

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, AUGUST 8, 2016 Time: 6:00 PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS, WI

	Committee Members		
Mayor Brian Landers-Chair	Alder. Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
	Tifani Jones	Dan Anchor	Jeff Delmore

AGENDA ITEMS:

1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE JULY 12, 2016 MEETING
3	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT APPLICATION FROM U.S. CELLULAR OPERATING CO., LLC TO CONSTRUCT A 170' TALL MONOPOLE CELL PHONE TOWER ON WIS. DELLS, ADAMS CO. TAX PARCEL 291-00300-0000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE AND IS LOCATED IN THE PLANNED DEVELOPMENT DISTRICT 1
4	PUBLIC HEARING TO CONSIDER THE SITE PLAN PERMIT APPLICATION FROM U.S. CELLULAR OPERATING CO., LLC TO CONSTRUCT A 170' MONOPOLE CELL PHONE TOWER ON WIS. DELLS, ADAMS CO. TAX PARCEL 291-00300-0000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE AND IS LOCATED IN THE PLANNED DEVELOPMENT DISTRICT 1
5	DISCUSSION AND DECISION ON ITEM #3 (CUP-US CELLULAR)
6	DISCUSSION AND DECISION ON ITEM #4 CONTINGENT ON THE APPROVAL OF THE CUP APPLICATION (SITE PLAN-US CELLULAR)
7	PUBLIC HEARING TO CONSIDER THE SITE PLAN PERMIT APPLICATION FROM ROGER SARAZIN TO CONSTRUCT TWO ADDITIONS TO THE DELLS ANIMAL HOSPITAL AT 4135 STH 13 (PARCEL 291-00521-0000, ADAMS COUNTY) THE PARCEL IS ZONED PART C-3 COMMERCIAL-HIGHWAY
8	DISCUSSION AND DECISION ON ITEM #7 (SITE PLAN-SARAZIN)
9	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETING
10	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (<u>MONDAY, SEPTEMBER 12, 2016 AT 6:15 PM</u>)
11	ADJOURNMENT

Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.

MAYOR BRIAN LANDERS CHAIRPERSON DISTRIBUTED AUGUST 4, 2016

The City has received an application from United State Cellular Operating Company, LLC / Todd Anderson Agent to construct a 170' tall monopole Cell Phone Tower located on Tax Parcel 291-00300-0000 in the Adams Co. portion of the City of Wisconsin Dells. This use would be defined as an "Unconcealed telecommunication facility" per the City zoning code. Parcel 291-00300-0000 is currently in the Planned Development District 1, which will consider this request per the requirements of the C-4 Commercial – large scale zoning district. In 2013 the State created Statute 66.0404 which prohibits the City from prohibiting any Cell Towers in any Zoning District. Therefore, the City is evaluating this proposal as if a Cell Tower were permitted as a Conditional Use in this Zoning District.

As a new commercial development a Site Plan application was submitted as well.

The applicant has stated that the new tower is required because the existing antenna on the roof of one of the Chula Vista buildings is not capable of being upgraded to transmit 4G data, and therefore must be replaced by a regular or full cell site. This new tower would be a direct replacement for the existing roof-top unit that currently serves Chula Vista, and the primary target coverage would be into the resort. The US Cellular RF Design Engineer has stated that any tower more than one (1) mile from the Chula Vista resort would not be able to produce sufficient signal levels to meet the design criteria of this site. There are no existing towers within one (1) mile of the Chula Vista resort, so a new tower must be constructed.

The applicant has included a statement, sealed by a professional engineer that the 150 foot tall monopole structure is designed with a minimum factor of safety of 25% and is therefore very unlikely to fail. The engineer also states that if the monopole were to fail, the entire structure would not fall over, but rather the top of the structure would fold over onto itself.

Any approval of this use should carry the following contingencies.

1. The applicant gain rights to the property.
2. The applicant conforms to all the requirements in the proposed newly created Sec. 19.728 of the City Zoning Code
3. The applicant remain compliant with the FCC, FAA, and any other applicable regulatory agencies
4. The applicant does not unreasonably prevent any other carrier from co-locating on this tower.

Chris Tollaksen
Wis. Dells Public Works



June 15, 2016

Chris Tollaksen
City Planner/ Zoning Administrator
300 La Crosse Street
Wisconsin Dells, WI 53965

Dear MR. Tollaksen:

To meet the growing demand for wireless communications at the Chula Vista Resort in Wisconsin Dells, U.S. Cellular (USCC) has submitted an application to build a wireless tower near the maintenance facilities, in the southern part of the Chula Vista Golf Course. This new tower will benefit area residents by providing increased wireless call quality and clarity.

This particular location was selected because USCC currently has a high power repeater on top of the indoor waterpark, at the Chula Vista resort, that not only serves the resort buildings, but the surrounding areas, for a short distance. This repeater is only capable of retransmitting Cellular CDMA signals (primarily voice), and is not capable of being upgraded to retransmit LTE (4G data) signals, in all of the bands USCC currently uses for 4G data. Therefore USCC is forced to replace this repeater, with a regular or full cell site. This new tower would be a direct replacement for this repeater, and its primary target coverage would be into the resort, and immediate surrounding areas. Any additional surrounding coverage from this site would be considered an added bonus, but not the primary objective of this new site.

