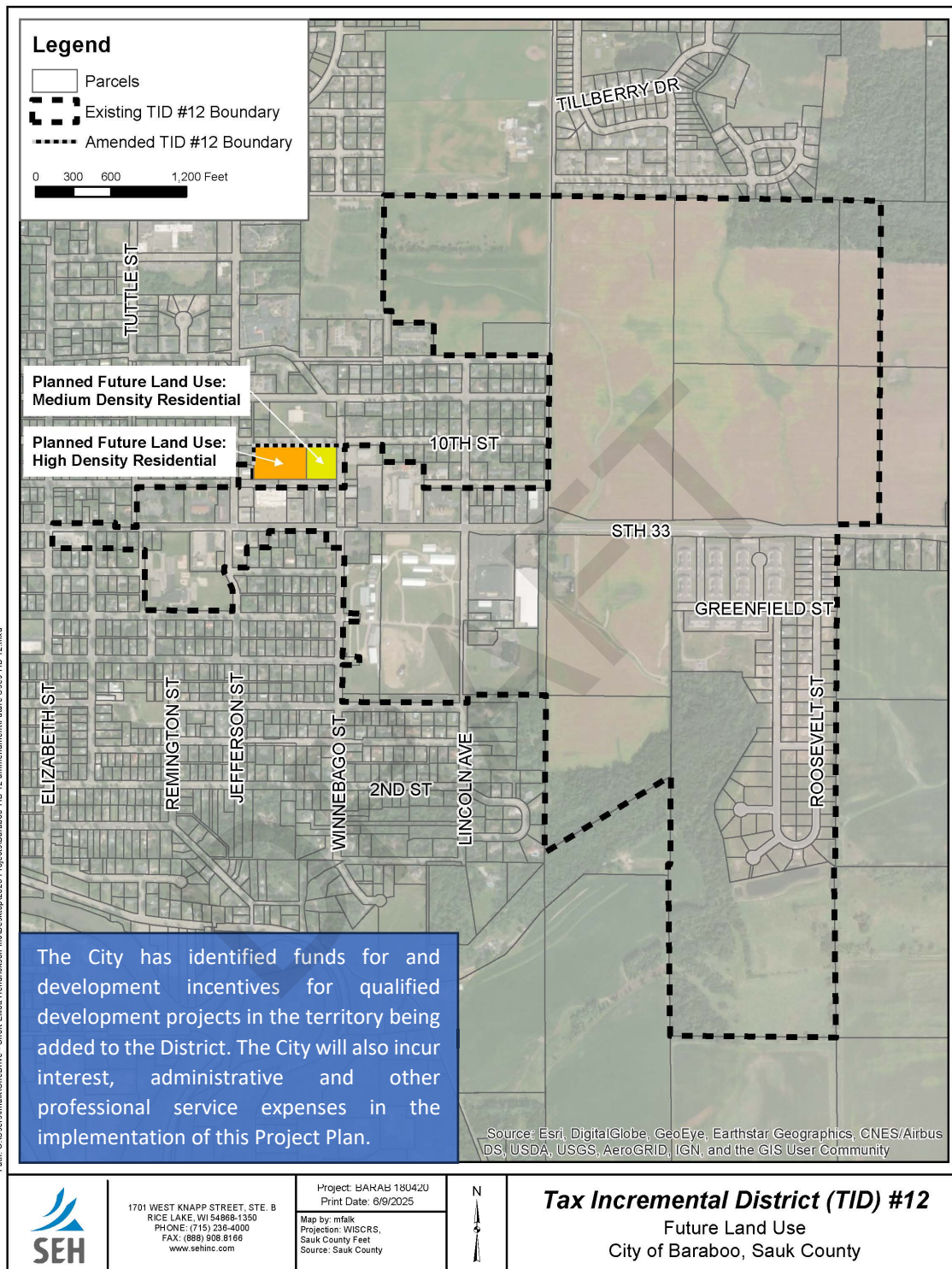
## **SECTION 7:**

### **Map Showing Proposed Improvements and Uses Within the Territory to be Added**

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Map Found on Following Page.

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## SECTION 8:

### Detailed List of Estimated Project Costs

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The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

#### Original Project Costs:

Project ID	Project Name/Type	Original Plan	Totals	Spent through Year End 2023 <sup>1</sup>	Remaining
1	Public Infrastructure <sup>2</sup>	7,885,700	<b>7,885,700</b>	6,618,376	<b>1,267,324</b>
2	Development Incentives	7,760,000	<b>7,760,000</b>	0	<b>7,760,000</b>
3	Interest on Long Term Debt	1,941,248	<b>1,941,248</b>	121,100	<b>1,820,148</b>
4	Administrative Expenses <sup>3</sup>	92,350	<b>92,350</b>	149,111	<b>(56,761)</b>
Total Projects		<b><u>17,679,298</u></b>	<b><u>17,679,298</u></b>	<b><u>6,888,587</u></b>	<b><u>10,790,711</u></b>

#### Notes:

- 1) Based on the City's 2023 audited financials.
- 2) Includes Project IDs 2-10 per the Estimated Project List in the Original Project Plan.
- 3) Includes Project ID 12 per the Estimated Project List in the Original Project Plan (TID Creation costs).

Amended Project Costs:

Project ID	Project Name/Type	Remaining From Prior Plan(s)	Est. Cost			Totals	Est. Timing
			Existing Projects	New Projects	Ongoing		
1	Public Infrastructure <sup>1</sup>	1,267,324				<b>1,267,324</b>	TBD
2	Development Incentives	7,760,000	2,954,000	1,694,627		<b>12,408,627</b>	2024-2042
3	Interest on Long Term Debt	1,820,148	1,112,927			<b>2,933,075</b>	2024-2042
4	Administrative Expenses <sup>2</sup>	(56,761)			807,025	<b>750,264</b>	2024-2042
Total Projects		<b>10,790,711</b>	<b>4,066,927</b>	<b>1,694,627</b>	<b>807,025</b>	<b>17,359,289</b>	

Cost of Plan Amendment: **6,568,578**

Notes:

- 1) The remaining costs from the Original Project Plan are retained to the extent they become necessary. However, such costs are not included in the Cash Flow model for the District outside of the estimated \$58,556 spent in 2024.
- 2) Includes financing costs, professional services, and admin costs.

## **SECTION 9:**

### **Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

#### **Key Assumptions**

The Project Costs the City plans to make are expected to create a total of \$71.19 million in incremental value by January 1, 2030. Estimated valuations and timing for construction of the projects are included in **Table 1**. Assuming the City's 2024/2025 equalized TID Interim tax rate of \$18.59 per thousand of equalized value decreases 1.50% annually and values increase 3.00% annually from economic appreciation, the projects would generate \$23.43 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

## Table 1 – Development Assumptions

Construction Year	Actual	Greenfield Reserve Projected Development <sup>1</sup>	Corson Square Rehab <sup>1</sup>	Driftless Lofts <sup>2</sup>	Annual Total	Construction Year
1 2021	4,078,500				4,078,500	2021 1
2 2022	11,644,400				11,644,400	2022 2
3 2023	13,053,500				13,053,500	2023 3
4 2024		6,000,000			6,000,000	2024 4
5 2025		6,000,000			6,000,000	2025 5
6 2026		6,000,000			6,000,000	2026 6
7 2027		6,000,000	3,250,000	6,720,000	15,970,000	2027 7
8 2028		6,000,000			6,000,000	2028 8
9 2029		2,445,100			2,445,100	2029 9
10 2030					0	2030 10
11 2031					0	2031 11
12 2032					0	2032 12
13 2033					0	2033 13
14 2034					0	2034 14
15 2035					0	2035 15
16 2036					0	2036 16
17 2037					0	2037 17
18 2038					0	2038 18
19 2039					0	2039 19
20 2040					0	2040 20
Totals	<u>28,776,400</u>	<u>32,445,100</u>	<u>3,250,000</u>	<u>6,720,000</u>	<u>71,191,500</u>	

Notes:  
1) Development assumptions provided by the City  
2) Based on 56-units with an assumed value of \$120,000/unit.

## Table 2 – Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	16,788,100
District Creation Date	June 8, 2021	Appreciation Factor	3.00%
Valuation Date	Jan 1, 2021	Base Tax Rate	
Max Life (Years)	20	Rate Adjustment Factor	-1.50%
Expenditure Period/Termination	15 6/8/2036		
Revenue Periods/Final Year	20 2042		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	4,078,500	2022		4,078,500	2023	\$20.94	85,398
2	2022	11,644,400	2023		15,722,900	2024	\$19.25	302,636
3	2023	13,053,500	2024		28,776,400	2025	\$18.59	535,080
4	2024	6,000,000	2025	863,292	35,639,692	2026	\$18.32	652,758
5	2025	6,000,000	2026	1,069,191	42,708,883	2027	\$18.04	770,501
6	2026	6,000,000	2027	1,281,266	49,990,149	2028	\$17.77	888,332
7	2027	15,970,000	2028	1,499,704	67,459,854	2029	\$17.50	1,180,790
8	2028	6,000,000	2029	2,023,796	75,483,649	2030	\$17.24	1,301,416
9	2029	2,445,100	2030	2,264,509	80,193,259	2031	\$16.98	1,361,876
10	2030	0	2031	2,405,798	82,599,057	2032	\$16.73	1,381,691
11	2031	0	2032	2,477,972	85,077,028	2033	\$16.48	1,401,795
12	2032	0	2033	2,552,311	87,629,339	2034	\$16.23	1,422,191
13	2033	0	2034	2,628,880	90,258,219	2035	\$15.99	1,442,884
14	2034	0	2035	2,707,747	92,965,966	2036	\$15.75	1,463,878
15	2035	0	2036	2,788,979	95,754,945	2037	\$15.51	1,485,177
16	2036	0	2037	2,872,648	98,627,593	2038	\$15.28	1,506,786
17	2037	0	2038	2,958,828	101,586,421	2039	\$15.05	1,528,710
18	2038	0	2039	3,047,593	104,634,014	2040	\$14.82	1,550,953
19	2039	0	2040	3,139,020	107,773,034	2041	\$14.60	1,573,519
20	2040	0	2041	3,233,191	111,006,225	2042	\$14.38	1,596,414
<b>Totals</b>		<b>71,191,500</b>		<b>39,814,725</b>		<b>Future Value of Increment</b>		<b>23,432,785</b>

Notes:

1) Tax rates shown through the 2024 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

## Financing and Implementation

The City issued general obligation debt to finance the initial infrastructure costs needed for the development to occur within the area. Development incentives are intended to be provided on a PAYGO basis through the issuance of Municipal Revenue Obligations. The City hopes to acquire property through the cashflow of the district. Other utility cost improvements may be financed with General Obligation debt of Utility Revenue Bonds. The City reserves the right to choose the most appropriate financing tool as the needs arise.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2042 to pay off all Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Cash Flow

Cash Flow Projection (Page 1 of 2)															
Year	Projected Revenues <sup>1</sup>						Projected Expenditures <sup>1</sup>								
	Tax Increments	PP Aid	Debt Proceeds	ARPA Funds for Water/Sewer	Interest Earnings	Total Revenues	NAN 5,000,000		NAN 720,000		G.O. Bonds 5,870,000			MRO Payment Cornerstone Village <sup>2</sup>	MRO Payment Corson Square <sup>3</sup>
							Dated Date: Principal	04/28/22 Interest	Dated: 4/11/2023 Principal	Interest	Dated Date: Principal	06/01/26 Est. Rate	Interest		
2021				471,483		471,483		2.150%		4.50%					
2022			3,022,146	528,519		3,550,665		29,000							
2023	85,398		2,697,280			2,782,678		78,600		13,500					
2024	302,636				3,950	306,586		109,292		31,909			60,632		
2025	535,080	1,943				537,023		109,292		31,909			365,182		
2026	652,758	1,943	5,870,000			6,524,701	5,000,000	109,292	720,000	31,909			500,682		
2027	770,501	1,943				772,444					155,000	4.50%	365,784	319,745	
2028	888,332	1,943				890,275					275,000	4.50%	250,988	455,245	
2029	1,180,790	1,943				1,182,733					285,000	4.50%	238,388	590,745	
2030	1,301,416	1,943				1,303,359					300,000	4.50%	225,225	726,245	
2031	1,361,876	1,943				1,363,819					310,000	4.50%	211,500	781,745	
2032	1,381,691	1,943				1,383,634					325,000	4.50%	197,213	781,745	
2033	1,401,795	1,943				1,403,738					340,000	4.50%	182,250	781,745	
2034	1,422,191	1,943				1,424,134					355,000	4.50%	166,613	781,745	
2035	1,442,884	1,943				1,444,827					375,000	4.50%	150,188	781,745	
2036	1,463,878	1,943				1,465,821					390,000	4.50%	132,975	781,745	
2037	1,485,177	1,943				1,487,120					410,000	4.50%	114,975	781,745	
2038	1,506,786	1,943				1,508,729					430,000	4.50%	96,075	781,745	
2039	1,528,710	1,943				1,530,653					450,000	4.50%	76,275	781,745	
2040	1,550,953	1,943				1,552,896					470,000	4.50%	55,575	659,811	
2041	1,573,519	1,943				1,575,462					490,000	4.50%	33,975	0	
2042	1,596,414	1,943				1,598,357					510,000	4.50%	11,475		
Total	23,432,785	34,974	11,589,426	1,000,002	3,950	36,061,137	5,000,000	435,476	720,000	109,227	5,870,000		2,509,472	10,714,000	
Notes:															
1) Revenues and expenses through 2023 per the City's audited financials. 2024 represents preliminary year end.															
2) MRO Lesser of 22% of the value of all improvements or \$10,714,000.															
3) Per the draft development agreement dated April 23, 2025, 90% of the Corson Square tax increment will be reimbursed to the developer over the remaining life of the District.															

