

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: WEDNESDAY, MARCH 4, 2015 Time: 5:15PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS, WI

		Committee Members	
Mayor Brian Landers-Chair	Alderperson Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
Chris Tollaksen Building Inspector	Shaun Tofson	Dan Anchor	Jeff Delmore

AGENDA ITEMS:	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE FEBRUARY 4, 2015 MEETING
3	DISCUSSION AND DECISION ON PETITION FOR DIRECT ANNEXATION AS REQUESTED BY POLYNESIAN ACQUISITION PARTNERS, LLC FOR THAT PORTION OF PARCEL 291-0087-20000 AND THE PUBLIC STREET KNOWN AS FRONTAGE ROAD LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼ NE ¼), SECTION 8, TOWNSHIP 13N, RANGE 6E. (CORRECTION)
4	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.451(9) TO OFFICIALLY ESTABLISH THE PERMANENT ZONING OF C-4 COMMERCIAL-LARGE SCALE FOR THAT PORTION OF PARCEL 291-0087-20000 AND THE PUBLIC STREET KNOWN AS FRONTAGE ROAD LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼ NE ¼), SECTION 8, TOWNSHIP 13N, RANGE 6E. (CORRECTION)
5	DISCUSSION AND DECISION ON ITEM 4 (ZONING MAP AMENDMENT)
6	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.451(9) TO CONSIDER THE REPEAL AND RE-CREATION OF ZONING CODE SECTION 19.728 (TELECOMMUNICATION FACILITY STANDARDS) TO ALIGN THE CITY ORDINANCE WITH STATE LAW
7	DISCUSSION AND DECISION ON ITEM 6 (CELL TOWER ORDINANCE)
8	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.371(8) TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM COOKIE LLC/ CINGULAR WIRELESS (AT&T) TO ALLOW LAND USE 17.2 UNCONCEALED TELECOMMUNICATIONS ANTENNAE ON SAUK CO, CITY OF WIS. DELLS TAX PARCEL 291-0049-00000
9	DISCUSSION AND DECISION ON ITEM #8 (CUP-COOKIE/AT&T)
10	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.391(6) TO CONSIDER A SITE PLAN PERMIT APPLICATION FROM COOKIE LLC/ CINGULAR WIRELESS (AT&T) TO CONSTRUCT AN UNCONCEALED TELECOMMUNICATIONS ANTENNAE ON SAUK CO, CITY OF WIS. DELLS TAX PARCEL 291-0049-00000
11	DISCUSSION AND DECISION ON ITEM #10 (SITE PLAN – COOKIE/AT&T)
12	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.391(6) TO CONSIDER A SITE PLAN PERMIT APPLICATION FROM PELLITTERI WASTE SYSTEMS TO CONSTRUCT A SOLID WASTE TRANSFER STATION ON A PORTION OF SAUK CO, CITY OF WIS. DELLS TAX PARCEL 291-0012-00000 DESCRIBED AS LOT 1 CERTIFIED SURVEY MAP DATED 02-23-15 BY SCOTT D. WARNER TO BE APPROVED IN AGENDA ITEM 14.

PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF WISCONSIN DELLS
DIRECT ANNEXATION BY UNANIMOUS CONSENT

TO: Nancy Holzem, Clerk/Coordinator
City of Wisconsin Dells
300 LaCrosse Street
Wisconsin Dells, Wisconsin 53965

TO: Deborah Kowalke, Clerk
Town of Delton
P.O. Box 148
Lake Delton, Wisconsin 53940

Pursuant to Wis. Stat. § 66.0217, Polynesian Acquisition Partners, LLC being the sole owner of the land described as follows:

Petitions for Direct Annexation by Unanimous Consent from the Town of Delton, Sauk County, Wisconsin, to the City of Wisconsin Dells:

1. That portion of Lot Two (2), Sauk County Certified Survey Map 1653, and the public street known as Frontage Road lying in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼), Section 8, Township 13, Range 6.
2. The population of said land is 0 and 0 electors reside on the land to be annexed.
3. The land is contiguous to the City of Wisconsin Dells and is presently part of the Town of Delton, in Sauk County, Wisconsin; except that the land and the frontage road have been listed and assessed with Lot 2, CSM 1653 which is in the City of Wisconsin Dells.
4. The area of lands to be annexed, not including the public street, is 8,505 square feet; 0.1952 acres.
5. The lands to be annexed are part of City of Wisconsin Dells Tax Parcel Number 291-087-⁰⁰⁸⁷200000
6. Attached are the following maps of the annexation area: 1) Sauk County Certified Survey Map 1653, 2) Sauk County Tax Parcel Map and 3) Sauk County Land Record Map.

Dated this 6th day of February, 2015

Polynesian Acquisition Partners, LLC

By: [Signature]
Its: Nancy Leany Haggerty, Authorized Agent



ELIZABETH A GEOGHEGAN
County Treasurer/Real Property Lister
West Square Building
505 Broadway, RM 148
Baraboo, WI 53913
Phone: (608)355-3275
Fax: (608)355-3577

Town of Delton
Deborah Kowalke, Clerk
PO Box 148
Lake Delton WI 53940

October 6, 2014

City of Wisconsin Dells
Nancy Holzem, Clerk
300 LaCrosse St
Wisconsin Dells WI 53965

Associated Appraisal
PO Box 2111
Appleton WI 54912-2111

RE: Part of Lot 2 CSM #1653 and part of Frontage Road located in the NW ¼ NE ¼ Sec. 8-13-6. (Parts of Parcels 291-0087-20000 & 291-0088-00000)

Greetings,

There was an Annexation to the Town of Delton done in 1981 for a large area that had previously been annexed to the City of Wisconsin Dells. In 1985 Certified Survey Map #1653 was done. Most of Lot 2 of that CSM lies in the City of Wisconsin Dells, but a small part of that lot and the adjoining frontage road fell within the Town of Delton annexed lands. At that time, we contacted the Assessors of the two municipalities about what we should do with that small part. They both agreed we should list the small parts in the Town with the rest of the Lot and Road in the City. We connected it with the part in the City. It has now come to light again in the process of updating our parcel maps.

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Since this all happened some time ago and staffing has changed, we are writing to you now to make certain you are all aware of this situation. As we see it, there are three possible courses of action at this time:

- a) We could just leave it "as is", with descriptions and values included in the City parcels.
- b) The City could officially annex the small area.
- c) We could separate out the small area that is actually in the Town and assign Town of Delton parcel numbers.

Enclosed with this letter is a map showing the area in question. We await your thoughts on this matter.

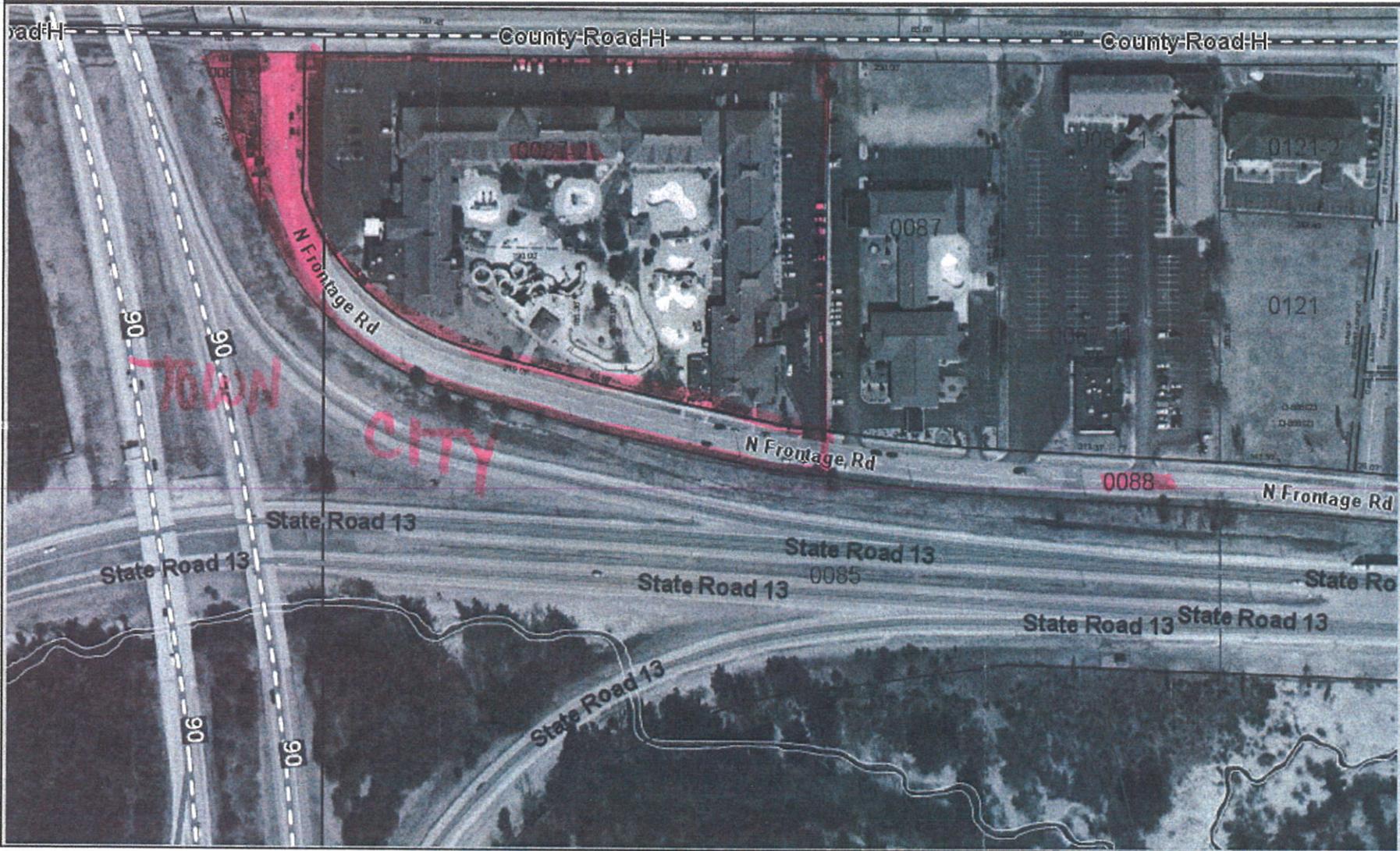
Sincerely,



Rene Ramsey, Real Property Specialist
Sauk County Treasurer's Office
ph 608-355-3578
email: rramsey@co.sauk.wi.us