USCC currently serves most of the resort and attraction areas of Lake Delton/ Wisconsin Dells, from 4 existing tower locations. One on the south side near Ishnala & Gasser Rds.(785313 Wisconsin Dells). One on the monopole just east of the Fairview & Skyline motels along Hwy 12 in DT Wisconsin Dells (785322 DT WI Dells). One about .75 mi NE of the intersection I-94 & Hwy 12 (774365 Witches Gulch), and one about 1.25 mi. NE of the Christmas Mountain Resort (785397 Christmas Mountain). Please see the attached map for additional clarity. We also have 6 supplemental In-Building systems that enhance coverage in some of our customers facilities, including the Kalahari , Wilderness, and Chula Vista Resorts.

USCC looked at a total of 5 locations in the Chula Vista Resort area, including one existing tower that is over 1.5 mi. SE of the resort. It is my professional opinion that any tower that is 1.0 mile or more away from the primary buildings of the Chula Vista resort, would not be able to produce sufficient signals levels to meet the design criteria of this site or project. Therefore, there are only a very few sites that would work for USCCs purposes, none of which are existing sites, and some of them have been eliminated due to distance &/or other logistical problems encountered during our site selection processes.

I understand that you, or members of the City board, have identified 2 or 3 other tower locations in the general downtown area of the City of Wisconsin Dells, as possible alternate candidates

for us to analyze, for this project. Since it is my understanding that all of these candidates are in either Sauk or Columbia counties, and would be more than 1.5 miles away from the Chula Vista Resort (and closer to 2.5 miles) , they would not meet the tight requirements that we have for the placement of this site. Therefore they would not be viable candidates, or alternate locations, for this project, and our proposed tower location near the Chula Vista Resort. If you are aware of any other towers that are that closer to the Chula Vista resort, I would be most happy to run them through our propagation analysis tool, and see if they would be viable candidates

Given this information, we hope that you have a clearer understanding of the cellular needs of US Cellular, and our reasoning for attempting to locate a new cellular facility near the golf course maintenance facilities of the Chula Vista resort, and why we have respectfully rejected the attempts to locate our cellular communications equipment on these particular existing tower sites in the City of Wisconsin Dells.

Should you have any other questions or concerns regarding this matter, please feel free to contact me at 262 993-3188 or at mark.digerness@uscellular.com

Sincerely,



Mark Digerness
RF Design Engineer
U.S. Cellular
Brookfield, WI

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	<u>\$525.00</u>
Receipt number	<u>56369</u>
Application number	<u>18-2016</u>

1. Applicant information

Applicant name United States Cellular Operating Company LLC, /Todd Anderson Agent

Street address N64W12883 Daylily Court

City Menomonee Falls

State and zip code WI 53051

Daytime telephone number 414-308-2886

Fax number, if any _____

E-mail, if any toddanderson@wirelessplanning.com

2. Subject property information

Street address	<u>4082 River Road</u>	
Parcel number	<u>291-00300-0000 (Lease Area)</u> <u>291-00290-0000 & 291-00400-0000 (Easements)</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>G-2 Commercial</u>	
Describe the current use	<u>Golf Course</u>	

3. Proposed use. Describe the proposed use.

USCOC is proposing to build a 170' monopole on the side of the golf course.

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

After construction, which should take about 3 weeks, there will be very little traffic to the site. The site would only be visited for maintenance or if there was an outage. I would estimate that the site would be visited monthly.

CONDITIONAL USE APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

There should be no nuisances once the site is completed. During construction there will be excavators, concrete trucks and other equipment required for the construction.

6. **Review criteria.** The plan commission in making its recommendation and the common council in making its decision must consider the factors listed below. Provide a response to each. (See Section 19.373 of the Municipal Code.)

a. Consistency of the proposed use with the city's comprehensive plan and neighborhood plan or other subarea plan, if any
The tower was proposed at this location because of the coverage need of USCOC. The Landowner owns a large amount of property in the area and this location was selected by USCOC and approved by the Landowner.

b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
No effect. There will be very little traffic once the site is completed and there will be no pedestrian traffic in the area except for customers of Chula Vista.

c. The suitability of the subject property for the proposed use
The site is located on the Landowners property and there is a need for his customers to have reliable coverage when they are at his resort.

d. Effects of the proposed use on the natural environment
The proposed location will not affect the natural environment. The site is not in the wetlands and there will only be minor clearing of brush for the proposed site. An erosion control plan will be drawn up to satisfy the City requirements.

e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
This site is not manned and will only be visited by USCOC employees or contractors for maintenance issues or outages.

f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district
This proposed project should not effect any future developments or improvements in the area.

g. Effects of the proposed use on the city's financial ability to provide public services
There should be none.

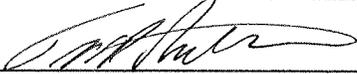
CONDITIONAL USE APPLICATION
Wisconsin Dells, Wisconsin
 Version: May 21, 2007

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7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

◆ I certify that the application is true as of the date it was submitted to the City for review.	
◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.	

	7/19/16
Applicant Signature	Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
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Reimbursement Agreement for Application Review Costs

A. Payment for Eligible Costs.
 By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.

B. Guarantee of Payment.
 To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.

If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

C. Termination of Guarantee.
 If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 60 days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.