Table 3 – Cash Flow (cont’d)

Cash Flow Projection (page 2 of 2)													
Projected Expenditures <sup>1</sup>										Balances			
Year	MRO Payment Driftless Lofts <sup>2</sup>	Fiscal Charges/Debt issuance cost	Professional Services	Capital Improvements	Stormwater Allocation	Sewer Allocation	Water Allocation	Admin. Costs	Total Expenditures	Annual	Cumulative	Principal Outstanding (Debt & MRO )	Year
2021		317	67,614	11,353	17,720	301,824	151,938	1,000	551,766	(80,283)	(80,283)		2021
2022		11,880	8,831	1,587,828	1,294,243	459,800	802,400	24,869	4,218,851	(668,186)	(748,469)		2022
2023			28,325	1,089,984	138,220	535,367	227,699	6,275	2,117,970	664,708	(83,761)	16,434,000	2023
2024			0	(58,619)	16,574	80,286	20,315	11,084	271,473	35,114	(48,647)	16,373,368	2024
2025			25,000					6,500	537,883	(860)	(49,508)	17,702,812	2025
2026		150,000	25,000					6,630	6,543,513	(18,812)	(68,320)	17,352,129	2026
2027			25,000					6,763	872,292	(99,849)	(168,169)	16,877,384	2027
2028			25,000					6,898	1,013,131	(122,856)	(291,024)	16,147,138	2028
2029	58,812		25,000					7,036	1,256,179	(73,446)	(364,470)	15,161,383	2029
2030	59,668		25,000					7,177	1,395,258	(91,898)	(456,369)	14,023,526	2030
2031	60,536		25,000					7,320	1,448,800	(84,981)	(541,350)	12,818,546	2031
2032	61,417		25,000					7,466	1,451,307	(67,673)	(609,023)	11,596,919	2032
2033	62,310		25,000					7,616	1,453,165	(49,427)	(658,450)	10,358,619	2033
2034	63,217		25,000					7,768	1,454,376	(30,242)	(688,692)	9,103,624	2034
2035	64,137		25,000					7,923	1,459,827	(15,000)	(703,692)	7,826,909	2035
2036	65,070		25,000					8,082	1,459,518	6,303	(697,389)	6,533,447	2036
2037	66,017		25,000					8,244	1,463,451	23,669	(673,720)	5,218,215	2037
2038	66,977		25,000					8,408	1,466,512	42,217	(631,503)	3,881,186	2038
2039	67,952		25,000					8,577	1,468,703	61,950	(569,553)	2,522,335	2039
2040	68,941		25,000					8,748	1,348,090	204,806	(364,747)	1,263,568	2040
2041	69,944		25,000					8,923	688,730	886,732	521,985	642,736	2041
2042	70,961		25,000					9,102	688,312	910,045	1,432,030	0	2042
Total	905,958	162,197	554,770	2,630,546	1,466,757	1,377,277	1,202,352	182,408	34,629,108				Total
Notes:													
1) Revenues and expenses through 2023 per the City's audited financials. 2024 represents preliminary year end.										Projected TID Closure			
2) Assumes 50% of the Driftless Lofts tax increment will be reimbursed to the developer over the remaining life of the District. Incentive amounts shown are included for purposes of establishing economic feasibility only. The amount of any incentive to be provided will be established in applicable development agreements based on actual project costs and may vary from the estimates.													



## **SECTION 10:**

### **Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

## **SECTION 11:**

### **Estimate of Property to be Devoted to Retail Business**

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Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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#### **Zoning Ordinances**

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

#### **Master (Comprehensive) Plan and Map**

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for business, mixed use, and residential development.

#### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14:**

### **How Amendment of the Tax Incremental District Promotes the Orderly Development of the City**

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This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed use development, rehabilitating and conserving property, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the projects will be compatible with adjacent land uses. Creation of the District will provided the City the ability to realize the development identified in the Eastside Corridor Study completed in 2017. Development of new uses in the District will add to the tax base and generate positive secondary impacts in the community such as increased employment opportunities, and needed housing as identified in the Housing Study and Needs Assessment by Sauk County Development Corporation in October in 2018 and again in the Baraboo, WI Housing Study by Redevelopment Resources in June 2022.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

Some improvements already made within the District will benefit property outside the District, but no additional non-project costs are being included as a part of this Amendment. Those costs related to (i) sewer and water improvements with an original estimated cost of \$785,000, and (ii) street lighting with an original estimated cost of \$150,000 which was supported by grant funding. Such costs were not identified as TIF expenditures in the Plan.

There will be no improvements made outside the District that will only partially benefit the District.

## **SECTION 16:**

### **Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)**

---

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD**

**SAMPLE**

Mayor  
City of Baraboo  
101 South Blvd.  
Baraboo, Wisconsin 53913

RE: Project Plan Amendment for Tax Incremental District No. 12

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Baraboo, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Baraboo Tax Incremental District No. 12 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

## SECTION 17:

### Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2024/2025 levy year.

Revenue Year	Sauk County	City of Baraboo	School District of Baraboo	Madison Area Technical College	Total	Revenue Year
2023	14,532	33,686	34,245	2,936	85,398	2023
2024	51,498	119,376	121,358	10,405	302,636	2024
2025	91,051	211,064	214,568	18,397	535,080	2025
2026	111,076	257,482	261,757	22,443	652,758	2026
2027	131,111	303,926	308,972	26,491	770,501	2027
2028	151,162	350,405	356,223	30,542	888,332	2028
2029	200,928	465,766	473,499	40,597	1,180,790	2029
2030	221,454	513,347	521,871	44,744	1,301,416	2030
2031	231,742	537,195	546,115	46,823	1,361,876	2031
2032	235,114	545,012	554,061	47,504	1,381,691	2032
2033	238,535	552,942	562,123	48,195	1,401,795	2033
2034	242,006	560,987	570,302	48,897	1,422,191	2034
2035	245,527	569,149	578,599	49,608	1,442,884	2035
2036	249,099	577,430	587,018	50,330	1,463,878	2036
2037	252,724	585,832	595,559	51,062	1,485,177	2037
2038	256,401	594,356	604,225	51,805	1,506,786	2038
2039	260,131	603,004	613,016	52,559	1,528,710	2039
2040	263,916	611,777	621,935	53,324	1,550,953	2040
2041	267,756	620,679	630,985	54,100	1,573,519	2041
2042	271,652	629,710	640,165	54,887	1,596,414	2042
<b>Totals</b>	<b>3,987,416</b>	<b>9,243,123</b>	<b>9,396,597</b>	<b>805,649</b>	<b>23,432,785</b>	

**AMENDED GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION  
PLAN  
FOR 125 9<sup>th</sup> STREET  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN,  
ZONED AS A PLANNED UNIT DEVELOPMENT**

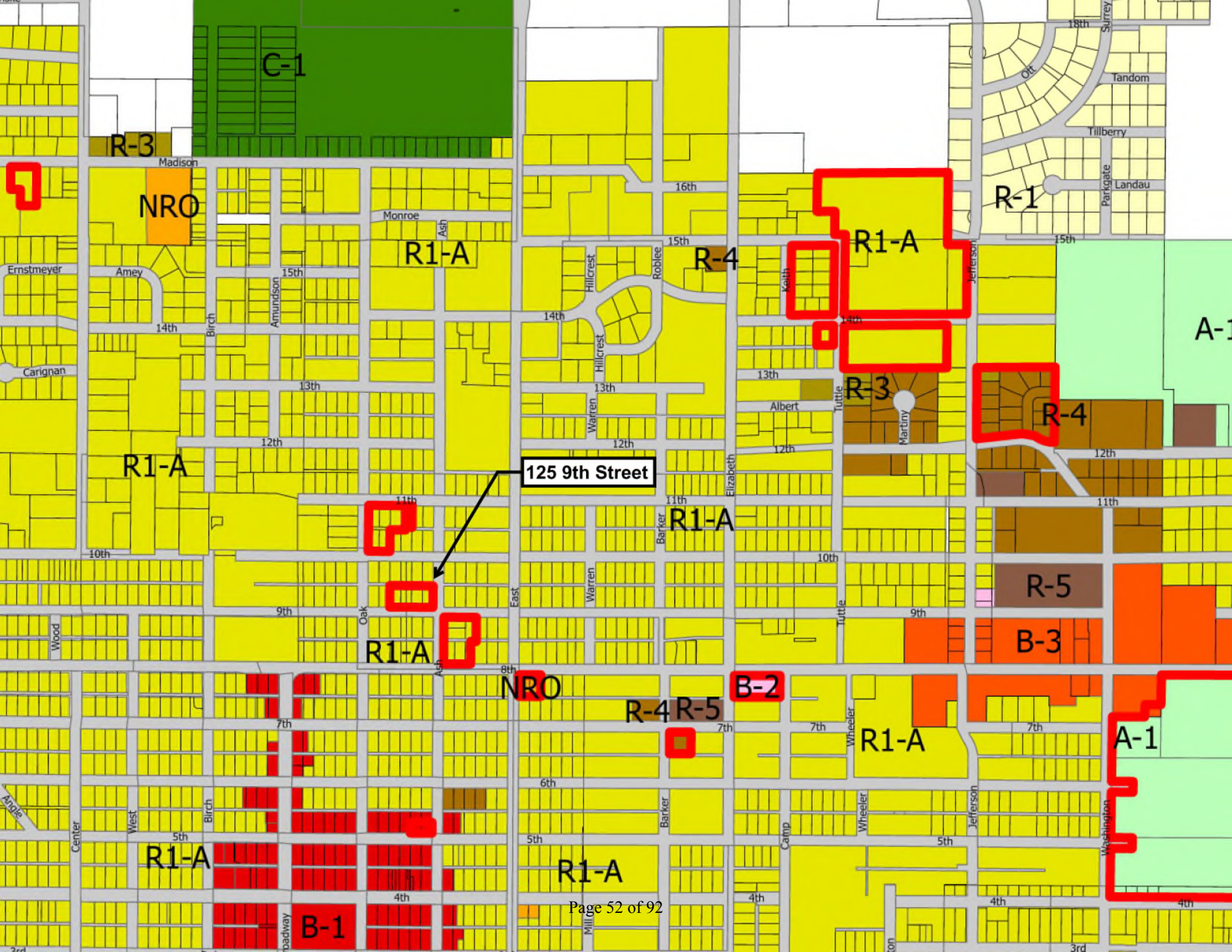
Ben Fritz, d/b/a 125 9<sup>th</sup> Street LLC, has petitioned to Amend the existing GDP/SIP for the property located at 125 9<sup>th</sup> Street, zoned as a Planned Unit Development (PUD #2015-03) under the City of Baraboo's Zoning Code, for purposes of a multi-family independent living complex. The PUD shall be based upon the following Amended General Development and Specific Implementation Plans submitted for approval pursuant to §17.36B(7), of the Baraboo Code of Ordinances:

1. The real property involved in this Planned Unit Development consists of the property located at 125 9<sup>th</sup> Street (Tax Parcels 206-3460-00000 and 206-3413-00000), in the City of Baraboo, Sauk County, Wisconsin. The legal description for the property is as follows:

Lots 3 and 4 in Block 3 of Wallace's Addition to the City of Baraboo and Lots 4, 5, and 6, Block 2, Warren's Addition to the City of Baraboo, Sauk County, Wisconsin.
2. The property is presently zoned as a PUD pursuant to Ordinance No. 2435, approved on September 22, 2015. The specific intention of the petitioner is to add one additional independent living unit to the existing 9-unit multi-family independent living complex by converting the existing common space to a one-bedroom living unit with a loft.
3. The property is specifically approved for the use and operation of a 10-unit multi-family independent living complex. The use of the property shall not be changed from such use without the modification of this General Development Plan (GDP) with the approval of the City's Common Council.
4. This Amended GDP is also accepted as the Specific Implementation Plan (SIP) for the property and in accordance with the site plan for development approved by the Baraboo Plan Commission on May 20, 2025.
5. The following relief is granted the Petitioner in relation to the project:
  - a. The required number of parking stalls located on the property shall be ten, which shall include one van-accessible handicap parking stall.
  - b. The property is approved for multi-family residential use.



6. In addition to the relief granted the Petitioner, the following requirements shall be met by the Petitioner in the development of the project:
  - a. A minimum of ten off-street parking stalls and/or garage stalls for vehicles shall be provided on the premises.
  - b. The intent shall be to provide long term residential rentals to tenants. Tenancies at will, daily, weekly, and monthly rentals shall not be allowed, except that month-to-month leases are allowed for the renewal of longer term leases.
  - c. The maximum number of one-bedroom rental units shall be nine.
  - d. Each of the kitchens in the nine one-bedroom rental units shall include a stove and the reconfiguration of each unit shall be completed in accordance with state-approved plans.
  - e. No more than two residents may reside in any single one-bedroom rental unit.
  - f. The two-bedroom “manager’s” apartment shall be limited to the use of a single family.
  - g. There shall be no rental of storage facilities on the premises to non-residents.
  - h. The property shall be limited to one free-standing sign of not to exceed eight square feet in area.
7. The terms of the GDP / SIP shall be covenants running with the land, and applicable not only to the petitioner, but to any and all subsequent owners as well.