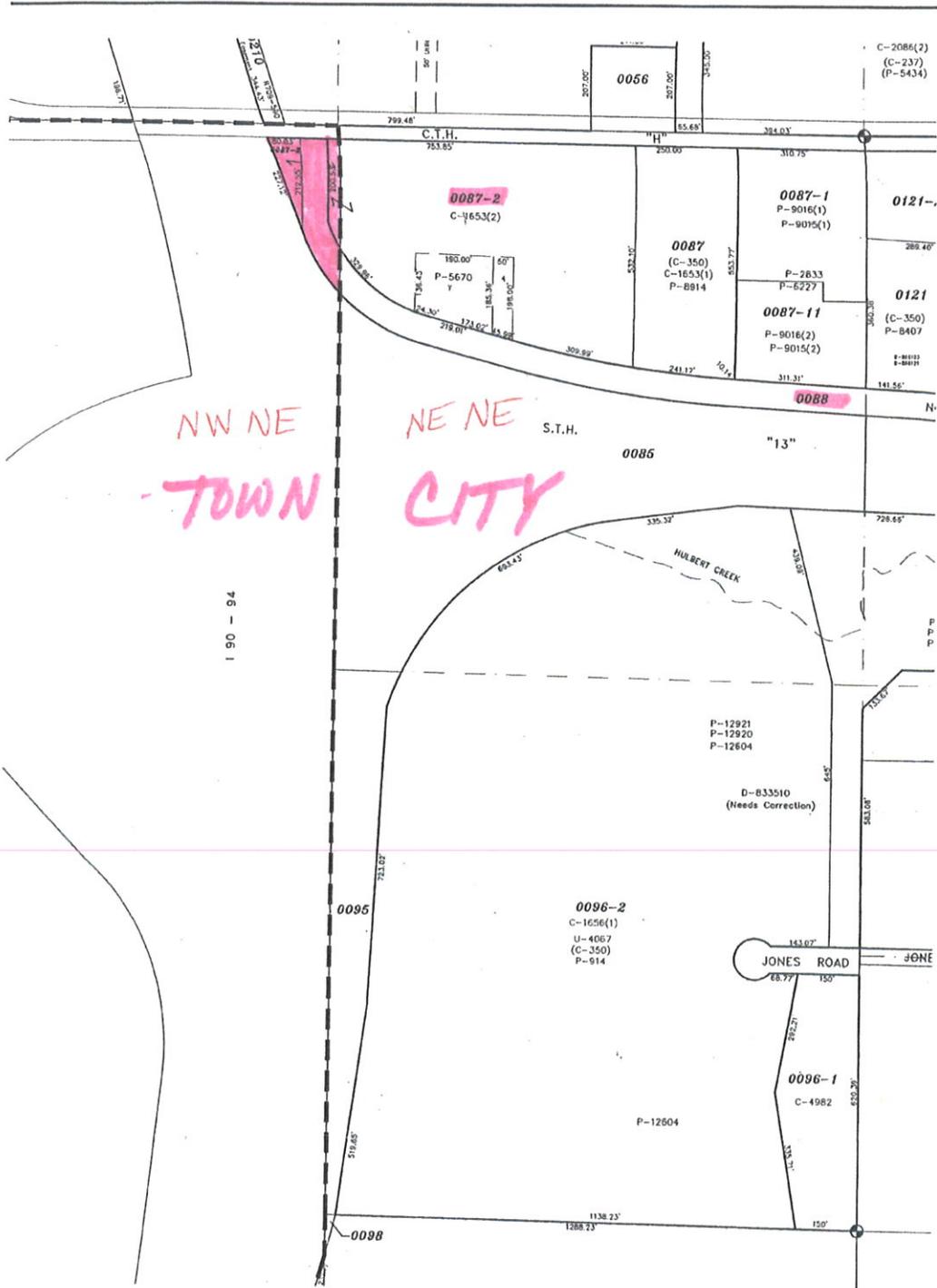
encl

Sauk County GIS



SAUK COUNTY PARCEL MAPS ARE FOR REAL PROPERTY AND TAX LISTING PURPOSES ONLY. INFORMATION ON THIS MAP IS COMPILED FROM PUBLIC RECORDS OF THE COUNTY REGISTER OF DEEDS, REAL PROPERTY LISTING & SURVEYORS OFFICES. WHILE INTENDED TO BE AS ACCURATE AS POSSIBLE, NO WARRANTY IS MADE AS TO THE ACCURACY OF MATERIALS PRODUCED. THIS MAP SHOULD NOT BE





2/12/2015

City of Wisconsin Dells

ORDINANCE NO. _____
(Wireless telecommunications mobile service facilities)

The City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

State law largely pre-empts municipal regulation of cell towers. For example, local height limits, aesthetic criteria and zoning regulations are generally “off limits”. This ordinance provides a modicum of local oversight consistent with state law. It is primarily procedural rather than substantive; designed to assure that applicants observe the minimal permitted review. This ordinance is based upon similar efforts enacted in other municipalities.

SECTION II: PROVISION CREATED

Wisconsin Dells Code sec. 19.728 is repealed and recreated.

SECTION III: PROVISION AS CREATED:

19.728 Wireless Telecommunication Mobile Service Facilities

- (1) Purpose. This section is intended to regulate mobile service facilities to the full extent allowed by Wis. Stat. §66.0404 and other applicable laws. Nothing herein is intended to regulate or to authorize the regulation of mobile services facilities in a manner that is preempted or prohibited by Wis. Stat. §66.0404 or other applicable laws.
- (2) Definitions.
 - (a) “Class 1 collocation” means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does not need to engage in substantial modification.
 - (b) “Class 2 collocation” means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in the substantial modification.

- (c) "Mobile service facility" means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment that is necessary to provide mobile service to a discrete geographical area but does not include the underlying support structure.
 - (d) "Mobile service support structure" means a freestanding structure that is designed to support a mobile service facility.
 - (e) "Substantial modification" means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:
 - 1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.
 - 2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.
 - 3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
 - 4. Increases the square footage of an existing compound to a total area of more than 2,500 square feet.
 - (f) "Support structure" means an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structures.
- (3) New towers and facilities. The siting and construction of new mobile service support structures and facilities shall be subject to the following requirements:
- (a) Application process. The applicant shall submit a written application which shall include all of the following information:
 - 1. The name and business address of, and the contact individual for, the applicant.
 - 2. The location of the proposed support structure.

3. The location of the mobile service facility.
 4. A construction plan which describes the tower, equipment, network components, antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new tower.
 5. An explanation why the applicant chose the proposed location, and why the applicant did not choose collocation, including a sworn statement from the responsible party attesting that collocation within the applicant's service area would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome.
- (b) Fee. Any petition shall be accompanied by a fee in the amount set out in a City fee schedule. Costs incurred by the city in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of the conditions to be imposed shall be charged to the petitioner. Such fee shall not exceed the limits established by Wis. Stat. §66.040(4)(d). (Note: current limit is \$3,000.00)
- (c) Determination of completeness within ten days of submittal. The building inspector shall review the application and determine whether the application is complete. If the application includes all of the foregoing information, the application shall be found to be complete. The building inspector shall notify the applicant in writing within ten days of receiving the application if it is found not to be complete, and such notice shall specify in detail the required information that was incomplete. Applicants are allowed to resubmit their applications as often as necessary until it is complete.
- (d) Conditional use review procedure. The mobile service support structure shall be a conditional use, subject to the ordinary conditional use regulations and procedures of this chapter.
- (e) Requirements.
1. Before a new tower site is requested, all the existing tower facilities shall be considered and evaluated. If an existing facility cannot be used, a justification report, citing the reasons it cannot be used must be provided with the application as described in subsection 3(a)5 above.