Applicant Signature	Date

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Project Map Checklist

Project Information	Included ?
Project name (e.g., business name, subdivision name)	<input type="checkbox"/>
Applicant name	<input type="checkbox"/>
Preparation date	<input type="checkbox"/>
Survey Information	
North arrow and graphic scale	<input type="checkbox"/>
Address of subject parcel or legal description	<input type="checkbox"/>
Property boundaries	<input type="checkbox"/>
Acreage of subject parcel	<input type="checkbox"/>
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	<input type="checkbox"/>
Common areas/conservancy areas (location, purpose, ownership)	<input type="checkbox"/>
Setting	
Property boundaries within 50' of the subject parcel	<input type="checkbox"/>
Land uses within 50' of the subject parcel	<input type="checkbox"/>
Zoning district boundaries within 50' of the subject parcel	<input type="checkbox"/>
Municipal boundaries within 50' of the subject parcel	<input type="checkbox"/>

Site Features (Existing and Proposed)	Included ?
Wetlands	<input type="checkbox"/>
Woodlands	<input type="checkbox"/>
Wildlife habitat, including critical wildlife habitat	<input type="checkbox"/>
Environmentally sensitive features	<input type="checkbox"/>
Water resources (rivers, ponds, etc.)	<input type="checkbox"/>
Floodplain boundaries	<input type="checkbox"/>
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	<input type="checkbox"/>
Fences, buffers, and berms	<input type="checkbox"/>
Existing trees and other prominent vegetation	<input type="checkbox"/>
Transportation Facilities (Existing and Proposed)	
Streets	<input type="checkbox"/>
Driveways and road access onto public and private roads	<input type="checkbox"/>
Sidewalks / trails	<input type="checkbox"/>
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	<input type="checkbox"/>
Existing within 50' of subject parcel	<input type="checkbox"/>

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this form from the zoning administrator.

- Office Use Only -

Initial application fee	
Receipt number	
Application number	

1. Applicant information

Applicant name United States Cellular Operating Company LLC/ Todd Anderson - Agent

Street address N64W12883 Daylily Court

City Menomonee Falls

State and zip code WI 53051

Daytime telephone number 414-308-2886

Fax number, if any _____

E-mail, if any toddanderson@wirelessplanning.com

2. Subject property information

Street address	<u>4082 River Road</u>	
Parcel number	<u>291-00300-0000 (Lease Area)</u> <u>291-00290-0000 (Easement)</u> <u>291-00400-0010 (Easement)</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>G-2 Commercial</u>	
Describe the current use	<u>The property is currently a golf course.</u>	

3. Proposed use. Describe the proposed use.

USCOC is proposing to build a 170' monopole on the side of the golf course.

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

After construction, which should take about 3 weeks, there would be very little traffic to the site. The site would only be visited for maintenance or if there was an outage. I would estimate that the site would be visited monthly.

5. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

There should be no nuisances once the site construction is completed. During construction there will be excavators on site and concrete trucks and other equipment required to construct the site and pole.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: February 27, 2008

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

6. **Review criteria.** In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 19.393 of the Municipal Code.)

a. **Consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any**

The tower was proposed at this location because of the coverage needs of USCOC. The Landowner owns a large amount of the property in the area and this location was selected by USCOC and approved by the Landowner.

b. **Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site**

No effect. There will be very little traffic once the site is complete and there will not be any pedestrian traffic in the area except for customers of Chula Vista.

c. **Effects of the project on the natural environment**

The proposed location will not affect the natural environment. The site is not in wetlands and there will only be minor clear of brush for the proposed site. An erosion control plan will be drawn up to satisfy the City requirements.

d. **Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances**

The site is not a manned and will only be visited by USCOC employees or contractors for maintenance issues or outages.

e. **The overall appearance of the project**

The proposed monopole is a preferred tower by the City and USCOC is proposing to also put slats in the fence as per the drawings to block the ground equipment. USCOC would also like to be able to run their transmission lines directly from the monopole to the shelter instead of underground from the monopole to the shelter. This will allow their shelter and future collocators to be closer to the monopole and keep a smaller compound, because we would not have to meet the bend radius of the coax.

f. **If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:**

1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.

2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.

5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.

6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. **Applicant certification**

◆ I certify that the application is true as of the date it was submitted to the City for review.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.