[illegible]

Page 54 of 92

SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

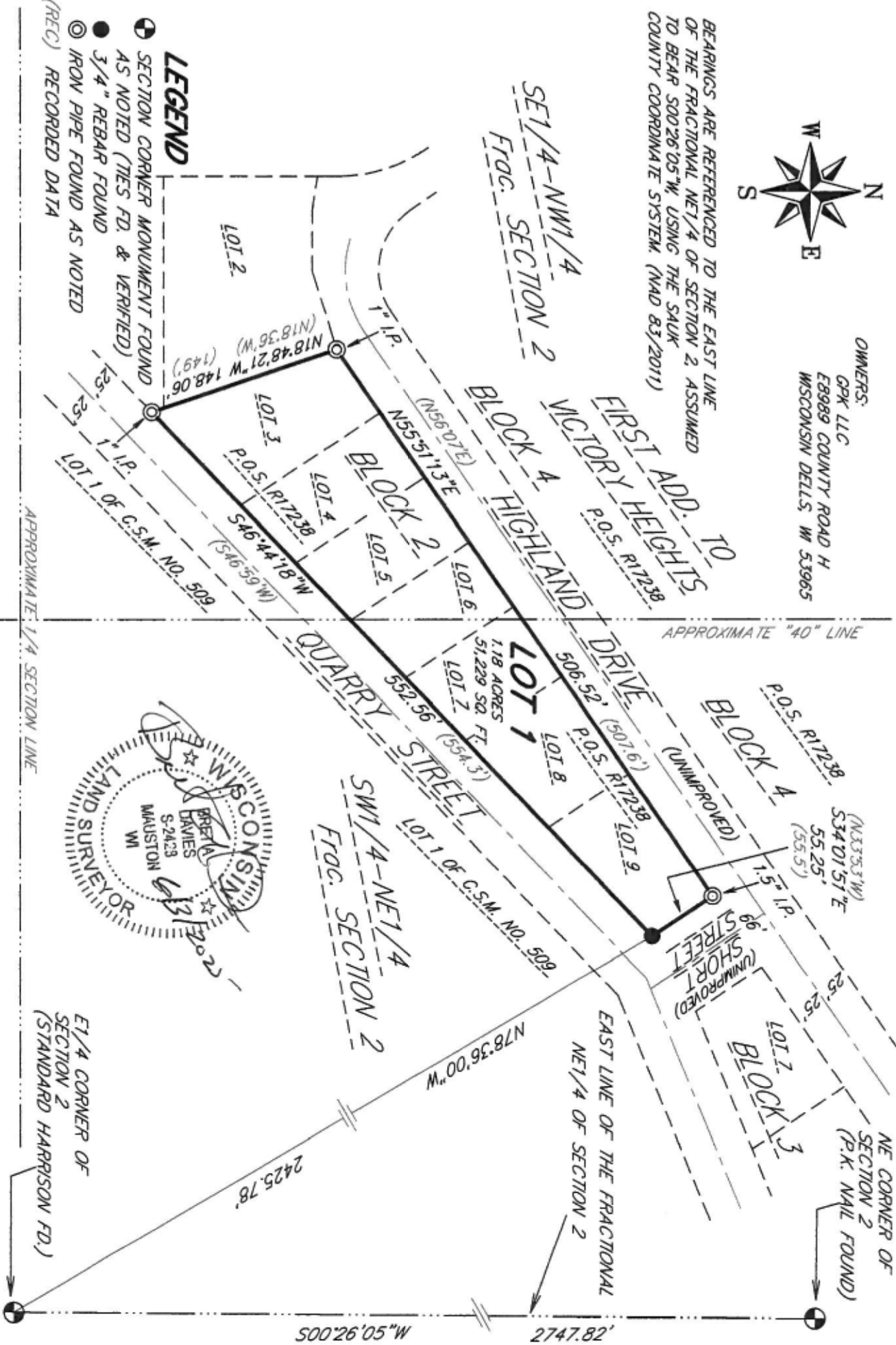
BEING DESCRIBED AS LOTS 3, 4, 5, 6, 7, 8 AND 9 OF BLOCK 2 OF FIRST ADDITION TO VICTORY HEIGHTS; LOCATED IN THE SE1/4 OF NW1/4 AND THE SW1/4 OF NE1/4 OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE FRACTIONAL NE1/4 OF SECTION 2, ASSUMED TO BEAR S00°26'05"W USING THE SAUK COUNTY COORDINATE SYSTEM. (NAD 83/2011)



OWNERS:  
CPK LLC  
E8989 COUNTY ROAD H  
WISCONSIN DELLS, WI 53965

- LEGEND**
- SECTION CORNER MONUMENT FOUND
  - AS NOTED (TIES FD. & VERIFIED)
  - 3/4" REBAR FOUND
  - IRON PIPE FOUND AS NOTED (REC) RECORDED DATA



ASR SURVEYING LLC  
BRET A. DAVIES, P.L.S. NO. 2428

FIELD WORK COMPLETED  
ON JUNE 02, 2025



SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**ASR** **SURVEYING**

N 2169 SHINKLE HILL RD.  
MAUSTON WI. 53948  
608-847-5237  
PROJECT # 25177  
ASRSURVEYING@GMAIL.COM

BEING DESCRIBED AS LOTS 3, 4, 5, 6, 7, 8 and 9 OF BLOCK 2 OF FIRST ADDITION TO VICTORY HEIGHTS; LOCATED IN THE SE1/4 OF NW1/4 AND THE SW1/4 OF NE1/4 OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, BRET A. DAVIES, Professional Land Surveyor, hereby certify;

That I have surveyed, and mapped a parcel of land located in the SE1/4 of NW1/4 and the SW1/4 of NE1/4 of Section 2, T. 11N., R. 6E., being described as Lots 3, 4, 5, 6, 7, 8, and 9 of Block 2 of First Addition to Victory Heights; located in the City of Baraboo, Sauk County, Wisconsin.

Said parcel contains 1.18 acres, more or less, and is subject to all utility easements of record.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinances and Regulations. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of the GPK LLC, E8989 County Road 'H', Wisconsin Dells, WI 53965 owners of said lands.

OWNERS CERTIFICATE:

We, Gary V. Kowalke and Penelope L. Kowalke, partners in the GPK LLC, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Baraboo Planing Commission

Gary V. Kowalke  
Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Penelope L. Kowalke  
Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Owners Notary Certificate:  
(State of Wisconsin Sauk County) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Sauk County, Wisconsin

\_\_\_\_\_  
Printed name  
My Commission Expires \_\_\_\_\_

CITY OF BARABOO PLAN COMMISSION RESOLUTION

Resolved, that this Certified Survey Map, in the City of Baraboo, Sauk County, Wisconsin is hereby approved by the City of Baraboo Plan Commission.

\_\_\_\_\_  
Rob Nelson, Mayor Date \_\_\_\_\_

\_\_\_\_\_  
Tom Pinion, Director of Public Works/City Engineer Date \_\_\_\_\_

I hereby certify that the foregoing is a copy of a resolution adopted by the Plan Commission of the City of Baraboo, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Brenda Zeman, City Clerk Date \_\_\_\_\_





We the undersigned respectfully request that the alley running north to south from 11th street to 10th street adjacent to our lots be vacated.

Brian Studebaker  
1280 Jefferson Street



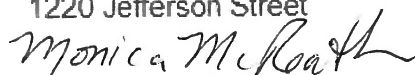
1  
Rachel Studebaker  
1280 Jefferson Street



Brian Lehmann  
1240 Jefferson Street



Monica McReath  
1220 Jefferson Street



# SaukLetterLandscape

<b>2215</b> 75' 24	<b>0434</b> 80'	<b>2191</b>	<sup>13</sup> 100' <b>2187</b>
-----------------------	-----------------	-------------	-----------------------------------

<b>2192</b> 46.9' 16	<b>0322</b> 249.91'
-------------------------	------------------------

11th St

100'		20'	100'
139.45'	<b>2216</b>	140.18'	<sup>12</sup> <b>2186</b>
			70.5'
100'		70'	<sup>11</sup> <b>2185</b>
140.32'	<b>3251</b>	139.99'	<sup>10</sup> <b>2184</b>
			70'
82'	<b>NW</b>	20'	<sup>9</sup> <b>2183</b>
82'	<sup>1</sup> <b>3250</b>	100'	

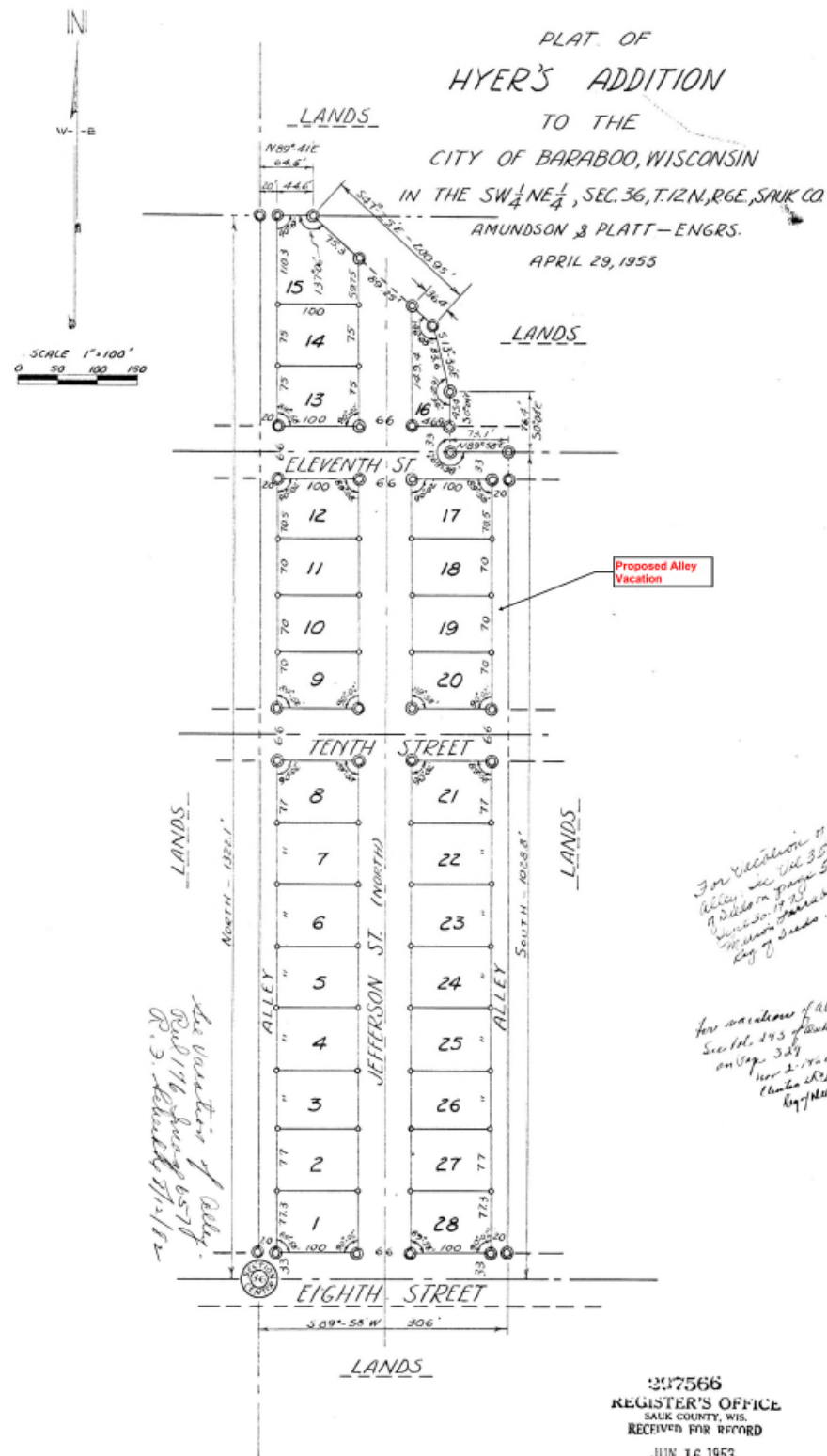
Jefferson St

70.5'	100'	(20')	125.00'
70'	<b>2193</b> <sup>17</sup> City of Baraboo	70.5'	<b>0311-2</b> 2
	<b>2194</b> <sup>18</sup>	70'	141.61'
	<b>2195</b> <sup>19</sup> Sec 36 T12 R06	70'	125.00'
70'	<b>2196</b> <sup>20</sup> P-1933 100'	(20')	<b>0311-1</b> 1
			139.00'
			141.75'
			125.00'









#### SURVEYOR'S CERTIFICATE:

I, H.C. Amundson, Civil Engineer, Baraboo, Wisconsin, do hereby certify that on the 12<sup>th</sup> day of May, 1953, I completed a survey and map of a portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 36, Township 12 North, Range 6 East, Sauk County, Wisconsin, which is more particularly described as follows: Beginning at the center of said Section 36, thence North 132° 1' 1" East to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said section; thence North 89° 41' East 64.6 feet; thence South 47° 25' East 200.95 feet; thence South 75° 30' East 85.6 feet; thence South 0° 04' East 76.4 feet to the centerline of 11<sup>th</sup> Street extended; thence North 87° 58' East 75.1 feet; thence South 102° 18' East to the East and West one-quarter line through said section; thence South 89° 58' West 30.6 feet to the point of beginning; the area of the land contained in this plot is 8.67 acres more or less. The alleys and streets as shown on this plat are hereby dedicated to the public.

I further certify that the said survey and map were made by the order and direction of Mrs. A.W. Hyer. That the within map is a correct representation of all the former boundaries of the land surveyed and of the divisions thereof made.

That in surveying, subdividing, and mapping said tract, I have complied with the provisions of Chapter 230 of the Statutes of the State of Wisconsin.

That the external boundaries are marked and established in the field by iron pipes 2" x 30" and that such monuments appear thereon on the map; and that iron pipes, 1" or larger x 24" has been driven at all other lot corners.

That the name given to the tract as subdivided is "Hyer's Addition to the City of Baraboo" and that the names given to the streets appear correctly on said map.

State of Wisconsin }  
County of Sauk } ss

H.C. Amundson  
Civil Engineer

H.C. Amundson, being duly sworn, says that he is the person who made and submitted the foregoing certificate, that he has read the certificate and knows the contents thereof, and that the same is true of his own knowledge.

Subscribed and sworn to before me this 12<sup>th</sup> day of May, 1953.