2. All new antenna support structures shall be mono-poles; which are defined as a smooth tapered pole, without stepped sections or guy wires.
3. All new antenna support structures shall be constructed to a standard that permits the collocation of a minimum of three telecommunication company facilities on a single tower.
4. All antennas and/or towers and other communications equipment shall be removed from the site within 60 days of use termination by the telecommunications company.
5. All antenna support structures shall meet the following conditions and requirements:
 - a. The proposed antenna or antenna structure and/or towers shall not result in restriction or interference with air traffic or air travel to or from any existing or proposed airport.
 - b. There shall be a setback of sufficient radius around the antenna structures that its collapse will be contained on the property and not affect regularly occupied buildings on the subject site.
 - c. No form of advertising shall be allowed on the antenna, antenna structure, base, framework or other buildings or facilities associated with the use.
 - d. All cable to and from the antenna and/or antenna structure shall be installed underground unless the antenna is mounted on a building where cable will go directly into the structure.
 - e. The site and all structures shall have monthly maintenance and an annual investigation of structural stability.
 - f. Exhibits of the proposed tower structure design and design of the maintenance building and site shall be attached to the conditional use permit document.

6. Site restrictions are as follows:
- a. The exterior of all buildings shall be architecturally compatible and consistent with surrounding building and structures and constructed in accordance with the plan approved appropriately and shall be neatly maintained at all times.
 - b. The telecommunications facilities may not include offices, vehicle storage, or outdoor storage or broadcast studios; except for emergency purposes or other uses that are not needed to send or receive transmission as determined by the City.
 - c. There shall be adequate space on site to accommodate maintenance vehicles.
 - d. A site grading and storm water drainage plan shall be reviewed and approved by the building inspector.
 - e. Areas not used for parking or drives shall be landscaped according to the plan approved.
 - f. Parking lot and security lighting is to be installed and maintained in a manner that will avoid glare or excessive illumination spilling over on adjoining properties.
 - g. No mobile service support structure shall be located on a lot in a residence district, unless the lot is greater than two (2) acres in area and the principal use is other than residential.
 - h. Mobile service support structures towers, guy wires, appurtenant equipment and building shall comply with the yard and set back requirements of the zoning district in which they are located.
7. Telecommunications companies that are parties to conditional use permits shall warrant the safety of the technology of the facilities and hold the City, its officers, and employees harmless for any claims or losses to the city or its residents; including reasonable attorney fees arising from, or related to, the use of the facilities.

8. The telecommunications company shall provide a bond, naming the city as beneficiary, in the penal amount of \$20,000.00 sufficient to assure removal of the antenna, antenna support structures, facility buildings, fences and driveways, and restoration of the site, as near as practicable, to its current condition.
 9. Any other condition recommended by the plan commission and approved by the Common Council.
- (f) Limitations upon authority. The city review and action in the matter shall be subject to the limitations imposed by Wis. Stat. §66.0404(4). In the event the applicant believes the city has exceeded its authority in this regard, the applicant shall notify the city in writing and the city reserves the right to reconsider the matter, to ensure that applicable laws are followed.
- (4) Modifications. The construction of modifications to an existing mobile service support structure or mobile service facility shall be subject to the following requirements:
- (a) Substantial modifications.
 1. Application and review process. A substantial modification is regulated the same as a new structure or facility, as described in subsection 3(a) above, except that the required plans should describe the proposed modifications, rather than describe the new structure or facility.
 - (b) Non-substantial modifications.
 1. Application information. The applicant shall submit a written application that describes the applicant's basis for concluding that the modification is not substantial, and all of the following information:
 - (a) The name and business address of, and the contact individual for, the applicant.
 - (b) The location of the affected support structure.
 - (c) The location of the proposed facility.

2. Fee. Any petition shall be accompanied by a fee in the amount established by the City fee schedule. Costs incurred by the city in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the application and preparation of the conditions to be imposed shall be charged to the petitioner. Such fee shall not exceed the limits established by Wis. Stat. §66.404(4)(d). (Note: current limit is \$500.00)
3. Completeness determination within five days. The building inspector will determine whether the application is complete. If the application includes all of the foregoing information, the application shall be found to be complete. The department of community development must notify the applicant in writing within five days of receiving the application if it is found not to be complete, specifying in detail the required information that was incomplete. The applicant may resubmit as often as necessary until it is complete.
4. Determination. The building inspector shall make a decision on the application within 45 days of receipt of a complete application, unless the time is extended by the petitioner. The decision shall be stated in writing. If approval is not granted, the reasons therefore will be included in such record.
5. Limitations upon authority. The city review and action in the matter shall be subject to the limitations imposed by Wis. Stat. §66.404(4), and such other laws as may apply which may include 47 USCA § 1455. In the event the applicant believes the city has exceeded its authority in this regard, the applicant shall notify the city in writing and the city reserves the right to reconsider the matter, to ensure that applicable laws are followed.

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication and as provided by statute.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 19.

Brian L. Landers, Mayor

Nancy R. Holzem, Clerk

INTRODUCED: _____

PUBLISHED: _____

PASSED: _____

The City has received an offer from Cookie, LLC / Cingular Wireless (AT&T) to construct a 150' tall monopole Cell Phone Tower. This use would be defined as an "Unconcealed telecommunication facility" per the City zoning code. Parcel 291-0049-00000 is currently zoned C-4 Commercial – large scale, which does not allow "Unconcealed telecommunication facility", however 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 "collocation on an existing site... would not result in the same coverage functionality and is technically infeasible" The applicant has also stated that the new pole would be designed to accommodate up to four (4) carriers.

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

Chris Tollaksen
Wis. Dells Public Works



SHEET TITLE:
AFTER PHOTO RENDERING/SIMULATION - LOOKING WEST

PROJECT TITLE:
DELLS-NELSON PROPERTY (WI0487) FA I.D. #: 13034260

PROJECT NUMBER:
27881

PROJECT LOCATION:
5486 OLD US-16, WISCONSIN DELLS, WI 53965 (SAUK COUNTY)



1120 Dallas Street, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

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 DRAWN BY: ALC
 CHECKED BY: JS



RAMAKER & ASSOCIATES, INC.

1120 Dallas Street, Sauk City, WI 53583
 Phone: 608-643-4100 Fax: 608-643-7999
 www.Ramaker.com



Consultant No. _____
 I hereby certify that the plans, specifications, or report were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer as defined in the State of Wisconsin.



Michael L. Pinske
 MICHAEL L. PINSKE
 36387
 MIDDLETON, WI

NO.	DATE	DESCRIPTION
1	11/11/14	ISSUED FOR PERMITS
2	11/11/14	ISSUED FOR PERMITS
3	11/11/14	ISSUED FOR PERMITS
4	11/11/14	ISSUED FOR PERMITS
5	11/11/14	ISSUED FOR PERMITS
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8	11/11/14	ISSUED FOR PERMITS
9	11/11/14	ISSUED FOR PERMITS
10	11/11/14	ISSUED FOR PERMITS

DATE: 11/11/14
 TIME: 09:42:14

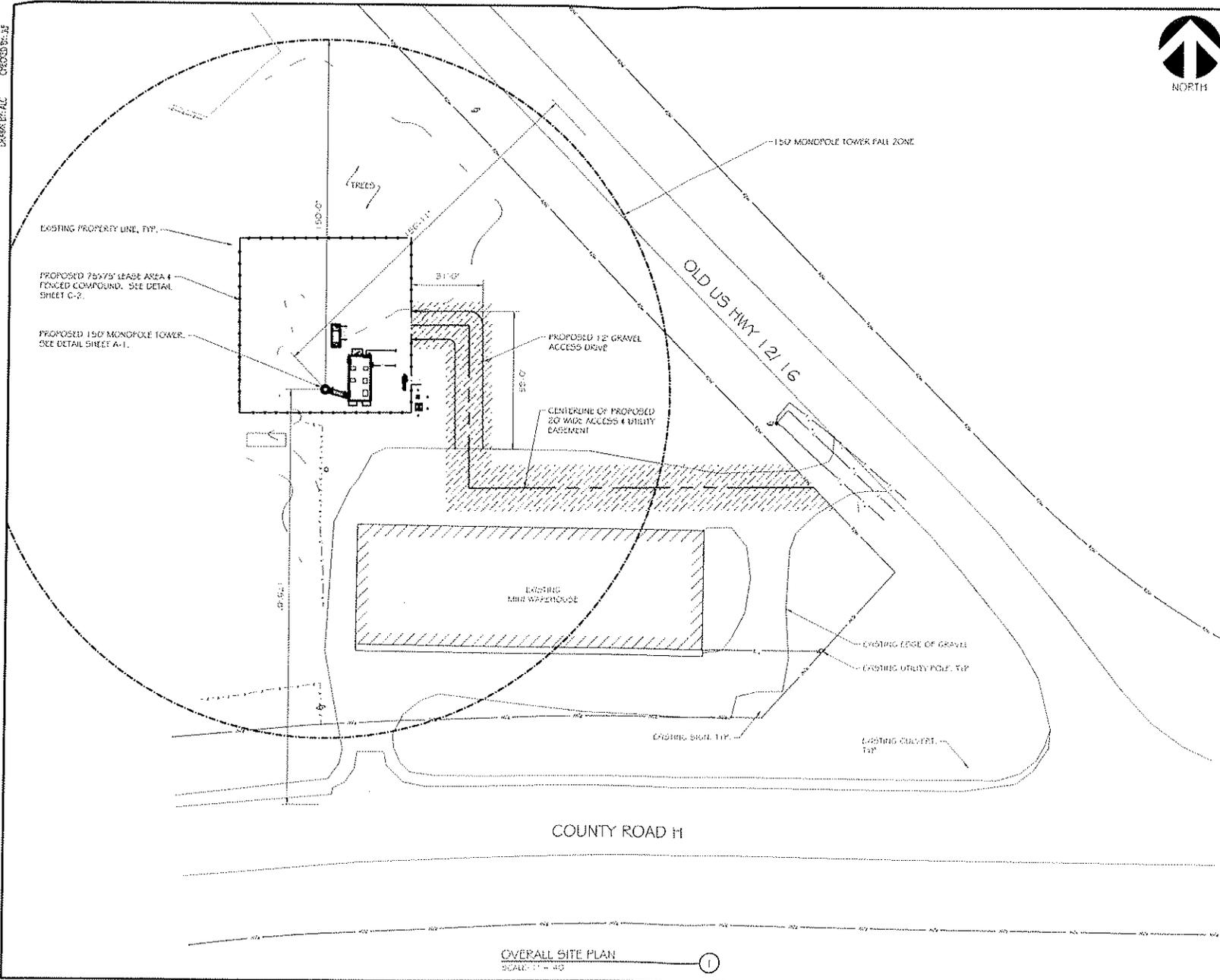
DELLS- NELSON
PROPERTY #W10487
FA I.D. #: 13034260
 919 STATE TRUNK HIGHWAY H
 WISCONSIN DELLS, WI 53545
 SAUK COUNTY