Applicant Signature

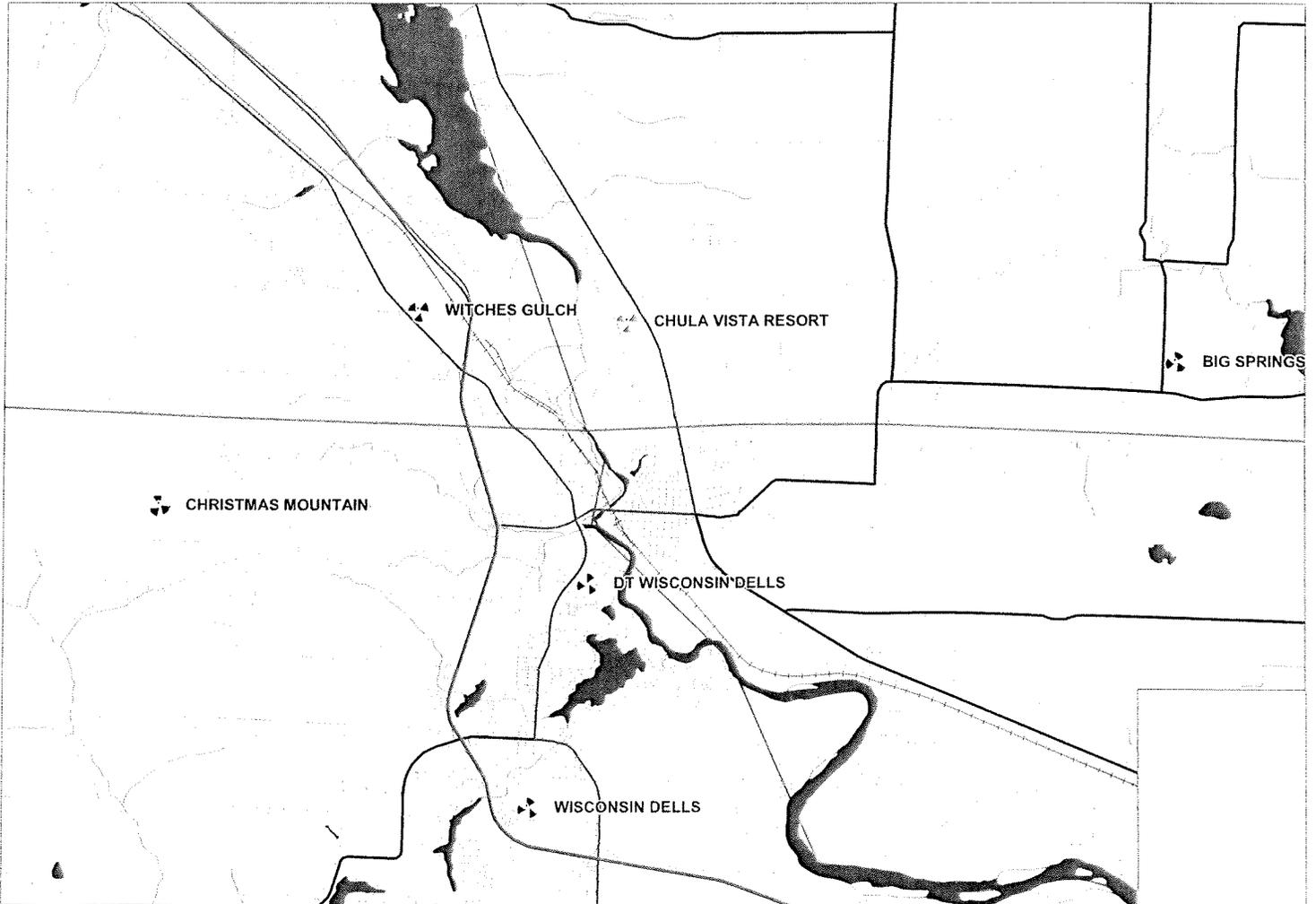
7/18/16

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.

774518 Chula Vista Resort



Chris Tollaksen

From: Mike Kaminski [mikek@chulavistaresort.com]
Sent: Wednesday, July 27, 2016 12:24 PM
To: Chris Tollaksen; 'Todd Anderson'
Subject: FW: Chula Vista- USCC Proposed Tower off N. River Road- Landowner Permission

Hi Chris. Please accept this email as my evidence that I am working with Wireless Planning to erect a Cell Tower at Chula Vista Golf Resort Inc. Thanks. Mike Kaminski

From: Todd Anderson [mailto:toddanderson@wirelessplanning.com]
Sent: Wednesday, July 27, 2016 11:08 AM
To: mikek@chulavistaresort.com; ctollaksen@dellscitygov.com
Subject: Chula Vista- USCC Proposed Tower off N. River Road- Landowner Permission