My commission expires February 19, 1956

Raymond Cummings  
Notary Public, Sauk County, Wisconsin

#### OWNER'S CERTIFICATE:

I, hereby certify that I caused the land described in the foregoing affidavit of H.C. Amundson, Civil Engineer, to be surveyed, plotted, and dedicated as represented on this map.

Witnessed:

Raymond Cummings  
H.C. Amundson

Mrs. A.W. Hyer

State of Wisconsin }  
County of Sauk } ss

Personally came before me this 12<sup>th</sup> day of May, 1953, the above named Mrs. A.W. Hyer to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires February 19, 1956.

Raymond Cummings  
Notary Public, Sauk County, Wisconsin

#### APPROVAL OF THE CITY COUNCIL:

Be it resolved by the Common Council of the City of Baraboo that the plat of Hyer's Addition to the City of Baraboo as represented on this map in accordance with the statutes of the State of Wisconsin is hereby approved.

State of Wisconsin }  
County of Sauk } ss

I, J. D. Walcott, City Clerk of the City of Baraboo, Sauk County, Wisconsin, hereby certify that the foregoing is a true copy of the resolution approving the plat of Hyer's Addition to the City of Baraboo.

#### COUNTY TREASURER'S CERTIFICATE:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the land included in this plat.

Dated this 16<sup>th</sup> day of June, 1953.

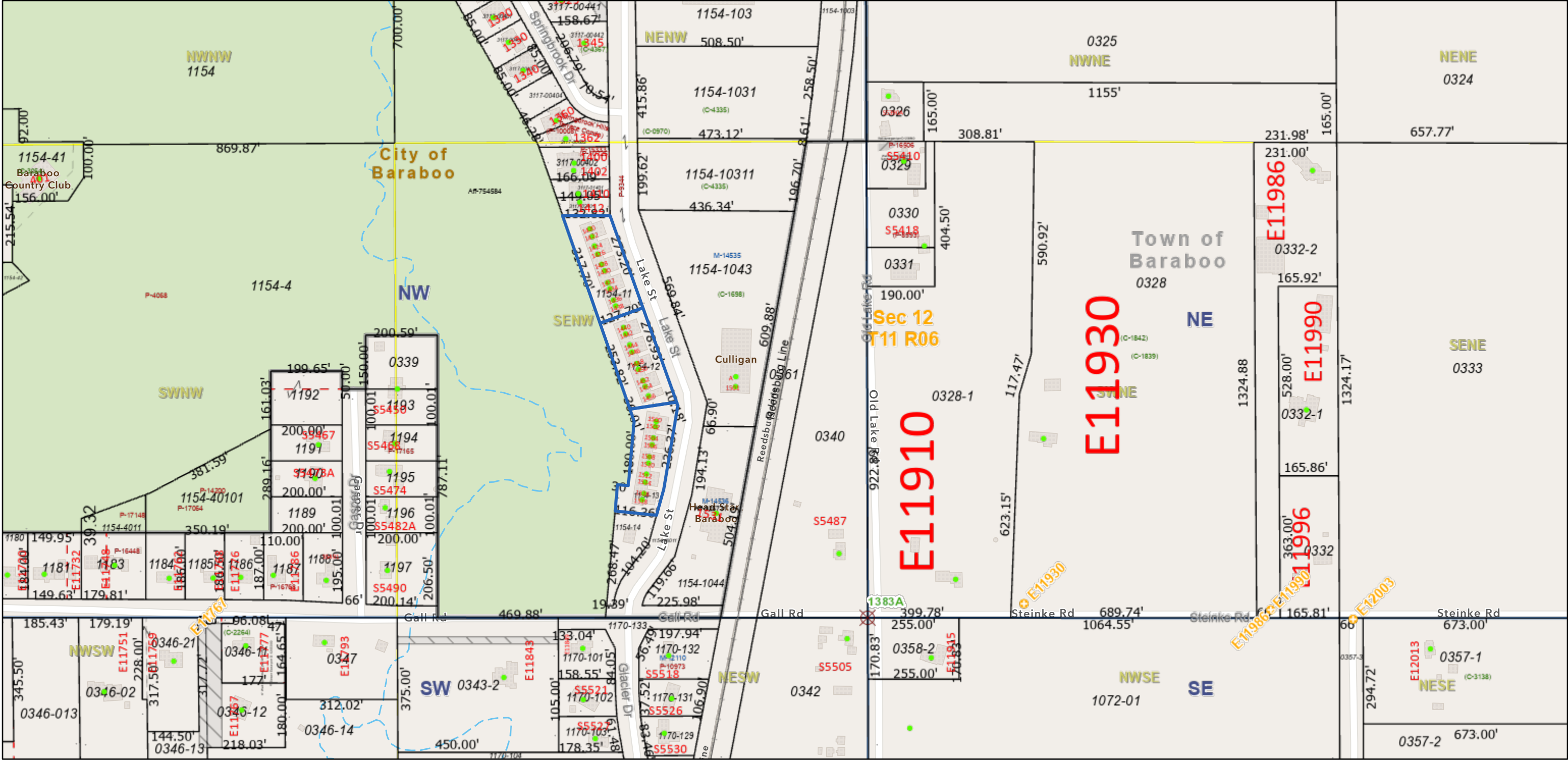
J. D. Walcott  
City Clerk

Harold Frazer  
Treasurer, Sauk County, Wisconsin

307566  
REGISTER'S OFFICE  
SAUK COUNTY, WIS.  
RECEIVED FOR RECORD  
JUN 16 1953

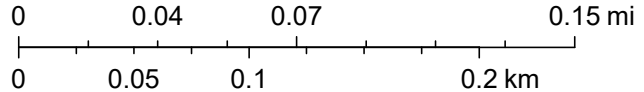
ATTEST: I, CLAYTON W. PLATT, County Register, do hereby certify that the foregoing is a true and correct copy of the record as the same appears in the records of the County of Sauk, Wisconsin.  
Clayton W. Platt  
County Register

## Devil's Lake Townhomes - Location Map



10/9/2024, 7:31:39 AM

1:4,514



Esri Community Maps Contributors, County of Sauk, ©  
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census  
Bureau, USDA, USFWS, Sauk County Land Information/GIS



DEVILS LAKE TOWNHOMES ADDITION

LOTS 1, 2 AND 3 CERTIFIED SURVEY MAP, VOLUME 44, PAGE 7161, DOCUMENT NO. 1236273, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 6 EAST IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

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

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

SURVEYOR'S CERTIFICATE:

I, FREDERICK J. HILBY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF BARABOO, AND UNDER THE DIRECTION OF THE UNDERSIGNED OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED DEVILS LAKE TOWNHOMES ADDITION, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND THAT THIS LAND IS LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12, T11N, R6E, AS LOT 1, LOT 2 & LOT 3, CERTIFIED SURVEY MAP, VOLUME 44, PAGE 7161, DOC. NO. 1236273, ALL IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN, TO-WIT:

LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP, VOLUME 44, PAGE 7161, DOCUMENT NO. 1236273, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 6 EAST IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

FREDERICK J. HILBY PLS 2841  
LA CROSSE ENGINEERING & SURVEYING CO., INC.  
DATED THIS 10th DAY OF JUNE, 2025

CORPORATE OWNERS CERTIFICATE:

DEVILS LAKE TOWNHOMES, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SUCH CORPORATION CAUSED THE LAND DESCRIBED ON THE PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. DEVILS LAKE TOWNHOMES, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF BARABOO AND THE DEPARTMENT OF ADMINISTRATION.

IN PRESENCE OF: \_\_\_\_\_ TODD PAGE, MEMBER

STATE OF WISCONSIN) ss PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAMED OWNERS TO ME  
LA CROSSE COUNTY) KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC - STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

FREEDOM BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DEVILS LAKE TOWNHOMES, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID RIVER BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK DINAN, SVP & BOO, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PRESIDENT: \_\_\_\_\_ PATRICK DINAN

STATE OF WISCONSIN) ss PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAMED  
LA CROSSE COUNTY) MORTGAGEE TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC - STATE OF WISCONSIN

CITY COUNCIL RESOLUTION:

BE IT RESOLVED BY THE CITY COUNCIL OF BARABOO THAT DEVILS LAKE TOWNHOMES ADDITION, LOCATED IN SAID CITY, AS SURVEYED BY FREDERICK J. HILBY, BEING MADE IN ACCORDANCE WITH THE WISCONSIN STATUTES IS HEREBY APPROVED.

DATED: \_\_\_\_\_ 2025. \_\_\_\_\_ JOHN YOUNG - CITY ADMINISTRATOR

CITY CLERK:

I, BRENDA ZEMAN, CITY CLERK, DO HEREBY CERTIFY THAT I HAVE COMPARED THE COPY OF THE RESOLUTION PASSED BY THE CITY BOARD WITH THE ORIGINAL ON FILE AND FIND IT TO BE A TRUE COPY.

DATED: \_\_\_\_\_ 2025. \_\_\_\_\_ BRENDA ZEMAN - CITY CLERK

CITY TREASURER CERTIFICATE:

I, LORI LAUX, CITY TREASURER, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ 2025, AFFECTING THE LANDS INCLUDED IN THE PLAT OF DEVILS LAKE TOWNHOMES ADDITION.

DATED: \_\_\_\_\_ 2025. \_\_\_\_\_ LORI LAUX - CITY TREASURER

COUNTY TREASURERS CERTIFICATE:

I, JESSICA MACHOVEC, COUNTY TREASURER, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AND NO UNREDEEMED SALES TAXES AS OF \_\_\_\_\_ 2025, AFFECTING THE LAND INCLUDED IN DEVILS LAKE TOWNHOMES ADDITION, SAUK COUNTY, WISCONSIN.

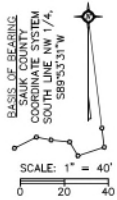
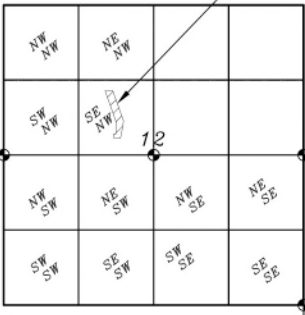
DATED: \_\_\_\_\_ 2025. \_\_\_\_\_ JESSICA MACHOVEC - COUNTY TREASURER

REGISTER OF DEEDS:

I, BRENT BAILEY, REGISTER OF DEEDS, HEREBY CERTIFY THAT THE PLAT OF DEVILS LAKE TOWNHOMES ADDITION, LOCATED IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN, WAS RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

DATED: \_\_\_\_\_ 2025. \_\_\_\_\_ BRENT BAILEY - REGISTER OF DEEDS

LOCATION SKETCH  
SECTION 12, T11N, R6E



LEGEND

- ⊗ SET MAG NAIL
- SET 1.25" x 18" IRON BAR, 4.3 LBS./FT. AT EXTERIOR & BLOCK CORNERS
- SET 3/4" x 18" IRON BAR, 1.5 LBS./FT. AT ALL OTHER LOT CORNERS
- ⊙ FOUND 3/4" IRON BAR
- FOUND 1.0" IRON PIPE, UNLESS NOTED OTHERWISE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) RECORDED AS
- COMMON UTILITY ROOM, SEE HOA DOCUMENTS

WEST 1/4 CORNER  
SEC. 12, T11N, R6E  
FOUND HARRISON MONUMENT

S89°53'51"W 2630.46'

N81°08'46"E 1947.27'

SCALE IN FEET  
1" = 40'

CENTER 1/4 CORNER  
SEC. 12, T11N, R6E  
FOUND 3/4" IRON BAR

SHEET 1 OF 1



As prepared by:

**GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **422-153**

DRAFTED BY: T. KASPER

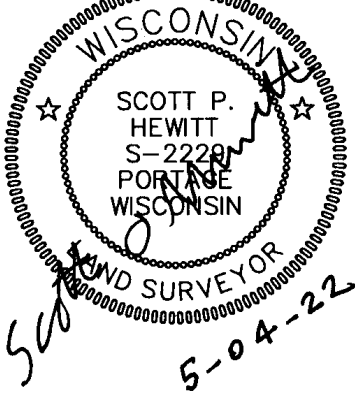
CHECKED BY: TG

PROJ. 422-153

DWG. 422-153

SHEET 1 OF 4

SEAL:



DOCUMENT #: **1236273**

Recorded: 05-27-2022 at 10:00 AM

BRENT BAILEY

SAUK COUNTY REGISTER OF DEEDS

REGISTRAR'S OFFICE

Sauk Co, WI

RECEIVED FOR RECORD

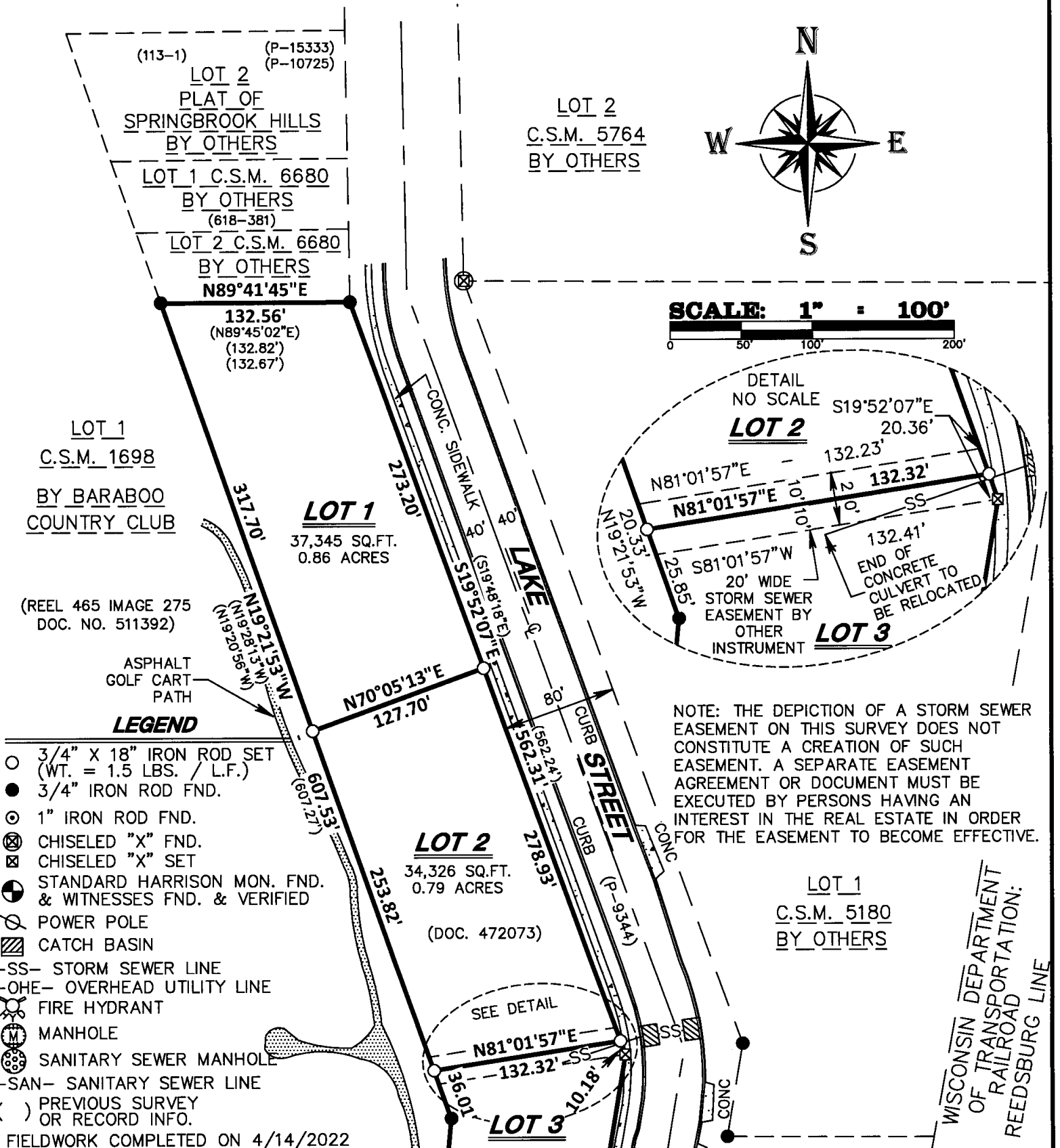
Fee Amount: \$30.00

:

**SAUK COUNTY CERTIFIED SURVEY MAP NO. 7161**  
**GENERAL LOCATION**

Volume 44, Page 7161

**BEING PART OF LOT 1, C.S.M. NO. 1698 AS RECORDED IN VOL 7 OF C.S.M.S, PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING 124,235 SQ.FT. - 2.85 ACRES**



NOTE: THE DEPICTION OF A STORM SEWER EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.

**CLIENT/OWNER:** CITY OF BARABOO  
101 SOUTH BOULEVARD  
BARABOO, WI 53913

Vol 44

Pg 7161

As prepared by:

**GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877  
FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **422-153**

DRAFTED BY: T. KASPER

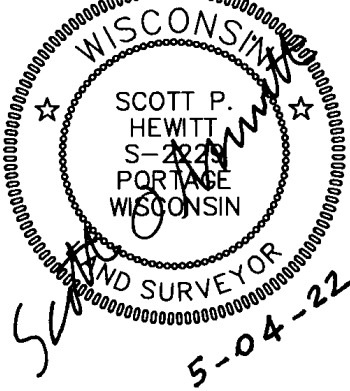
CHECKED BY: TG

PROJ. 422-153

DWG. 422-153

SHEET 2 OF 4

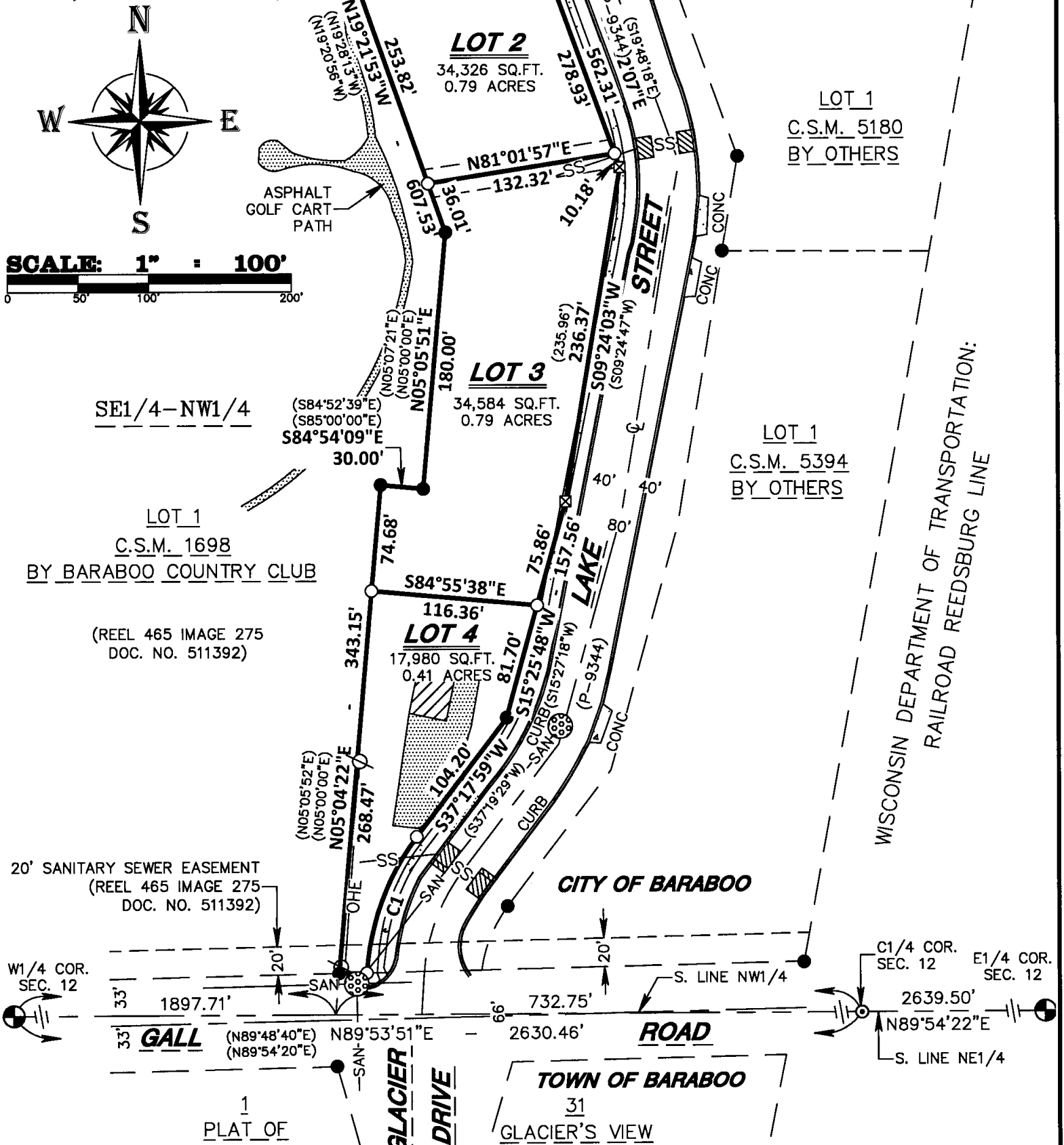
SEAL:



**SAUK COUNTY CERTIFIED SURVEY MAP NO. 7161**  
**GENERAL LOCATION**

Volume **44**, Page **7161** A

BEING PART OF LOT 1, C.S.M. NO. 1698 AS RECORDED IN VOL 7 OF C.S.M.S, PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING 124,235 SQ.FT. - 2.85 ACRES



**CLIENT/OWNER:** CITY OF BARABOO  
101 SOUTH BOULEVARD  
BARABOO, WI 53913

Vol 44

Pg 7161.A

As prepared by:

# GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877  
FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. **422-153**

DRAFTED BY: T. KASPER

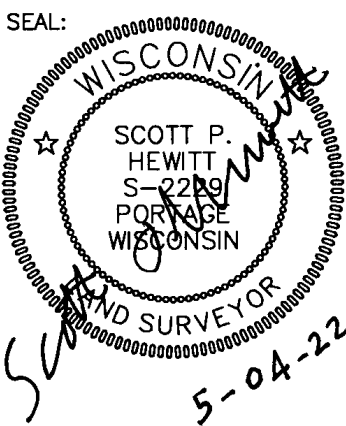
CHECKED BY: TG

PROJ. 422-153

DWG. 422-153

SHEET 3 OF 4

SEAL:

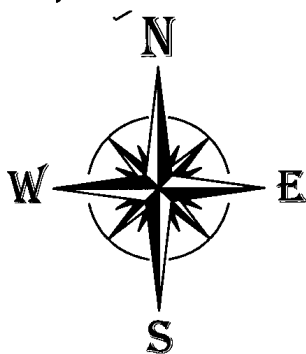


## SAUK COUNTY CERTIFIED SURVEY MAP NO. 7161

GENERAL LOCATION

Volume **44**, Page **7161**

BEING PART OF LOT 1, C.S.M. NO. 1698 AS RECORDED IN VOL 7 OF C.S.M.S PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING 124,235 SQ.FT. - 2.85 ACRES



SCALE: 1" = 50'

### BASIS OF BEARINGS:

IS THE SOUTH LINE OF THE NW1/4 SECTION 12 WHICH BEARS N89°53'51"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

LOT 1  
C.S.M. 1698

BY BARABOO COUNTRY CLUB

(REEL 465 IMAGE 275  
DOC. NO. 511392)

20' SANITARY  
SEWER EASEMENT  
(REEL 465 IMAGE 275  
DOC. NO. 511392)

LOT 3  
34,584 SQ.FT.  
0.79 ACRES

LOT 4  
17,980 SQ.FT.  
0.41 ACRES

LOT 1  
C.S.M. 5394  
BY OTHERS

C1	
DELTA	= 33°45'47"
ARC	= 102.89
RAD	= 174.61
BEARING	= S20°25'06"W (S20°26'36"W)
DIST	= 101.41

CLIENT/OWNER: CITY OF BARABOO  
101 SOUTH BOULEVARD  
BARABOO, WI 53913

Vol 44

Pg 7161.B

As prepared by:

**G GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8677  
FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 422-153**



DRAFTED BY: T. KASPER

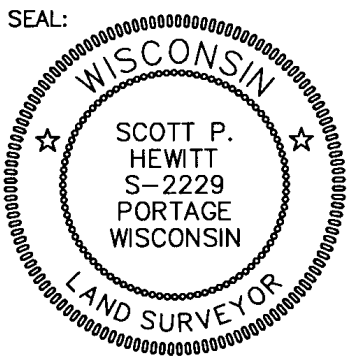
CHECKED BY: TG

PROJ. 422-153

DWG. 422-153

SHEET 4 OF 4

SEAL:



**SAUK COUNTY CERTIFIED SURVEY MAP NO. 7161**  
**GENERAL LOCATION**

Volume 44, Page 7161 C

**BEING PART OF LOT 1, G.S.M. NO. 1698 AS RECORDED IN VOL 7 OF G.S.M.S PAGE 1698, 1698A, 1698B AND 1698C AS DOCUMENT NO. 485504, LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 12, T. 11 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.** CONTAINING 124,235 SQ.FT. - 2.85 ACRES

**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of the **City of Baraboo**, I have surveyed, monumented, mapped and divided part of Lot 1, Certified Survey Map, No. 1698 as recorded in Volume 7 of Certified Survey Maps, pages 1698, 1698A, 1698B and 1698C as Document No. 485504 located in the Southeast Quarter of the Northwest Quarter of Section 12, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the West Quarter corner of Section 12;  
thence North 89°53'51" East along the South line of the Northwest Quarter of Section 12, 1,897.71 feet;  
thence North 05°04'22" East along the East line of lands described and recorded in Reel 465, Image 275, 29.23 feet to the North right-of-way line of Gall Road and the point of beginning;  
thence continuing North 05°04'22" East along the East line of lands described and recorded in Reel 465, Image 275, 343.15 feet;  
thence South 84°54'09" East along the East line of lands described and recorded in Reel 465, Image 275, 30.00 feet;  
thence North 05°05'51" East along the East line of lands described and recorded in Reel 465, Image 275, 180.00 feet;  
thence North 19°21'53" West along the East line of lands described and recorded in Reel 465, Image 275, 607.53 feet to the Southwest corner of Lot 2, Certified Survey Map, No. 6680;  
thence North 89°41'45" East along the South line of Lot 2, Certified Survey Map, No. 6680, 132.56 feet to the Southeast corner thereof and being in the West right-of-way line of Lake Street;  
thence South 19°52'07" East along the West right-of-way line of Lake Street, 562.31 feet;  
thence South 09°24'03" West along the West right-of-way line of Lake Street, 236.37 feet;  
thence South 15°25'48" West along the West right-of-way line of Lake Street, 157.56 feet;  
thence South 37°17'59" West along the West right-of-way line of Lake Street, 104.20 feet;  
thence Southwesterly along a 174.61 foot radius curve to the left in the West right-of-way line of Lake Street having a central angle of 33°45'47" and whose long chord bears South 20°25'06" West, 101.41 feet to a point in the North right-of-way line of Gall Road;  
thence South 88°40'52" West along the North right-of-way line of Gall Road, 19.39 feet to the point of beginning.  
Containing 124,235 square feet (2.85 acres), more or less. Being subject to servitudes and easements of 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 AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

*Scott P. Hewitt*

**SCOTT P. HEWITT**

Professional Land Surveyor, No. 2229

Dated: May 4, 2022

File No.: 422-153

**PLAN COMMISSION RESOLUTION**

**RESOLVED** that this Certified Survey Map in the **City of Baraboo**, Sauk County, Wisconsin is hereby approved by the Plan Commission.