OVERALL SITE PLAN



1" = 12'
 3/32" = 34' 1" = 40'
 1/16" = 20'

DATE: 11/11/14
 TIME: 27:55:11
 SHEET: C-1



OVERALL SITE PLAN
 SCALE: 1" = 40'

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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	\$525.00
Receipt number	49832
Application number	

1. Applicant information

Applicant name Cookie LLC / Cingular Wireless (AT&T)

Street address 1120 Dallas Street

City Sauk City

State and zip code Wisconsin 53583

Daytime telephone number (608) 644 2276 (Ramaker – Josh Furnald)

Fax number, if any (608) 643-7999

E-mail, if any ifurnald@ramaker.com

2. Subject property information

Street address	919 HWY H, Wisconsin Dells, Wisconsin
Parcel number	291-0049-00000
Current zoning classification(s)	Commercial Highway
Describe the current use	Cookie LLC – public rental of min-warehouse spaces

3. Proposed use. Describe the proposed use.

Cell tower - Addition of 150' monopole for telecommunication equipment and 65' x 65' ground compound with one equipment shelter and room for 4 shelters total.

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

This site will not have an active, human presence. Approximately once a month workers will enter the site to tune the telecom equipment

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.

The tower is unlit, per FAA standards. The ground compound will have climate control units which do not exceed the standard decibel level for a similar unit in a residential setting. The ground compound will have a diesel, outdoor generator as pictured in construction drawing detail G-1. This generator will only be utilized during power outages.

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

Economic Development – population will rise with growth expected for systems analysts, computer support specialists, and other technologically dependent jobs. Wireless broadband helps this growth.

Tourism – AT&T is heavily utilized by tourists from Illinois who visit the Dells every summer. This coverage will assist these tourists.

Similarly, companies like Apple are developing mobile payment systems which will rely on this technology

Safety – Cell towers are used for 911 calls and locating individuals in emergency situations

Communication – this tower will improve service for AT&T users immediately and has room for 4 carriers in total. If and other carriers collocate at the mobile service facility, this will further improve broadband and cell coverage.

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

This monopole is certified by the manufacturer to fall short of the roadway in the event of a catastrophic engineering failure.

See attached Certification Letter from Sabre Industries

- c. The suitability of the subject property for the proposed use

The property is currently zoned commercial and is utilized as a mini-warehouse or storage area. The placement of a mini-warehouse/storage area and a telecommunications facility on the same parcel is a suitable and conforming use of a single parcel.

- d. Effects of the proposed use on the natural environment

This site will minimally impact the environment. See attached photo simulations

- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

As noted above, personnel visiting the site is minimal, and post construction there will be minimal noise. The tower itself is 150' tall, and accurately depicted in the photo simulations attached.

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

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.

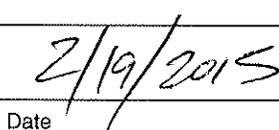
If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

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

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 use should not impact the normal and orderly development or improvement of the surrounding property. Nonetheless, Ramaker & Associates, per the Landlord's request, has sent a notice packet to the two adjacent landlords with contact information.

g. Effects of the proposed use on the city's financial ability to provide public services

The proposed use meshes neatly with the city's financial ability to provide public services because cellular and wifi broadband will increase for the citizens with no cost to the city.

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".

See Attached construction drawings

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.
- ◆ Costs are limited to \$3,000 dollars for the construction of a communication facility in Wisconsin Per Act 20 – 2013.

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.

Reimbursement Agreement for Application Review Costs

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 checked="" type="checkbox"/>
Applicant name	<input checked="" type="checkbox"/>
Preparation date	<input checked="" 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: 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 form from the zoning administrator.

- Office Use Only -

Initial application fee	
Receipt number	
Application number	

1. Applicant information

Applicant name Cookie LLC / Cingular Wireless (AT&T)

Street address 1120 Dallas Street

City Sauk City

State and zip code Wisconsin 53583

Daytime telephone number (608) 644 2276 (Ramaker – Josh Furnaid)

Fax number, if any (608) 643-7999

E-mail, if any jfurnaid@ramaker.com

2. Subject property information

Street address	919 HWY H, Wisconsin Dells, Wisconsin	
Parcel number	291-0049-00000	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)	Commercial Highway	
Describe the current use	Cookie LLC – public rental of min-warehouse spaces	

3. Proposed use. Describe the proposed use.

Cell tower - Addition of 150' monopole for telecommunication equipment and 65' x 65' ground compound with one equipment shelter and room for 4 shelters total.

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

This site will not have an active, human presence. Approximately once a month workers will enter the site to tune the telecom equipment

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 will have minimal human presence with climate control units to maintain the temperature. The on-site generator is only used during power outages or started approximately once a month for a brief period as part of the maintenance cycle. The tower does not require lighting per the FAA. Electromagnetic radiation is in radio frequency spectrum and deemed safe by the FCC and American Cancer Society. Electromagnetic radiation in the RF spectrum does not damage human cells.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

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

Economic Development – population will rise with growth expected for systems analysts, computer support specialists, and other technologically dependent jobs. Wireless broadband helps this growth.

Tourism – AT&T is heavily utilized by tourists from Illinois who visit the Dells every summer. This coverage will assist these tourists. Similarly, companies like Apple are developing mobile payment systems which will rely on this technology

Safety – Cell towers are used for 911 calls and locating individuals in emergency situations

Communication – this tower will improve service for AT&T users immediately and has room for 4 carriers in total. If and other carriers collocate at the mobile service facility, this will further improve broadband and cell coverage.

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

This monopole is certified by the manufacturer to fall short of the roadway in the event of a catastrophic engineering failure.

See attached Certification Letter from Sabre Industries

- c. Effects of the project on the natural environment

This project will have almost no effect on the natural environment after construction is completed

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

- e. The overall appearance of the project

- f. If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards: **(NOT APPLICABLE)**

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.

(NOT APPLICABLE)

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

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.

(NOT APPLICABLE)

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.

(NOT APPLICABLE)

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.

(NOT APPLICABLE)

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

(NOT APPLICABLE)

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.

(NOT APPLICABLE)

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: May 21, 2007

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

Joshua Furdell

Date

2/23/2015

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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SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

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.

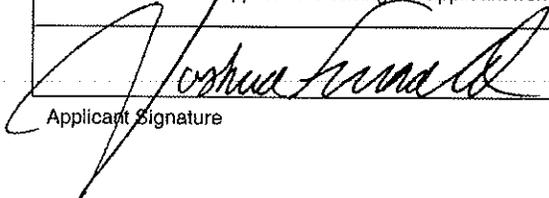
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 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.

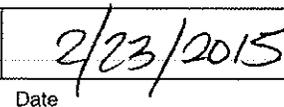
If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

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

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

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

AUTHORIZATION

COOKIE, LLC is working with AT&T with regard to a communication facility being placed on its property. I, Jim Nelson, on behalf of COOKIE, LLC, hereby authorize Ramaker & Associates to move forward with any necessary action to obtain the CUP for this project.

Dated: 2/18/15

COOKIE, LLC

James Nelson
James Nelson, Member

Site Plan Permit
Pellitteri Waste Systems
Staff Report for Plan Commission, 3/04/2015

The City of Wisconsin Dells has received a Site Plan Application Pellitteri Waste Systems to construct a Solid Waste Transfer Station on Sauk Co, City of Wis. Dells Tax Parcel 291-0012-02000. This parcel is Zoned I-1 Industrial, and the City of Wis. Dells Zoning Ordinance specifically allows land use 16.3 Solid Waste Transfer Station as a permitted use by right. Therefore, there is no approval required by the City for this land use. However, every new commercial building project must obtain a Site Plan Permit, which is what is being considered.

This site is the location of Big Joe's manufacturing, which is now owned by Big Lift Real Estate LLC. With an existing industrial use on the site, the property is zoned Industrial. This property consists of approximately 21 acres; the applicant has proposed to purchase the westerly 7.22 acres from Big Lift for their Solid Waste Transfer Station. This area is mostly wooded, and the site will retain a perimeter or trees as a landscaping buffer. The construction site will be a total of approximately 2.75 acres, comprised of an approximately 8000 sq ft building, approximately 46,000 sq ft of pavement, and approximately 18,000 sq ft of graded gravel.