Mike,

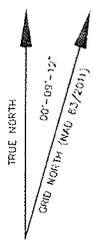
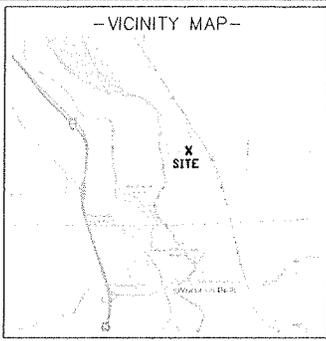
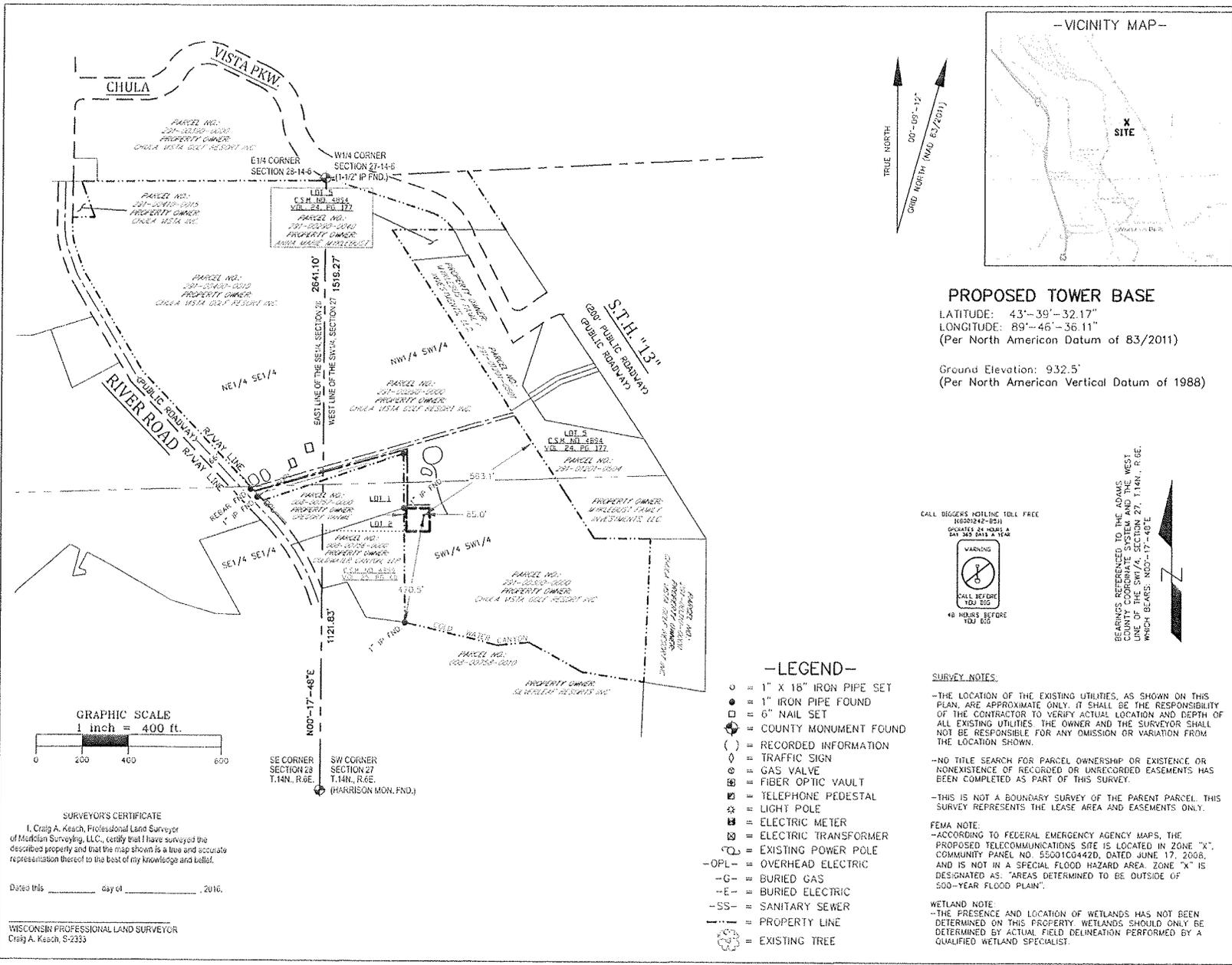
I am starting the permitting process for the proposed tower on your property and the City has asked me to provide them proof of permission from the Landowner.

If you would please confirm that you are aware of and approve the proposed tower by responding to Chris Tollaksen, the City planner, who is copied on this email, and myself it would be appreciated.

Please let me know if you have any questions.

Thank you,

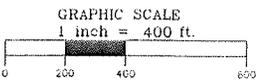
Todd Anderson
Wireless Planning Consultants
414-308-2886
toddanderson@wirelessplanning.com



PROPOSED TOWER BASE
 LATITUDE: 43°-39'-32.17"
 LONGITUDE: 89°-46'-36.11"
 (Per North American Datum of 83/2011)
 Ground Elevation: 932.5'
 (Per North American Vertical Datum of 1988)



BEARINGS REFERENCED TO THE ADAMS COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4, SECTION 27, T.14N., R.6E., WHICH BEARS: N00°-17'-48"E



-LEGEND-

- = 1" x 16" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ◻ = 6" NAIL SET
- ◻ = COUNTY MONUMENT FOUND
- () = RECORDED INFORMATION
- ◊ = TRAFFIC SIGN
- = GAS VALVE
- ◻ = FIBER OPTIC VAULT
- ◻ = TELEPHONE PEDESTAL
- ◻ = LIGHT POLE
- ◻ = ELECTRIC METER
- ◻ = ELECTRIC TRANSFORMER
- ◻ = EXISTING POWER POLE
- OPL- = OVERHEAD ELECTRIC
- G- = BURIED GAS
- E- = BURIED ELECTRIC
- SS- = SANITARY SEWER
- - - = PROPERTY LINE
- ◻ = EXISTING TREE

SURVEY NOTES.

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

FEMA NOTE:
 -ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO 55001C0442D, DATED JUNE 17, 2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

WETLAND NOTE:
 -THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

SURVEYOR'S CERTIFICATE
 I, Craig A. Kesch, Professional Land Surveyor of Madison Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2016.

WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Kesch, S-2323

SURVEYED FOR:

624 Water Street
 Phone: 608-251-5378
 608-624-1449 fax
 608-644-1549 fax
 www.edgecorp.net/cen

SURVEYED FOR:

8410 BRYN MAWR AVENUE
 CHICAGO, IL 60631

MERIDIAN
 SURVEYING, LLC

N8774 Firelane 1 Office: 920-593-0681
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: **CHULA VISTA RESORT**
 SITE NUMBER: **774518**
 SITE ADDRESS: **RIVER ROAD
 WISCONSIN DELLS, WI 53965**

PROPERTY OWNER:
 CHULA VISTA GOLF RESORT INC.
 2501 RIVER ROAD
 WISCONSIN DELLS, WI 53965

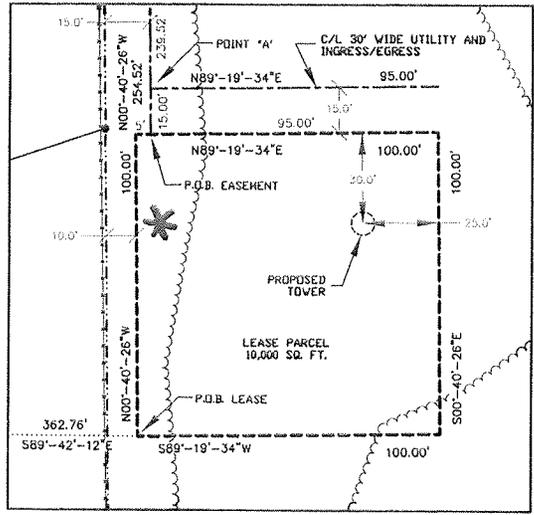
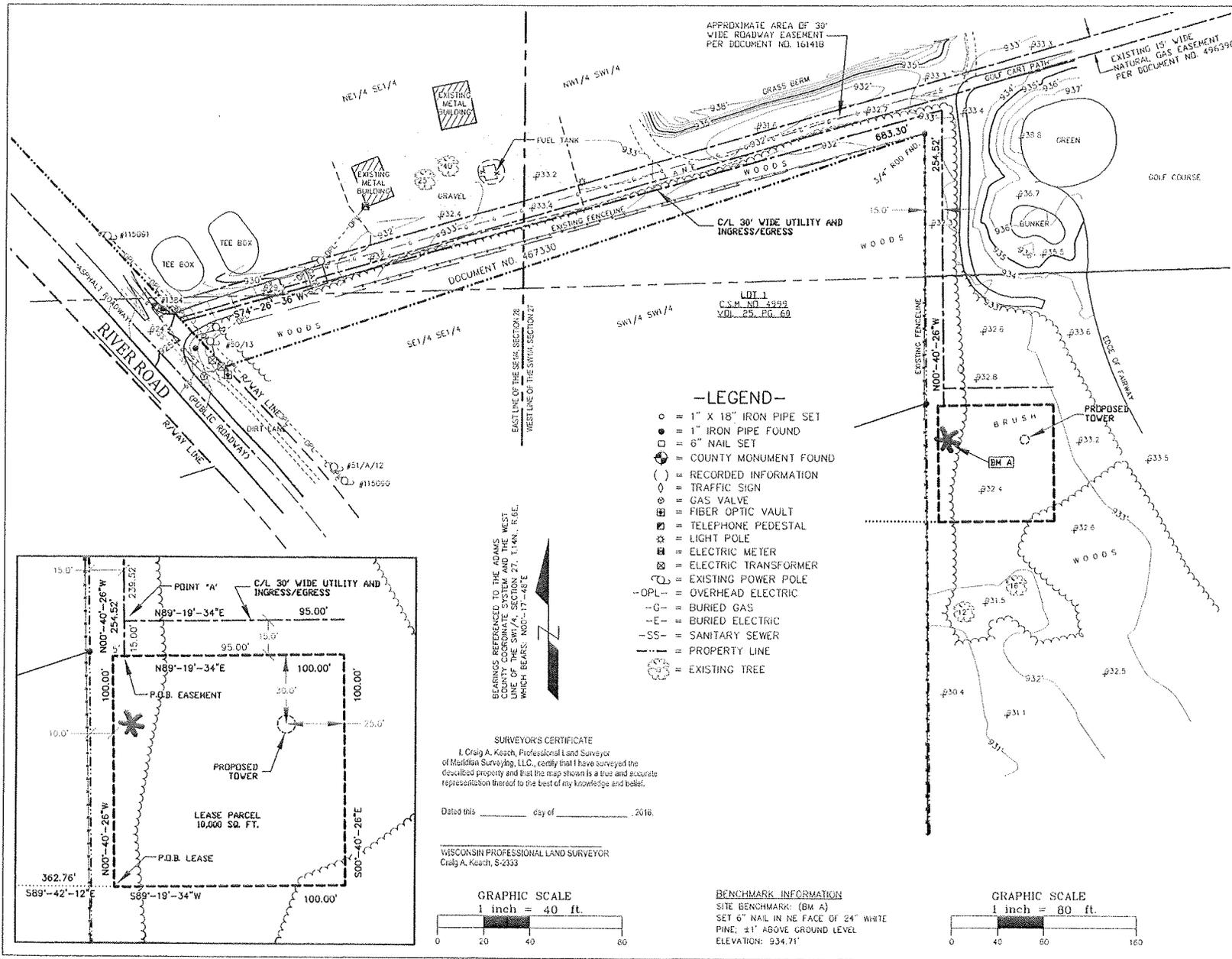
PARCEL NO.: 291-00300-0000 (LEASE)
 291-00290-0000 (EASE)
 291-00400-0010 (EASE)