*[Signature]*

Mayor

5/24/2022  
Date

*[Signature]*  
City Engineer

5-24-22  
Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**, Wisconsin, this 25 day of May, 2022.

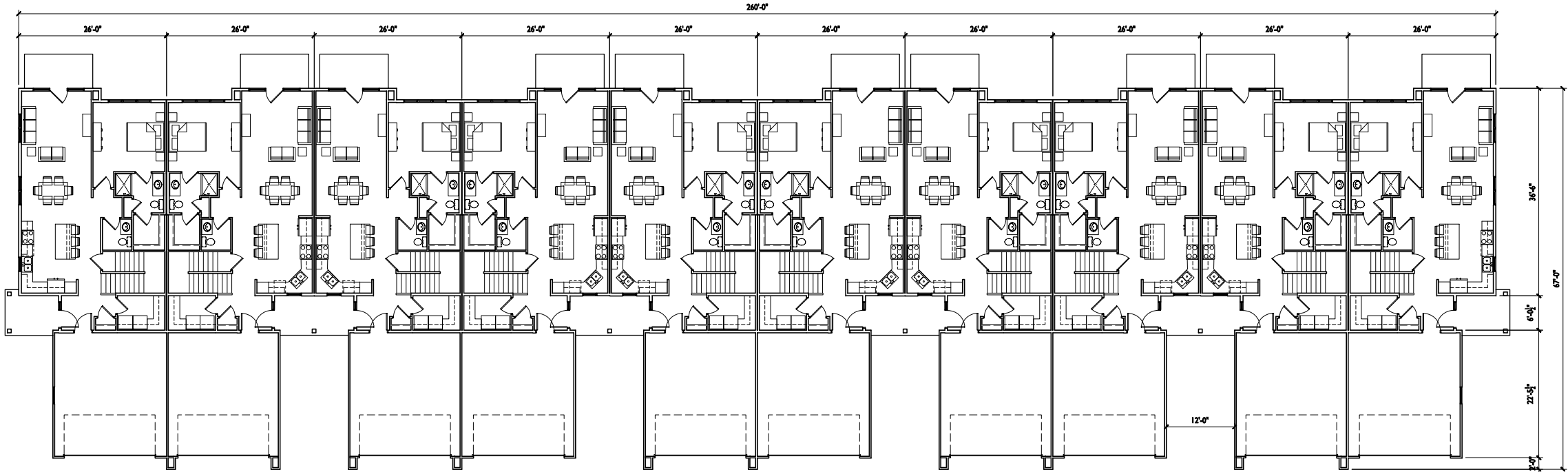
*[Signature]*  
City Clerk

5/25/22  
Date

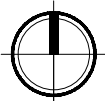
**CLIENT/OWNER:** CITY OF BARABOO  
101 SOUTH BOULEVARD  
BARABOO, WI 53913



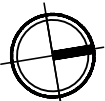
ISSUED  
Issued for Review - March 14, 2022



I  
A-1.1  
FIRST FLOOR PLAN - BUILDING #1 & #3  
3/32" = 1'-0"



PLAN NORTH



TRUE NORTH  
BLDG #1



TRUE NORTH  
BLDG #3

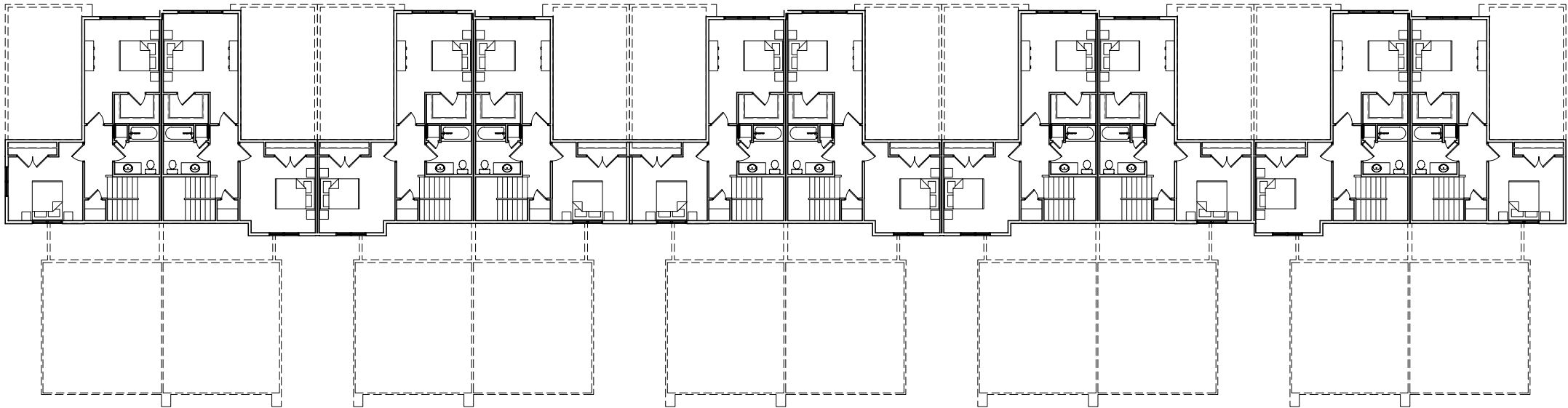
PROJECT TITLE  
LAKE STREET  
TOWNHOME  
DEVELOPMENT

Lake Street  
Baraboo, Wisconsin  
SHEET TITLE  
First Floor Plan  
Building #1 & 3

SHEET NUMBER

A-1.1

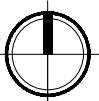
ISSUED  
Issued for Review - March 14, 2022



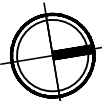
1  
A-1.2

SECOND FLOOR PLAN - BUILDING #1 & #3

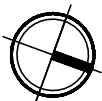
3/32" = 1'-0"



PLAN NORTH



TRUE NORTH  
BLDG #1



TRUE NORTH  
BLDG #3

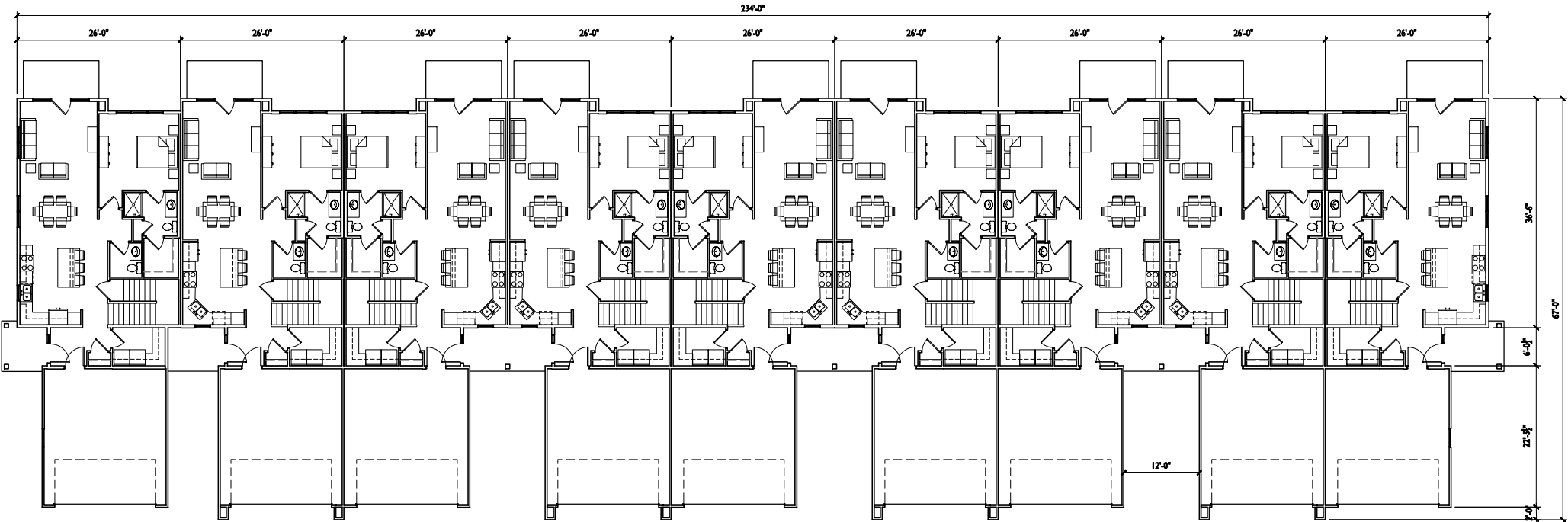
PROJECT TITLE  
LAKE STREET  
TOWNHOME  
DEVELOPMENT

Lake Street  
Baraboo, Wisconsin  
SHEET TITLE  
Second Floor Plan  
Building #1 & 3

SHEET NUMBER

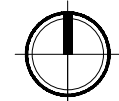
A-1.2



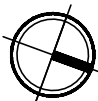


I  
A-1.3

FIRST FLOOR PLAN - BUILDING #2  
3/32" = 1'-0"



PLAN NORTH



TRUE NORTH

ISSUED  
Issued for Review - March 14, 2022

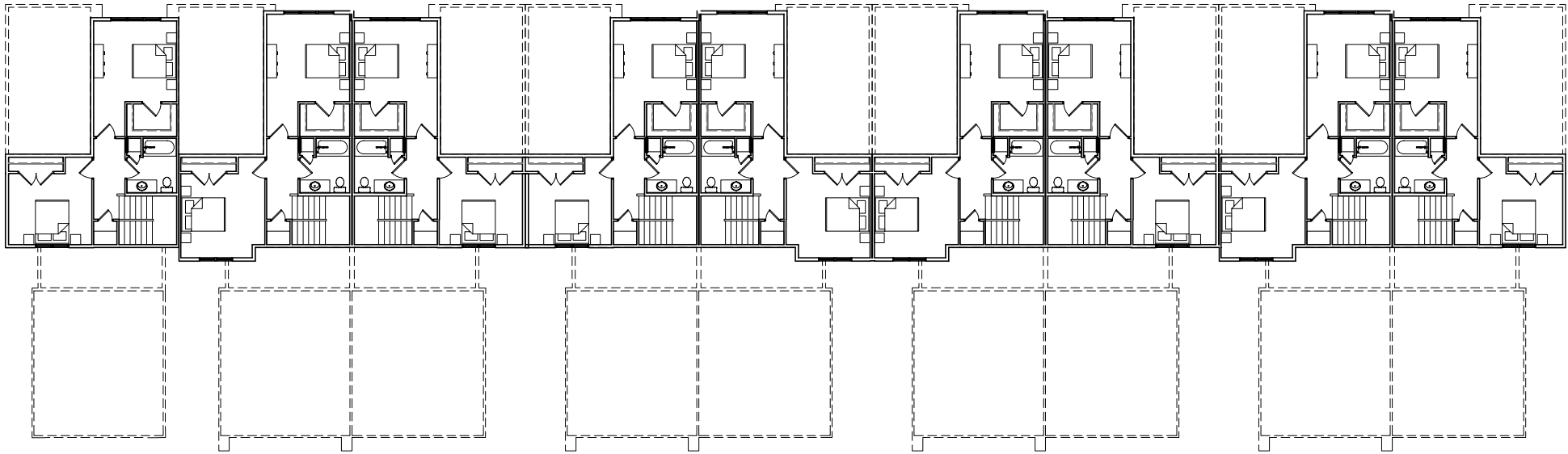
PROJECT TITLE  
LAKE STREET  
TOWNHOME  
DEVELOPMENT

Lake Street  
Baraboo, Wisconsin  
SHEET TITLE  
First Floor Plan  
Building #2

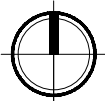
SHEET NUMBER

A-1.3

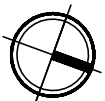
ISSUED  
Issued for Review - March 14, 2022



1 SECOND FLOOR PLAN - BUILDING #2  
A-1.4 3/32" = 1'-0"



PLAN NORTH



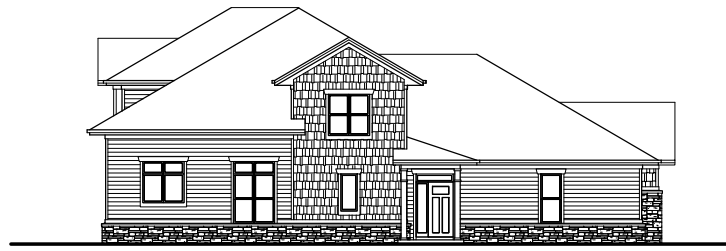
TRUE NORTH

PROJECT TITLE  
LAKE STREET  
TOWNHOME  
DEVELOPMENT

Lake Street  
Baraboo, Wisconsin  
SHEET TITLE  
Second Floor Plan  
Building #2

SHEET NUMBER

A-1.4



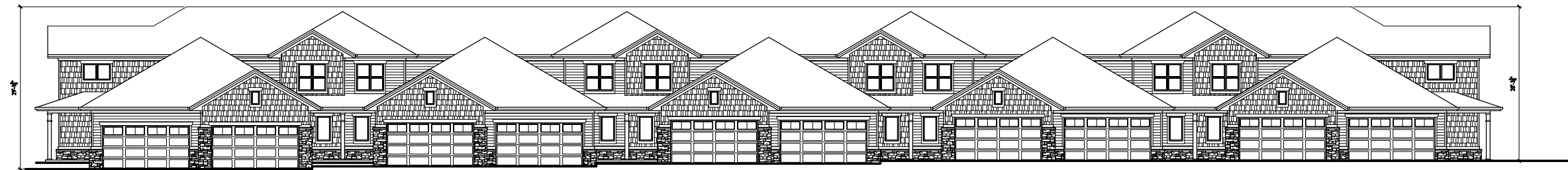
1  
A-2.1  
3/32" = 1'-0"

TYPICAL SIDE ELEVATION



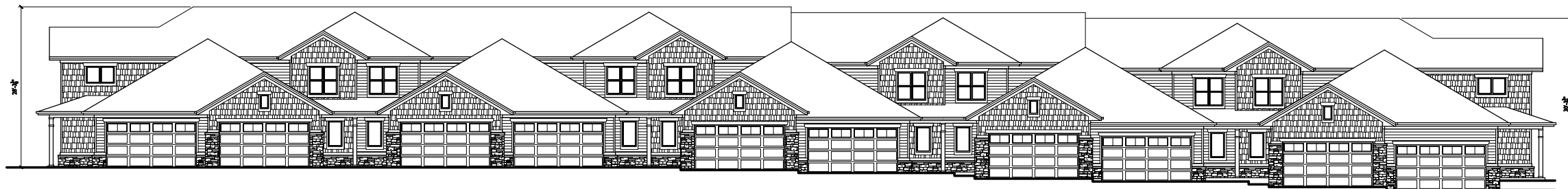
2  
A-2.1  
3/32" = 1'-0"

TYPICAL WEST ELEVATION



3  
A-2.1  
3/32" = 1'-0"

BUILDING #1  
EAST ELEVATION ALONG LAKE ST.