The building will enclose the entirety of the solid waste handling process, and be fully enclosed with two large garage doors that will allow the route trucks to unload the solid waste, which is immediately compacted and loaded onto transfer semi-trailers to be taken to the Dane County Landfill. Waste will spend no more than 24 hrs in the building. There will also be a modular office, with bathrooms, attached to the building. If this Site plan is approved, and Pellitteri moves forward with this project, they will submit a Plan of Operations to the DNR for approval. This plan will be substantively identical to the plan submitted for their Madison station, and Pellitteri will be held to those commitments, particularly those that will minimize the risk of nuisances to surrounding properties. These commitments include: periodic wash downs of the facility floors and impacted areas, clearing and emptying of tipping area at least once each day, periodic washing and disinfecting, regular inspection for rodents, insects, and birds with additional cleanings if required, installation of perimeter fence to control windblown trash, and daily site and area inspections for windblown trash. It is also noted, that if odorous conditions arise, a water vapor / misting system can be used as the transport system for an odor neutralization system. This water vapor / misting system may be a permanent mount type or portable. If needed, an odor neutralizer can be dispensed along with the water to chemically react with the odor-causing particles and eliminate the odors. A simple by-pass valve can be actuated to control the flow of the odor neutralized on an as-needed basis. The odor neutralizer would be non-toxic to protect the safety of the employees and the public. The building should be equipped with adequate ventilation equipment to provide six air changes per hour. Fans can be located along the compactor wall to provide a sweep of air across the tipping floor.

The site will include the weigh station for trucks entering the facility, and a public drop station that will give the public an option to dispose of waste that cannot be discarded into standard City served dumpsters (mattresses, couches, ect.) As stated above, the site will be surrounded by a chain link fence, and existing trees. The site will utilize directional parking lights, to minimize and light bleed from the property.

One concern with this project is the impact on Commercial Ave. The applicant has stated that their vehicles will not use Stand Rock Road to access the facility, they will travel north on STH 12, then get onto CTH A to the west end of Commercial Ave. They will then travel over ½ of Commercial Ave. to access the proposed facility. It would seem prudent to ask that Pellitteri cooperate with the City if there trucks have a significant impact on Commercial Ave. It is noted that the City has zoned this area Industrial, and therefore promoted utilizing this road for heavy vehicles.

The City Zoning code places the following standards on land use 19.727 Solid Waste Transfer Station: "A solid waste transfer station shall not be located within 600 feet of a residential zoning district, mixed-use zoning district, educational facility, worship facility, or any other place where the public congregates."

There is a residential zoning district to the west of this site. Pellitteri has been careful to ensure that the Solid Waste Transfer Station will be located greater than 600 feet from the Residential Zoning boundary. There are six other Commercial uses within 600 ft of this facility, with three of those being inside the City limits and three being in the Town of Delton. Two that are in the City limits are Big Joe's manufacturing facility and a closed commercial building and lot that are used as excess off-site storage for another Dells business. One of the other Commercial in the Town is also a closed commercial building and lot that is used for excess off-site storage for yet another Dells business. Another commercial use within 600 feet of the site, is a log furniture manufacturing facility that is outside the City limits. The other two uses, one inside the City and one in the Town, are the KOA campground in the Town to the north and the Sherwood Forest Campground in the City to the south. These uses would seem to be the most susceptible to nuisances by the proposed Solid Waste Facility, particularly noise and odor. Based on the plan of operations and the observations made during a visit to the Madison facility, the applicant runs a very quality operation. Inquiries were made to a DNR representative who is involved in the permitting of the Madison site and they also stated that the applicant runs a very quality operation. The DNR went on to state that if all Solid Waste Transfer Stations were run in the manner that Pellitteri runs their Station, there would be no problem with these facilities. The DNR representative noted that the only complaint they received was a couple of complaints about odors from the single family site that is less than 300 feet from one of the Station garage doors. The report seemed to indicate the problem only occurred in the early part of the day when the station fans were turned on. In my discussion with the DNR it was clear that the DNR views Pellitteri's site as the gold standard for waste handling, and is in no way pursuing any action against Pellitteri. Pellitteri has strongly maintained their desire to be an asset to the community and their commitment to addressing any concerns that may arise.

The campsites are approximately twice as far away, and buffered from this site with significant vegetation and other properties, and proper conformance to the plan of operations should mitigate nuisance concerns. However, approval of this Site plan should carry the condition that the applicant cooperates with the City to address any nuisances to neighboring properties that may arise.

For evaluating all Site plan applications, the City of Wisconsin Dells zoning code states:

19.393 Basis of decision

The plan commission in making its decision shall, at a minimum, consider the following factors:

- (a) consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any
- (b) effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
- (c) effects of the project on the natural environment
- (d) effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
- (e) the overall appearance of the project

My response to these issues is:

- (a) As an industrial use in an industrial zone, this project is consistent with the existing plans for this area
- (b) This project should have minimal impact on the traffic flow in this area, but the heavy use of this road may accelerate the deterioration of the roadway.
- (c) As a vacant, wooded lot, this project will remove a significant amount of trees. However, this project intends to leave as many trees as possible. There is sufficient land on this property to adequately control storm water.

- (d) This project has the potential to create noise and odor nuisances to surrounding properties. However, strict conformance with the plan of operations should minimize this potential. The plan of operations also provides future options to address any odor nuisance that may arise.
- (e) Based on the plan and existing sites the applicant runs, this overall appearance of this project should be equivalent or better than the appearance of the surrounding properties.

As this many projects, the management of this site is likely one of the most important factors in the success of the proposed Site plan. Pellitteri has demonstrated a high level of commitment to managing their facilities at the highest level. It seems likely that with all the Solid Waste handling occurring entirely inside the building with proper ventilation, the proposed facility would be acceptable if properly run. If solid waste is in and out of this facility in 24 hours, and the site is regularly cleaned and sanitized, this facility would appear acceptable. It appears to me that the main concerns with this plan are:

1. The potential for odor
2. The consequences of a future decline in the quality of management.

The odor concern could be addressed with additional odor control measures that could be installed if/when required. The roadway concern could be addressed by Pellitteri agreeing to participate in future road maintenance that are required to accommodate their use. This would include participating in the extra costs involve in overbuilding Commercial Ave. to accommodate heavy truck traffic.

It seems unlikely that Pellitteri will alter the quality of their management of this site; however, there is always the possibility of Pellitteri ceasing to operate this site at some point in the future, perhaps due to unforeseeable circumstances. It seems reasonable for the City to require any future operator of the site to re-apply for a permit with the City, so that both parties can be clear on the expectations for the operation of this facility.

Therefore, any approval of this Site plan application should contain the following contingencies.

1. The applicant submits and follows a Plan of Operations that, in the judgment of the City, is substantively equivalent to the Kipp St. facility Plan of Operations.
2. The applicant agrees that any future owner/operator of the site formally confirm to the City their commitment to a high level of quality management of the site.
3. Any owner/operator of the site cooperates with the City to address any nuisances to surrounding properties.

Chris Tollaksen
Wis. Dells Planning & Zoning

SITE PLAN 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 form from the zoning administrator.

- Office Use Only -

Initial application fee	\$300
Receipt number	49850
Application number	2-2015

1. Applicant information

Applicant name	Pellitteri Waste Systems
Street address	7035 Raywood Rd
City	Madison
State and zip code	WI 53713
Daytime telephone number	608-257-4285
Fax number, if any	
E-mail, if any	

2. Subject property information

Street address	10786 Commercial Ave E	
Existing Parcel number	A part of 291-0012-02000 City of Wisconsin Dells	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)	Industrial	
Describe the current use	Vacant parcel	

3. Proposed use. Describe the proposed use.

Waste transfer station, offices, scale and scale house and truck parking.

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

Hours of operation are 24 -7. Increased truck travel.

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.

Truck traffic on Commercial Ave E. Odor associated with waste. No toxic, noxious or hazardous materials to be handled on site (except for annual clean sweep program).

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

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

Project is zoned industrial and located in a industrial area

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

See site plan for on site traffic patterns. Approx. 20-30 trucks visiting the site per day.

c. Effects of the project on the natural environment

All waste to be transferred off site. The floor in the proposed building is sloped so that all liquids remain inside the building.

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

Site will be surrounded by mature evergreens. Affect on neighboring properties should be minimal.

e. The overall appearance of the project

The building will be a pre engineered metal building with potentially three complimentary colors.

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.

N/A

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.

N/A

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: May 21, 2007

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.

N/A

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.

N/A

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

N/A

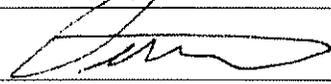
6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within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

N/A

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

2/18/15

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.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

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.

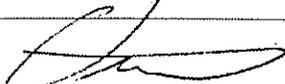
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 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.