ZONED: G2, COMMERCIAL
 DEED: VOLUME 3609, PAGE 54
 DOCUMENT NO. 433637

LEASE EXHIBIT
 FOR
US CELLULAR
 BEING A PART OF THE SW1/4,
 SECTION 27, AND THE SE1/4,
 SECTION 28 T.14N., R.6E.,
 CITY OF WISCONSIN DELLS,
 ADAMS COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	4-15-16	Added Lease and Easement	J.D.
1	3-16-16	Preliminary Survey	J.D.

DRAWN BY: J.D.	FIELD WORK DATE: 3-14-16
CHECKED BY: C.A.K.	FIELD BOOK: M-36, P. 22
JOB NO.: 8723	SHEET 1 OF 3

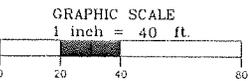


- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - () = RECORDED INFORMATION
 - ⊙ = TRAFFIC SIGN
 - ⊕ = GAS VALVE
 - ⊕ = FIBER OPTIC VAULT
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = LIGHT POLE
 - ⊕ = ELECTRIC METER
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = EXISTING POWER POLE
 - OPL- = OVERHEAD ELECTRIC
 - E- = BURIED GAS
 - E- = BURIED ELECTRIC
 - SS- = SANITARY SEWER
 - - - = PROPERTY LINE
 - ⊕ = EXISTING TREE

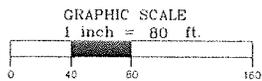
BEARINGS REFERENCED TO THE ADAMS COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4, SECTION 27, T.14N., R.6E., WHICH BEARS: N08°-17'-46"E

SURVEYOR'S CERTIFICATE
 I, Craig A. Koach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map thereon is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2016.
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Koach, S-2333



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN NE FACE OF 24" WHITE PINE, ±1' ABOVE GROUND LEVEL
 ELEVATION: 934.71'



SURVEYED FOR:

Edge
 Consulting Engineers, Inc.
 624 Walnut Street
 Madison, WI 53706
 608.541.1449 voice
 608.644.1569 fax
 www.edgeconsultants.com

SURVEYED FOR:

U.S. Cellular
 6410 BRYN MAWR AVENUE
 CHICAGO, IL 60631

MERIDIAN
 SURVEYING, LLC
 NS774 Firelane 1 Office: 920-993-0681
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: **CHULA VISTA RESORT**
 SITE NUMBER: **774518**
 SITE ADDRESS: **RIVER ROAD
 WISCONSIN DELLS, WI 53965**

PROPERTY OWNER:
 CHULA VISTA GOLF RESORT INC.
 2501 RIVER ROAD
 WISCONSIN DELLS, WI 53965
 PARCEL NO.: 291-00300-0000 (LEASE)
 291-00290-0000 (EASE)
 291-00400-0010 (EASE)
 ZONED: G2, COMMERCIAL
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DRAWN BY: J.D. FIELD WORK DATE: 3-14-16
 CHECKED BY: C.A.K. FIELD BOOK: M-36, PG. 22
 JOB NO.: 8223 SHEET 2 OF 3

LEASE PARCEL

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Seven (27), Township Fourteen (14) North, Range Six (6) East, City of Wisconsin Dells, Adams County, Wisconsin containing 10,000 square feet (0.230 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 27; thence N00°-17'-48"E 1121.83 feet along the West line of the SW1/4 of said Section 27; thence S89°-42'-12"E 362.76 feet to the point of beginning; thence N00°-40'-26"W 100.00 feet; thence N89°-19'-34"E 100.00 feet; thence S60°-40'-26"E 100.00 feet; thence S89°-19'-34"W 100.00 feet to the point of beginning being subject to any and all easements and restrictions of record.

30' WIDE UTILITY & INGRESS/EGRESS EASEMENT

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Seven (27), and a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Eight (28) all in Township Fourteen (14) North, Range Six (6) East, City of Wisconsin Dells, Adams County, Wisconsin containing 30.985 square feet (0.711 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:

Commencing at the Southwest Corner of said Section 27; thence N00°-17'-48"E 1121.83 feet along the West line of the SW1/4 of said Section 27 also being the East line of the SE1/4 of said Section 28; thence S89°-42'-12"E 362.76 feet; thence N00°-40'-26"W 100.00 feet; thence N89°-19'-34"E 5.00 feet to the point of beginning; thence N00°-40'-26"W 15.00 feet to a point herein after referred to as "Point A"; thence N89°-19'-34"E 95.00 feet to the point of termination. Also beginning at said "Point A", thence N00°-40'-26"W 239.52 feet; thence S74-26'-36"W 683.30 feet to a point on the Northeasterly Right of Way line of River Road and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the Northeasterly Right of Way line of River Road.