4  
A-2.1  
3/32" = 1'-0"

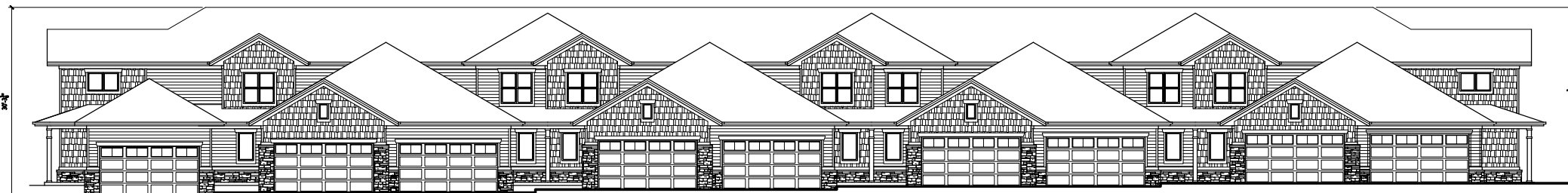
BUILDING #3  
EAST ELEVATION ALONG LAKE ST.



1 SIDE ELEVATION  
A-2.2 3/32" = 1'-0"



2 WEST ELEVATION  
A-2.2 3/32" = 1'-0"



3 EAST ELEVATION ALONG LAKE ST.  
A-2.2 3/32" = 1'-0"

ISSUED

PROJECT TITLE  
**LAKE STREET  
TOWNHOME  
DEVELOPMENT**

Lake Street  
Baraboo, Wisconsin  
SHEET TITLE  
**Exterior  
Elevations  
Building #2**

SHEET NUMBER

**A-2.2**

PROJECT NO. **2169**  
© Knothe & Bruce Architects, LLC



**3 EAST ELEVATION**  
A-2.1 3/32" = 1'-0"



**4 WEST ELEVATION**  
A-2.1 3/32" = 1'-0"



**2 NORTH ELEVATION**  
A-2.2 3/32" = 1'-0"



**1 SOUTH ELEVATION**  
A-2.2 3/32" = 1'-0"



# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<https://doa.wi.gov/municipalboundaryreview>

**Online Submittal and Payment:** Instead of this form go to <https://wi.accessgov.com/public/Forms/Page/doa-dir/dir-annexation/>  
This will speed up the process by eliminating the time it used to take to mail the check to us.

## Petitioner Information

Name: **Melissa Ann Hamilton & Paul Houston Waterman**

Phone: **414-510-4679**

Email: **hamilton.melissa.ann@gmail.com**

## Contact Information if different than petitioner:

Representative's Name:

Phone:

E-mail:

1. Town(s) where property is located: **Town of Baraboo**

2. Petitioned City or Village: **City of Baraboo**

3. County where property is located: **Sauk County**

4. Population of the territory to be annexed: **2**

5. Area (in acres) of the territory to be annexed: **0.52**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):  
**002-0816-00000**

## Include these required items with this form:

- ☒ Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(June 2024)

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$200 Initial Filing Fee** (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$200 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

**\$400 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

**Include** check or money order, payable to: **Department of Administration**

**DON'T attach the check with staples, tape, ...**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: \_\_\_\_\_

Payer: \_\_\_\_\_

Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_



## ANNEXATION SUBMITTAL GUIDE

### s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
  - Direct annexation by one-half approval; OR
  - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
  - See 66.0217 (3) (a), if by one-half approval.
  - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

### s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☐ The land may NOT be described only by:
- Aliquot part;
  - Reference to any other document (plat of survey, deed, etc.);
  - Exception or Inclusion;
  - Parcel ID or tax number.

### s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
  - Bearings and distances along all parcel boundaries as described.
  - All adjoining as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).



**PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS APPROVAL**  
Pursuant to Section 66.0217(2) WI Statutes

**For Office Use Only**

A non-refundable fee of \$250 must accompany this petition.

Fee Paid \$ 250-  
Receipt # 1.003356

**To: The Mayor and Common Council  
City of Baraboo, Wisconsin**

We, the undersigned, constituting all of the owners and electors of the following described territory proposed for annexation to the City/Village of Baraboo, petition the Mayor and Common Council of the City to annex to the City of Baraboo, Wisconsin, in accordance with Sec. 66.0217(2) Stats., the territory described below presently located in the Town of Baraboo, Sauk County, Wisconsin:

A parcel of land located in the SW1/4 of the SE1/4, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, bounded by the following describe line:

Beginning at a point on the north lie of Madison Avenue at its intersection with the west line of W. H. Jacob's Addition to the City of Baraboo; thence West along said north line of Madison Avenue 127 feet to a point that is 506 feet east of the east line of Crawford Street, thence North 178.5 feet to a point; thence east 127.23 feet to the west line of W.H. Jacob's Addition to the City of Baraboo; thence south along said west line 178.5 feet to the point of beginning.

Containing 22,690 square feet, (0.52 acres), more or less.

The territory to be annexed is contiguous to the City of Baraboo, Wisconsin and is shown on the attached scale map.

All territory proposed to be annexed is located in Sauk County, Wisconsin.

A copy of scaled map showing the area proposed for annexation is attached hereto and incorporated by reference.

The zoning classification requested upon annexation is R-1A, Single-Family Residential.

The current population of such territory is two (2).

Signature of Petitioner	Address	Date of Signing	Status
<u>Mari Tramm</u>	<u>350 Madison Ave</u>	<u>6/2/2025</u>	<u>Owner</u>
<u>[Signature]</u>	<u>350 Madison Ave</u>	<u>06/02/2025</u>	<u>owner</u>

[illegible]

S:\Engineering\Annexations\Petition for Direct Annexation & Instructions - 350 Madison Avenue with residents and electors 031825.doc

AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN )

COUNTY OF SAUK ) SS  
)

Paul Houston Waterman, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That he/she, Paul Houston Waterman, is one of the petitioners who signed the Petition  
(Insert Name of Petitioner)

for the Direct Annexation of the following described territory to the City/Village of Baraboo:

(Insert Description of Real Estate in this space)

A parcel of land located in the SW1/4 of the SE1/4, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, bounded by the following describe line:

Beginning at a point on the north line of Madison Avenue at its intersection with the west line of W. H. Jacob's Addition to the City of Baraboo; thence West along said north line of Madison Avenue 127.23 feet to a point that is 506 feet east of the east line of Crawford Street, thence North 178.5 feet to a point; thence east 127.98 feet to the west line of W.H. Jacob's Addition to the City of Baraboo; thence south along said west line 178.5 feet to the point of beginning.

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City/Village of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
4. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

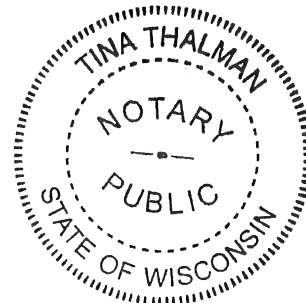
350 Madison Avenue, Baraboo, WI 53913  
Address

Subscribed and sworn to before me this 29 day of  
May, 2025.

Tina Thalman

Notary Public, Dane County, Wisconsin  
My Commission Expires on 11/26 2028

[Signature]  
Petitioner







AFFIDAVIT OF FILING

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF Sauk )

Melissa Ann Hamilton, being first duly sworn on oath, deposes and says that on the  
(Insert Name of Petitioner)

3<sup>rd</sup> day of June, 20 25, he/she filed with the Town Clerk of the Town of Baraboo,  
Sauk County, Wisconsin, a Duplicate Petition for Direct Annexation (Unanimous Approval) of the following  
described territory:

(Insert Description of Territory to be Annexed in this space)

A parcel of land located in the SW1/4 of the SE1/4, Section 3, Town 11 North, Range 6 East, Town of  
Baraboo, Sauk County, Wisconsin, bounded by the following describe line:

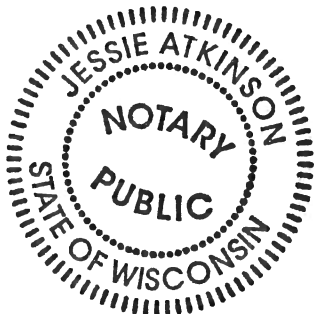
Beginning at a point on the north line of Madison Avenue at its intersection with the west line of W. H.  
Jacob's Addition to the City of Baraboo; thence West along said north line of Madison Avenue 127.23  
feet to a point that is 506 feet east of the east line of Crawford Street, thence North 178.5 feet to a  
point; thence east 127.98 feet to the west line of W.H. Jacob's Addition to the City of Baraboo; thence  
south along said west line 178.5 feet to the point of beginning.

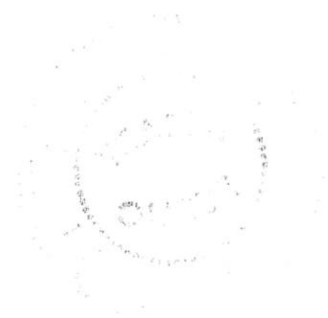
Melissa Ann Hamilton  
Petitioner

Subscribed and sworn to before me this 3 day of  
June, 20 25.

Jessie Atkinson

Notary Public, Sauk County, Wisconsin  
My Commission Expires on 9/11/2025, 20\_\_.

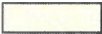





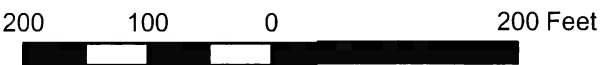


# MELISSA HAMILTON & PAUL WATERMAN ANNEXATION MAP



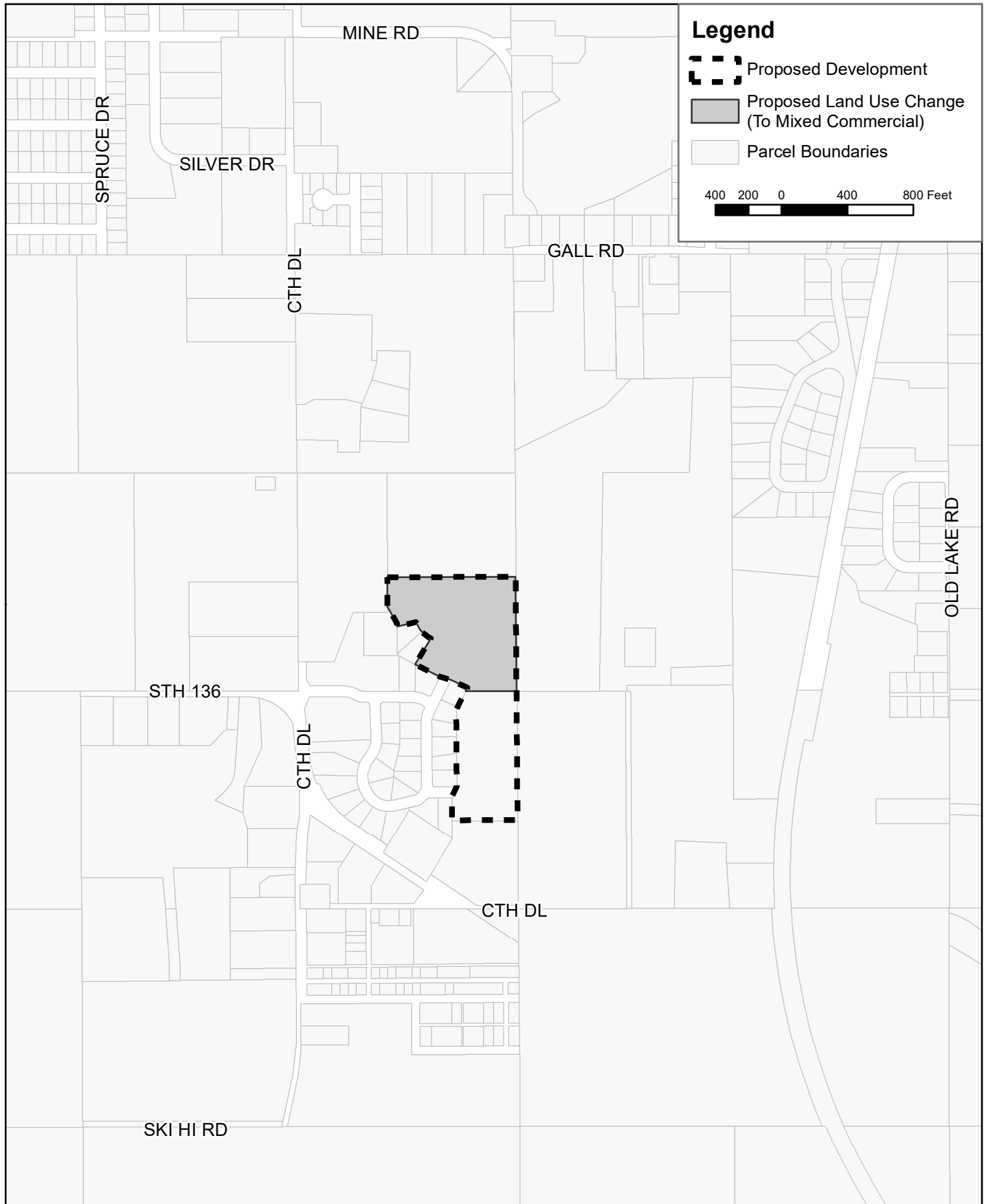
**Legend**

	CITY OF BARABOO
	CITY OF BARABOO CITY LIMITS
	AREA TO BE ANNEXED FROM TOWNSHIP OF BARABOO
	TOWN OF BARABOO





Path: C:\Users\mfalk\OneDrive - Short Elliot Hendrickson Inc\Desktop\2024 Projects\Baraboo TID 13\B&W\_TID#13.mxd