	2/18/15
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Applicant Signature

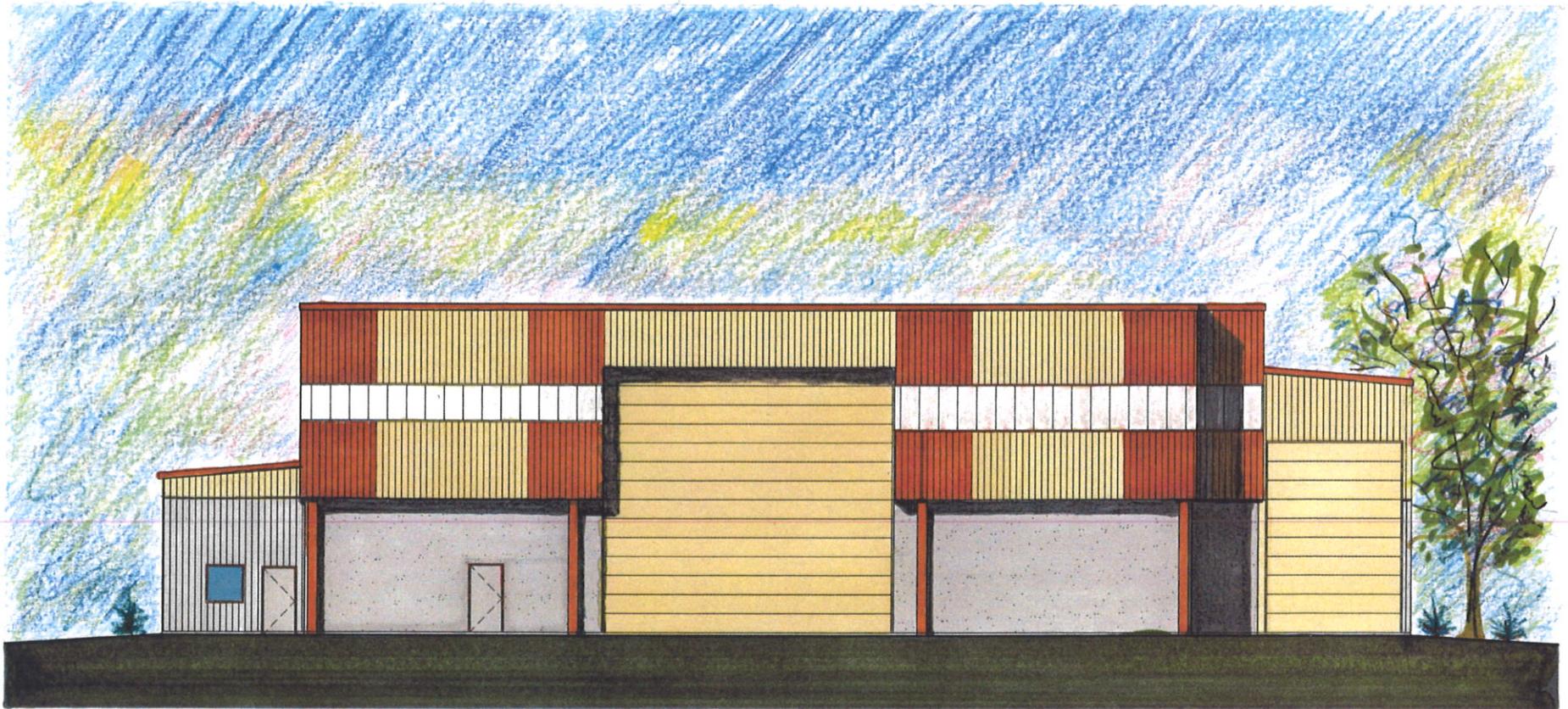
Date

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

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



PARKING LOT SIDE
WEST EXTERIOR ELEVATION

3/32" = 1'-0"

12/11/2014

bouril design studio, llc

Proposed Material Recovery and Transfer Facility

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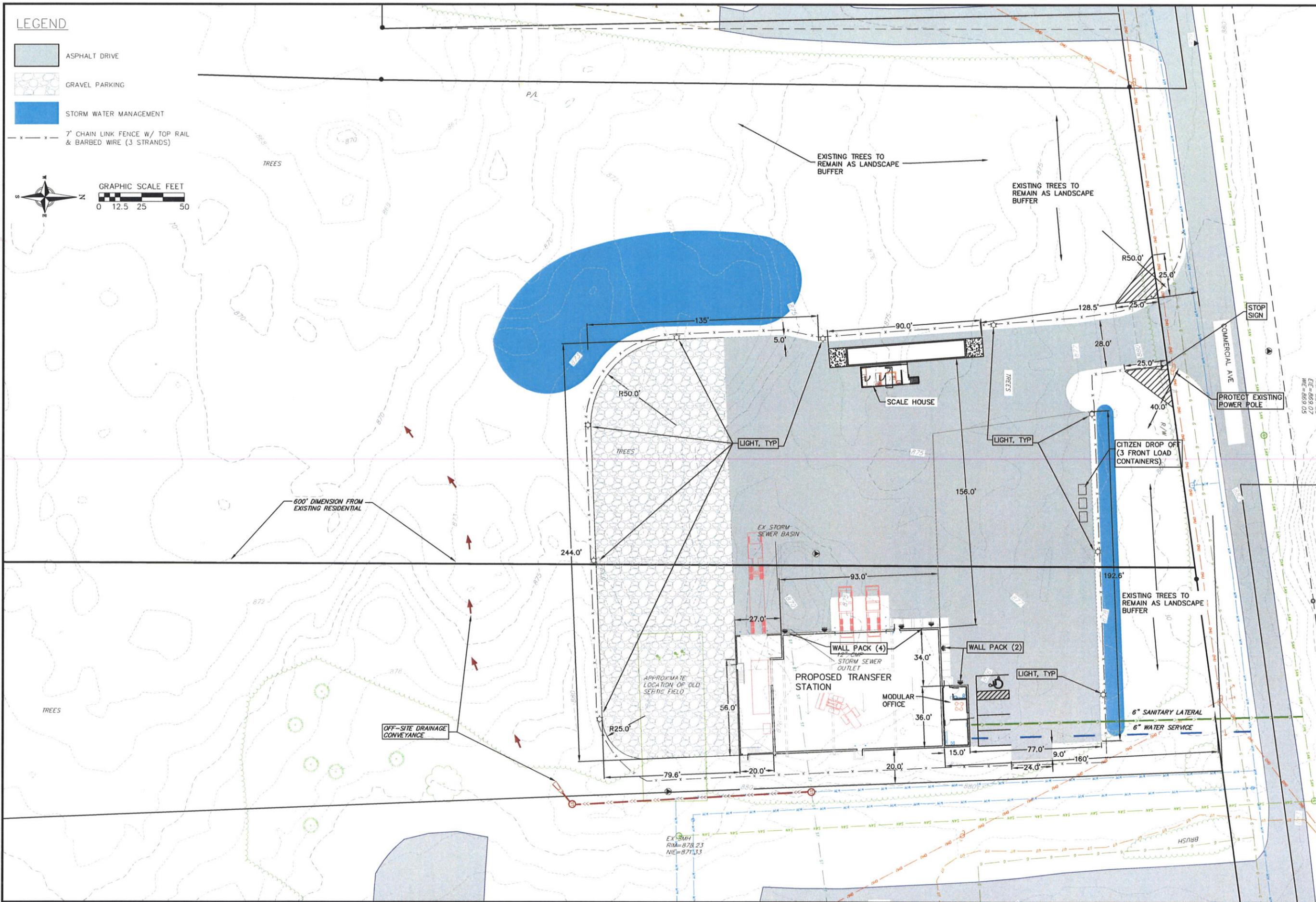
19 Feb 2015 - 5:00p R:\Koschik Construction 140276 Pellitteri WI Dells Recycling Facility\CADD\Site Maps.dwg by: mmuc

LEGEND

- ASPHALT DRIVE
- GRAVEL PARKING
- STORM WATER MANAGEMENT
- 7' CHAIN LINK FENCE W/ TOP RAIL & BARBED WIRE (3 STRANDS)

GRAPHIC SCALE FEET

0 12.5 25 50



vierblicher | engineers | advisors
 planners | REEDSBURG - MADISON - PRAIRIE DU CHIEN
 400 Valley Drive - Reedsburg, Wisconsin 53959
 Phone: (608) 244-4668 Fax: (608) 244-6218

PELLITTERI WASTE SYSTEMS
 CONCEPT PLAN
 WISCONSIN DELLS, WI

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE FEBRUARY 2015

DRAFTER MMUC

CHECKED CMAT

PROJECT NO. 140276

SHEET 1 OF 1

DWG. NO.

Proposed Dells site

600 ft Radius



Madison

Kipp St



PLAN OF OPERATION
**PELLITTERI MATERIAL RECOVERY & WASTE
TRANSFER FACILITY**

**4002 KIPP STREET
MADISON, WI**

Prepared for
Pellitteri Waste Systems, Inc.
October 2009

Prepared by



CORNERSTONE
Environmental Group, LLC

6418 Normandy Lane, Suite 220
Madison, WI 53719

Project 090239

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4 Existing Conditions Site Map
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7 Details
8 Details

**Plan of Operation
Pellitteri Material Recovery & Waste Transfer Facility
Madison, WI**

CERTIFICATION

The material and data in this report were prepared under the supervision and direction of the undersigned.

I, Mark J. Torresani, hereby certify that I am a licensed professional engineer in the State of Wisconsin in accordance with the requirements of ch. A-E4, Wis. Adm. Code; that this document has been prepared in accordance with the Rules of Professional Conduct in ch. A-E8, Wis. Adm. Code; and that to the best of my knowledge, all information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 500 to 538 Wis. Adm. Code.