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
 624 Water Street
 Platteville, WI 53578
 608.641.1449 voice
 608.641.1549 fax
 www.edgeconsult.com

SURVEYED FOR:

 **U.S. Cellular**
 8410 BRYN MAWR AVENUE
 CHICAGO, IL 60631

MERIDIAN
SURVEYING, LLC
 N6774 Firelane 1 Office: 920-993-0681
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: CHULA VISTA RESORT

SITE NUMBER: 774518

**SITE ADDRESS: RIVER ROAD
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CHECKED BY: C.A.K. **FIELD BOOK:** M-36, PG. 22

JOB NO.: 8723 **SHEET:** 3 OF 3

Site Plan Application
Roger Sarazin – Veterinary Addition
Plan Commission, 8/08/16

The City has received a Site Plan Application from Roger Sarazin to construct two additions to his Wisconsin Dells Veterinary Clinic located at 4135 Hwy 13. This property is located on Tax parcel 291-00521-0000, which is located in the Adams Co. portion of Wis. Dells. This parcel is zoned C-3 Commercial – highway, which permits a Veterinary Clinic by right.

Site Plan approval is required for any addition to a commercial building that is larger than 500 sq ft. One addition is for additional examination rooms and the other is for additional office space.

This addition will require State approved building plans. One additional is 36' x 40' and the other addition is 24'x40'. The existing building is 136'x40'. The parking requirement is 1 stall for every 300 sq ft of gross floor area. With the additions, the gross floor area will be 7840 sq ft, which will require 27 parking stalls. The applicant has indicated that there are currently 18 parking stalls at the site and an additional 10 will be added as part of the new construction, for a total of 28 stalls. There is space for additional parking on site if deemed necessary.

Chris Tollaksen
City of Wisconsin Dells

8/8 300.00

SITE PLAN APPLICATION Wisconsin Dells, Wisconsin

Version: February 27, 2008

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this form from the zoning administrator.

- Office Use Only -

Initial application fee	300
Receipt number	56650
Application number	SP 4-2016

1. Applicant information

Applicant name Roger Sarazin
 Street address 4135 Hwy 13
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608-253-7361
 Fax number, if any _____
 E-mail, if any doggyplumber@hotmail.com

2. Subject property information

Street address	<u>4135 Hwy 13</u>	
Parcel number	<u>291-00521-0000</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>C3</u>	
Describe the current use	<u>Small animal veterinarian clinic</u>	

3. Proposed use. Describe the proposed use.

Additions + remodel of existing veterinarian clinic

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

8-7 Mon + Thur
8-6 Tues, Wed, Fri
8-12 Sat

5. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.

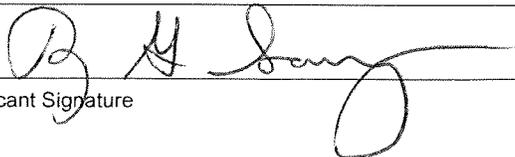
5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.

6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.



Applicant Signature

8/4/16

Date

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

Site Plan Check List

Project Information	Included ? Yes / No
Project name (e.g., business name, subdivision name)	Y / N
Applicant name	Y / N
Preparation date	Y / N
Survey Information	
North arrow and graphic scale	Y / N
Address of subject parcel or legal description	Y / N
Property boundaries	Y / N
Acreage of subject parcel	Y / N
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	Y / N
Common areas/conservancy areas (location, purpose, ownership)	Y / N
Setting	
Property boundaries within 50' of the subject parcel	Y / N
Land uses within 50' of the subject parcel	Y / N
Zoning district boundaries within 50' of the subject parcel	Y / N
Municipal boundaries within 50' of the subject parcel	Y / N
Site Features (Existing and Proposed)	
Ground contours when any slope exceeds 10 percent	Y / N
Wetlands	Y / N
Woodlands	Y / N
Wildlife habitat, including critical wildlife habitat	Y / N
Environmentally sensitive features	Y / N
Water resources (rivers, ponds, etc.)	Y / N
Floodplain boundaries	Y / N
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	Y / N
Fences, buffers, and berms	Y / N
Pervious and impervious surfaces by type	Y / N
Site amenities (benches, fountains, etc.)	Y / N
Existing trees and other prominent vegetation	Y / N
Trees / shrubs to be planted, including a plant list and specs.	Y / N
Trees / shrubs to be retained	Y / N
Outdoor Lighting (Existing and Proposed)	
Location	Y / N
Fixture specifications	Y / N
Utilities (Existing and Proposed)	
Location	Y / N
Type (sewer, telephone, etc.) (buried or overhead, if applicable)	Y / N
Stormwater Facilities (Existing and Proposed)	
Location	Y / N
Specifications for each facility	Y / N
Solid Waste Collection	
Location	Y / N
Enclosed	Y / N

Transportation Facilities (Existing and Proposed)	Included ? Yes / No
Streets	Y / N
Driveways and road access onto public and private roads	Y / N
Sidewalks / trails	Y / N
Clear visibility triangles (location and dimensions)	Y / N
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	Y / N
Existing within 50' of subject parcel	Y / N
Signs (Existing and Proposed)	
Location	Y / N
Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the	Y / N
Parking	
Number of stalls	Y / N
Dimensions of stalls	Y / N

Dells Animal Hospital

existing Building	40x136	5440 sq ft
Addition #1	36x40	1440 sq ft
Addition #2	24x40	960 sq ft
28 parking stall		<u>7840 sq ft</u>