1701 WEST KNAPP STREET, STE. B  
RICE LAKE, WI 54868-1350  
PHONE: (715) 236-4000  
FAX: (888) 908.8166  
www.sehinc.com

Client Code: BARAB  
Print Date: 5/21/2025

Map by: mfalk  
Projection: WISCRS,  
Sauk County Feet  
Source: Sauk County

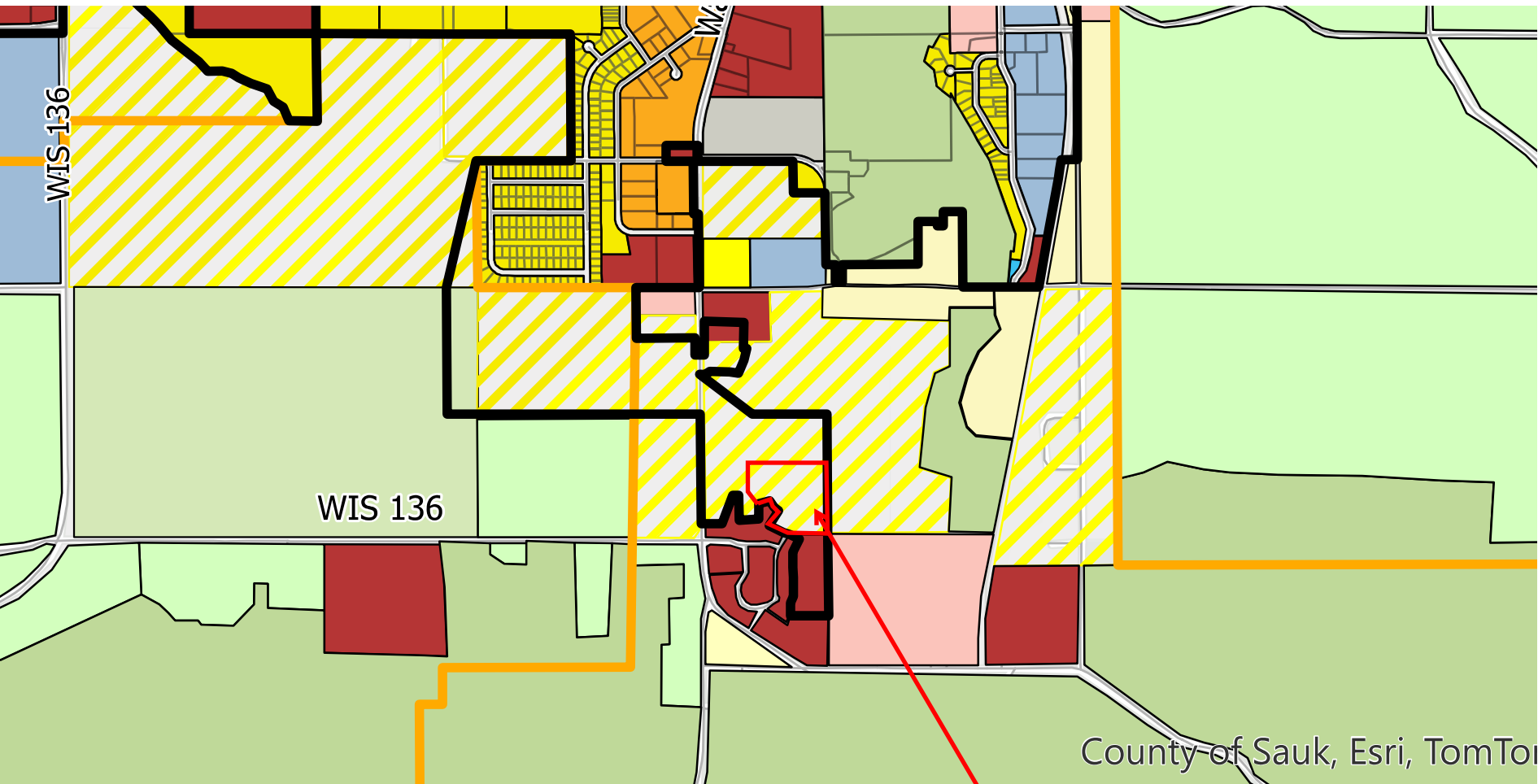


## Proposed Land Use Ammendment

Baraboo, Sauk County

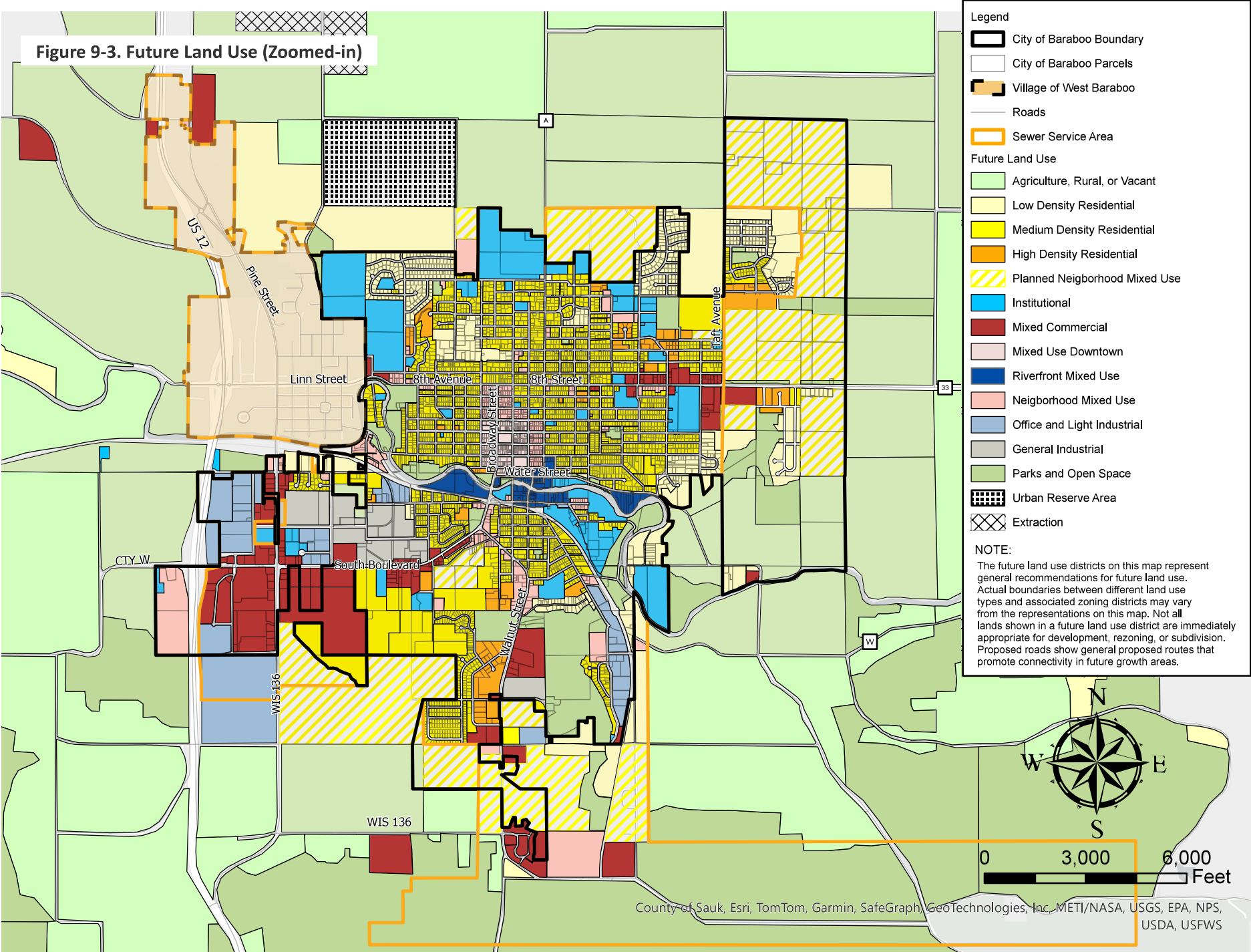






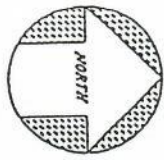
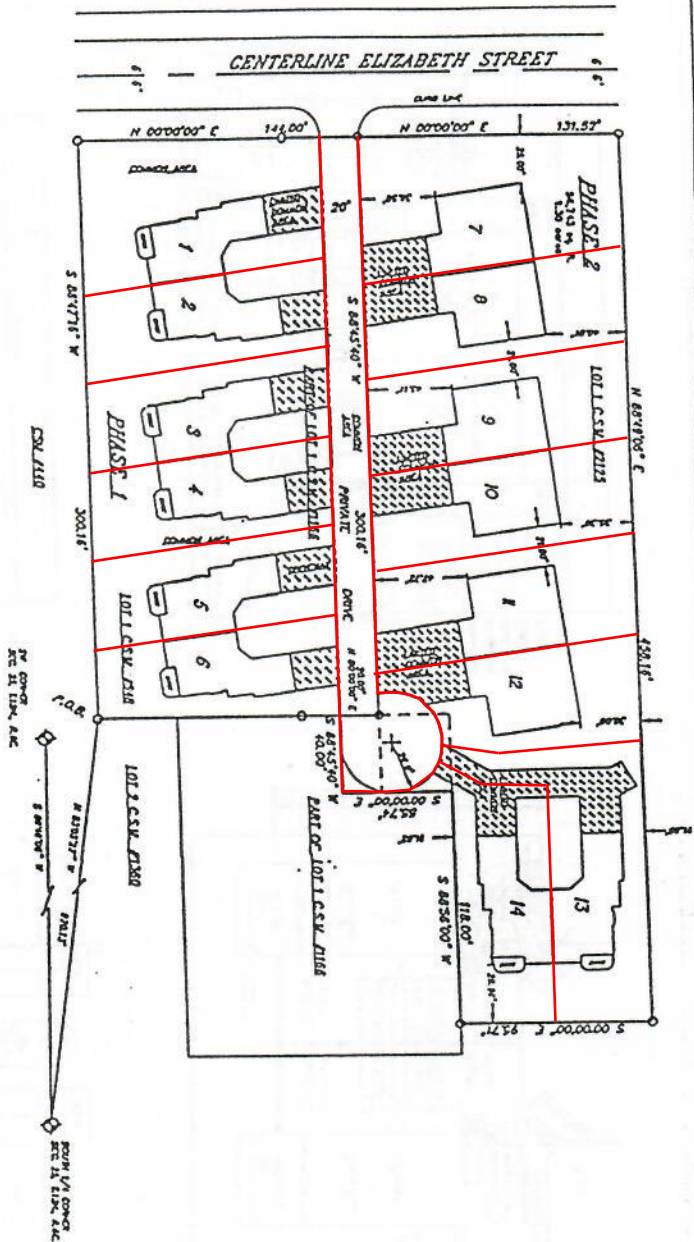
Proposed Mixed  
Commercial

9. Land Use





# HILLTOP ESTATES CONDOMINIUM PHASE 2 LOCATED IN THE SE1/4-SW1/4, SECTION 25, T.12N., R.6E., CITY OF BARABOO, SAUK COUNTY, WISCONSIN



GRAPHIC SCALE

1 inch = 50 ft.

## LEGEND

- - EXISTING 3/4\"/>

1 inch = 50 ft.

**MSA MID-STATE ASSOCIATES, INC.**  
ENGINEERING ARCHITECTS SURVEYORS PLANNERS  
1200 SOUTH MAIN STREET, BARABOO, WI 53009 608/534-1344



**SURVEYOR'S CERTIFICATE**  
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS A LICENSED LAND SURVEYOR  
AND HAS PREPARED THE FOREGOING PLAN IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE WISCONSIN STATUTES AND ACTS  
RELATIVE TO THE SURVEYING OF LANDS AND THE  
CONVEYANCE OF REAL ESTATE, AND THAT THE  
SAME IS A TRUE AND CORRECT REPRESENTATION  
OF THE SURVEY MADE BY HIMSELF OR UNDER  
HIS CLOSE PERSONAL SUPERVISION AND IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE  
STATUTES AND ACTS OF THE STATE OF WISCONSIN.  
Dated this 20th day of November, 2001.  
David R. Hansen  
Registered Land Surveyor

**DESCRIPTION OF PHASE 2 OF HILLTOP ESTATES**  
A portion of land located in the SE1/4-SW1/4, SECTION 25, T.12N., R.6E., SAUK COUNTY, WISCONSIN, known as HILLTOP ESTATES, PHASE 2, is shown on the attached plan. The land is divided into 14 units, each of which is a condominium unit. The units are numbered 1 through 14. The plan also shows the location of the common areas, including the private drive, the parking areas, and the landscaping. The plan is drawn to scale and is a true and correct representation of the survey made by the undersigned.

$$\frac{9}{9.}$$