Mark J. Torresani, P.E.
Senior Project Manager

**Plan of Operation
Pellitteri Material Recovery & Waste Transfer Facility
Madison, WI**

DISTRIBUTION LIST

<u>No. of Copies</u>	<u>Recipient</u>
4	Ms. Ann Bekta, P.E. Waste Management Engineer Wisconsin Department of Natural Resources 2514 Morse Street Janesville, WI 53545
2	Mr. David Pellitteri Vice President Pellitteri Waste Systems, Inc. 7035 Raywood Road Madison, WI 53725

LIMITATIONS

The work product included in the attached was undertaken in full conformity with generally accepted professional consulting principles and practices and to the fullest extent as allowed by law we expressly disclaim all warranties, express or implied, including warranties of merchantability or fitness for a particular purpose. The work product was completed in full conformity with the contract with our client and this document is solely for the use and reliance of our client (unless previously agreed upon that a third party could rely on the work product) and any reliance on this work product by an unapproved outside party is at such party's risk.

The work product herein (including opinions, conclusions, suggestions, etc.) was prepared based on the situations and circumstances as found at the time, location, scope and goal of our performance and thus should be relied upon and used by our client recognizing these considerations and limitations. Cornerstone shall not be liable for the consequences of any change in environmental standards, practices, or regulations following the completion of our work and there is no warrant to the veracity of information provided by third parties, or the partial utilization of this work product.

1 INTRODUCTION

1.1 Purpose and Scope

Pellitteri Waste Systems, Inc. (Pellitteri) is proposing to operate a 30,750 square foot recyclable material and municipal solid waste transfer facility in Madison, Wisconsin on approximately 8-acres of land. In accordance with Chapter NR 500 Wisconsin Administrative Code (Wis. Admin. Code), solid waste transfer facilities are required to prepare a Plan of Operation and submit it to the Wisconsin Department of Natural Resources (WDNR) for review and approval. On behalf of Pellitteri, Cornerstone Environmental Group, LLC (Cornerstone) has prepared this Plan of Operation to fulfill the requirements of the WDNR and Chapter NR 500 Wis. Admin. Code.

As required by Chapter NR 502.04(2) Wis. Admin. Code, an initial site inspection (ISI) request was submitted to the WDNR for the proposed facility. On July 1, 2009 the WDNR conducted the ISI at the proposed facility location and assessed the proposed site for location and environmental compliance. On July 2, 2009, the WDNR issued a letter describing its opinion regarding the results of the ISI (See Appendix A for a copy of the ISI results). Based on the WDNR's opinion, the proposed facility meets the location requirements according to Chapter NR 502.07(3) Wis. Admin. Code and has the potential to meet the performance standards of Chapter NR 502.04 Wis. Admin. Code. Demonstration that the proposed facility meets the aforementioned standards is detailed in Section 3 of this Plan of Operation.

The following Plan of Operation includes basic facility information related to ownership and location, the proposed operations at the facility, engineering plans, and demonstration that the facility will meet the minimum operating and performance requirements required by the WDNR and Chapter NR 500 Wis. Admin. Code.

1.2 Site Location and Legal Description

The site is located within lots 1, 2 and 3 of the Tradesman Commerce Park Development located on the City of Madison's southeast side. The physical address and legal description of the property are shown in Appendix F. Drawing No. 2 of the attached plan set shows the general location of the facility on a portion of a USGS 7.5-minute quadrangle map.

Facility Address

4002 Kipp Street
Madison, WI 53718

1.3 Facility Owner and Operator

The owner and operator of the proposed facility are shown below:

Site Owner:

Kipp Road Properties
7035 Raywood Road
Madison, WI 53725

Site Operator:

Pellitteri Waste Systems, Inc.
7035 Raywood Road
Madison, WI 53725

1.4 Surrounding Land Use

The majority of the area surrounding the proposed facility consists of commercial and light industrial development with small pockets of residential areas mixed in. A land use map is included as Drawing No. 2 of this Plan of Operation. The land use map shows existing land uses within $\frac{1}{4}$ mile of the proposed facility as required by Chapter NR 502.07(4)(a) Wis. Admin. Code.

1.5 Methods of Screening Waste Handling Operations

The waste handling will take place in an enclosed building. In addition to the building, perimeter berms with plantings will be used to screen the facility from the road and surrounding properties. The facility will be lower than the surrounding properties thus providing an additional level of screening. Drawing No. 5 shows the location of screening methods and of the proposed final topography.

2 FACILITY PLANNING AND PURPOSE

2.1 Purpose of Proposed Facility

2.1.1 Existing Waste Disposal & Recycling Options

Currently, Pellitteri operates a hauling company that collects single stream recyclables, municipal solid waste (MSW), cardboard, and shredded paper from residential and commercial clients throughout Dane County. All single stream recyclables are delivered to the Waste Management Recycling Center in Madison. The collected MSW is disposed of at the Dane County Landfill. The paper and corrugated cartons collected are sold to various buyers through a broker and then recycled.

2.1.2 Future Waste Disposal & Recycling Options

The Dane County Landfill is estimated to close in approximately 4-6 years. At this time it is unknown if Dane County will be expanding or replacing the existing landfill. Due to the uncertainty of the Dane County Landfill's future, Pellitteri is anticipating the need to transport their waste to another facility. Several locations are available in southern Wisconsin; however, transportation of waste to facilities outside of Dane County, without the use of waste transfer trucks, is difficult due to drive times and landfill operating hours.

Also, the operating hours of the Dane County Landfill are limited and the Pellitteri waste collection vehicles are often operating beyond the closure time of the landfill. Because of the current operating hours at the Dane County Landfill, Pellitteri is forced to either cut routes short in order to unload prior to the landfill closing, or hold the waste in trucks until the following day.

Pellitteri does not anticipate using the Waste Management Recycling Center in Madison, once the proposed facility is constructed.

2.1.3 Proposed Waste & Recyclables Disposal Option

After considering the future waste disposal options, Pellitteri has decided to permit and construct a transfer facility to accommodate both MSW and recyclables. By installing the transfer capabilities, Pellitteri will be able to collect and transfer waste and recyclables from Dane County and Southern Wisconsin in a more efficient manner. The transfer facility will also reduce the need to store waste in collection vehicles overnight.

In addition to MSW and single stream recyclables, the proposed facility will be used to collect and bale corrugated cartons and shredded paper for shipping to buyers around the world.

In the future, not only will the site serve as a waste and recycling transfer facility, but it may also house a recycling sorting facility, a maintenance shop for waste hauling vehicles, and the corporate headquarters for Pellitteri.

2.2 Consistency of Facility with Area wide Solid Waste Plans

As stated in the previous section, the Dane County Landfill may be closing in the near future. Waste in the Dane County area will be required to be shipped to other areas for disposal or recycling. The proposed facility will allow waste collected by Pellitteri to be more efficiently transported to another MSW landfill, and other recycling centers.

2.3 Service Area and Population with Future Projections

Pellitteri will use the proposed facility to service their clients within and near Dane County. Pellitteri provides waste disposal services to industrial and commercial clients, and also provides waste collection service for municipalities in Dane County. When this proposed facility opens, Pellitteri estimates service will be provided to 3,500 commercial clients and ten (10) municipalities. The total population of the municipalities served is approximately 31,000 people. In the future, Pellitteri intends to expand its waste collection within Dane County to include additional commercial and municipal clients. In addition, Pellitteri may expand the facility to accommodate sorting of the single stream recyclables.

2.4 Waste Types and Quantities

The proposed facility will accept municipal solid waste, single stream recyclables (i.e. glass, metals, paper and plastic), bulk corrugated cardboard, and shredded paper. The total annual volume of municipal solid waste is estimated to be 80,400 tons and for recyclables is estimated at 29,520 tons. Table 2-1 presents the tonnage estimates for each waste type to be accepted. No hazardous waste or infectious waste will be accepted at the proposed facility. Sewage solids, sludge, asbestos, and wastes containing free liquids will not be accepted at this facility. Methods for screening of unacceptable wastes are presented in Section 6.8 of this Plan of Operation.

2.5 Proposed Life Expectancy

This facility is intended to have a service life of 40+ years. The service life includes potential for future expansions.

3 CONFORMANCE WITH PERFORMANCE AND LOCATION STANDARDS

3.1 Introduction

Per Chapter NR 502.04 Wis. Admin. Code, transfer stations are required to meet several performance standards that coincide with environmental protection. Location criteria are specified in Chapter NR 502.07(3) Wis. Admin. Code for transfer stations. Because the proposed operations will be located within an enclosed structure, the facility is exempt from all location criteria, except for location within a flood plain. As was detailed in the initial site inspection request, the facility is not located within a flood plain. The sections below detail the conformance of the proposed facility with the performance standards required under Chapter NR 502.04 Wis. Admin. Code.

3.2 Surface Water and Wetland Impacts

As stated in the ISI letter from the WDNR dated July 2, 2009, the proposed facility is located approximately 400 feet from an intermittent stream, and approximately 70 feet from a documented wetland. A copy of that letter is included in Appendix A.1. The proposed facility will be located in the Tradesman Commerce Park Development that has previously been approved by the City of Madison. Wetlands and nearby surface waters are not expected to be impacted as all stormwater runoff will be directed to a permitted regional stormwater sedimentation basin. In addition, the proposed facility operation will be conducted in an enclosed structure with wastewater being directed to the City of Madison sanitary sewer.

A stormwater management and construction site erosion control plan has been prepared by Vierbicher Associates, Inc. The plan details the controls for on-site infiltration, oil/grease separation, surface water routing, grading, and control of sediment during construction of the facility. A copy of the plan is included in Appendix C of this report with the physical controls being shown on Drawing No. 5.

3.3 Groundwater Quality

Groundwater quality is not expected to be impacted during the operation of the proposed facility as all operation will be taking place within the building. In addition, all wastewater will be directed to the City of Madison sanitary sewer system, and all stormwater runoff will be drained to the regional sedimentation basin as shown on Drawing No. 5.

3.4 Endangered Resources and Archaeological Reviews

3.4.1 Endangered Resources Review

An Endangered Resources Review was requested and included as part of the ISI request submittal. On June 9, 2009 the Bureau of Endangered Resources rendered an opinion that the site did not possess a suitable habitat for endangered or threatened species. Therefore, no impacts on endangered resources are expected as part of this facility's development and operation. Please see Appendix A.2 for a copy of the Bureau's determination.

3.4.2 Archaeological Review

As part of the original subdivision plan, an Archaeological Survey was conducted by Archaeological Consulting and Services, Inc. in June 2007. The findings of the report indicate that archaeological significant sites were present within the subdivision. The Pellitteri site however, does not contain any areas of archaeological significance. Please see Appendix B for a copy of the Archaeological Survey.

3.5 Explosive Gases and Hazardous Air Contaminants

All municipal solid waste within the facility, will be disposed of at a licensed landfill. Waste will not be stored at the proposed transfer facility for more than a 24-hour time period. The potential for explosive gas production from anaerobic decomposition of the waste within the facility from the waste, does not exist due to the limited duration that waste will be at the facility. In addition, the facility will not be accepting any hazardous wastes, and will not be processing the waste beyond compaction and loading into transfer trailers. Therefore, hazardous air contaminants will not be produced as a result of the facility operations.

4 FACILITY DESIGN

4.1 Design Criteria

Several items were considered in selecting the overall facility design and layout. In the initial planning phase, data was collected in the form of a design basis report. This report outlined the data that would ultimately be used to determine the building configuration and size, and to size the necessary equipment. The criteria used in the design of the facility and associated equipment selections are listed below:

- Current and future waste tonnage estimates
- Expected waste types
- Existing site conditions
- Proposed future development and changes in operations

A copy of the design basis report is included in Appendix D of this Plan of Operation. The design report was a preliminary report used to determine the feasibility of the proposed transfer facility.

5 TRAFFIC ROUTING AND WASTE TRANSPORTATION

5.1 Facilities Receiving Transferred Waste

Below are the locations of facilities that Pellitteri may use for the disposal of municipal solid waste, the transfer of bulk recyclables, and the transfer of corrugated cartons and paper products:

Municipal Solid Waste

City of Janesville Sanitary Landfill
525 Black Bridge Road
Janesville, WI 53545

Dane County Rodefild Landfill
7102 U.S. Highway 12
Madison, WI 53718

Republic Services – Mallard Ridge RDF
W8470 State Road 11
Delavan, WI 53115

Waste Management – Deer Track Park Landfill
N6756 Waldmann Lane
Watertown, WI 53094

Baled Paper and Old Corrugated Cartons

Pellitteri currently uses Waste Management, Inc. as a brokerage firm for the selling of baled paper and cardboard. Brokerage firms find buyers for paper and cardboard throughout the Country and the World. Pellitteri will continue using a brokerage firm to sell the paper and corrugated cartons collected at the proposed facility.

Single Stream Recyclables

Green Valley Disposal Co.
300 Raemisch Road
Waunakee, WI 53597

John's Disposal Service, Inc.
107 Highway U
Whitewater, WI 53190

Waste Management – Madison Material Recovery Facility
2510 West Badger Road
Madison, WI 53713

5.2 Vehicle Types Transporting Waste

Vehicles that deliver waste and recyclables to the facility will largely consist of packer trucks (with enclosed truck bodies), and roll-off trucks (with enclosed or tarped/covered containers). Other enclosed trucks and covered trucks may also access the facility. Trucks transferring waste from the facility will be enclosed waste transfer trailers.

5.3 Traffic Routing

5.3.1 Facility Traffic Routing

The transfer/recycling access roadway has been designed to provide sufficient space for collection vehicles to line up while waiting to use the scale. A weigh station will be located east of the transfer and recycling building back-in areas, as displayed on Drawing No. 5. The weigh station will include a scale house and one 70-foot scale. The scale will be positioned in the center of the facility entrance roadway. A computer will be used to record weights of the vehicles. Future plans include the possible addition of another scale to efficiently weigh incoming and outgoing vehicles.

Collection vehicles entering the site during hours of operation must stop at the scale house prior to unloading in the transfer/recycling building. The scale house attendant will direct all traffic to the appropriate door into the facility and provide any necessary special instructions. Vehicles that have been pre-weighed will have their tare, or empty weight, recorded in the scale house computer. The scale house computer will automatically calculate the weight of waste in the vehicle.

After being recorded and processed at the scale house, the vehicles will be dispatched to the appropriate unloading area and discharge their waste or recyclables. They will then exit the transfer/recycling building and proceed to the scale for outbound weighing (if the

tare weight has not been prerecorded). If the tare weight has been prerecorded, the empty vehicle will bypass the scale and exit the facility property. Facility personnel will actively direct all vehicle movements entering and exiting the facility.

Unloading of waste will take place only inside the building structure, and only under the direction of site operating personnel. At this time, private vehicles are not going to be using the facility. If in the future, Pellitteri allows private vehicles to utilize the facility, a traffic routing plan will be put in place to facilitate these vehicles prior to implementation. For a complete view of the facility traffic routing please refer to Drawing No. 5.

5.3.2 Surrounding Area Traffic Routing

The proposed facility is located in the Tradesmen Commerce Park Development on the southeast side of the City of Madison. Access to the Tradesman Commerce Park is located along Marsh Road with the entrances being at Kipp Street to the north and the future Tradesmen Drive to the South. Trucks that utilize the facility will be entering the development from the northern Kipp Street entrance. Once trucks are in the development, the Kipp Street facility entrance will be used to enter the facility. Outside of the development, trucks will transport waste from the north using Femrite Drive and Agriculture Drive to access Marsh Road and Kipp Street. Other routes may be used depending on the location of each driver's specific collection route. Drawing No. 2 shows the roads that surround the facility and may be used for accessing the facility.

6 FACILITY OPERATION

6.1 Introduction

The day-to-day operation of the facility will be conducted in accordance with this Plan of Operation. Specific operation and control features of the facility are described in the sections below. Significant changes to the operating parameters of the facility described below will be submitted to the WDNR as a Plan Modification prior to implementation of said changes.

6.2 Responsible Personnel and Staffing

The facility will be operated under the direct supervision of responsible personnel familiar with the operation of the facility. David Pellitteri, the Vice President of Pellitteri Waste Systems, will be the overall responsible official of the facility. He will be responsible for all structural improvements to the facility, building maintenance, daily operations, and overall control of the facility. To conduct the day-to-day operations, Pellitteri will have two to three staff members on site. One of the staff members will be the supervisor and will be responsible for ensuring the facility operates in accordance with the Plan of Operation. The facility supervisor will report directly to David Pellitteri and will act as his representative to conduct the required maintenance, structural improvements, and day to day operations. As future operations change, (i.e. adding a sorting center, waste intake increases) additional staff members may be added as necessary.

6.3 Hours of Operation

Normal hours of operation at the facility will be from 5:00 am to 9:00 pm Monday through Friday and 6:30 am to 12:00 pm on Saturdays. The facility will normally be closed on Sundays and major holidays. On Saturdays following holidays, Pellitteri will operate the facility from 6:30 am to 9:00 pm to accommodate the backlog of waste pickup during the preceding week. Trucks will only be allowed to enter or exit the facility between 6:30 am and 7:00 pm as required by the City of Madison Plan Commission.

6.4 Facility Access Control and Signage

6.4.1 Facility Access Control

An 8-foot high chain link fence will provide security against unauthorized access to the site. A locking access gate at all entrances/exits will prevent any unauthorized access during non-operational hours. The transfer station and recycling building, as well as the proposed future office and maintenance building, are designed with locking doors and alarm systems so that they can be fully secured, if unattended. Access will be limited to authorized employees only. Pole-mounted and wall-mounted lights will be installed along the access roadways and parking areas within the facility property, and the buildings will be equipped with interior light fixtures to provide sufficient lighting at all times. The interior and exterior fixtures will satisfy all applicable building codes. The proposed fencing plan is shown on Drawing No. 5.

6.4.2 Signage

At the proposed entrance to the facility, and any future entrances, signs will be displayed that include, at a minimum, the following information:

- Facility Name – Pellitteri Waste Systems, Inc. Material Recovery and Waste Transfer Facility
- WDNR License Number
- Hours of Operation
- Waste Types Accepted
- Emergency Contact Numbers
- Any Necessary Safety Precautions

6.5 Water Supply and Wastewater Treatment

The proposed facility's water supply will be from the City of Madison water system. The location of the water main and water supply laterals are shown on Drawing No. 5. Wastewater will be directed to sanitary sewers that connect to the City of Madison sanitary sewer system as shown on Drawing No. 5. All wastewater will be treated at the Madison Metropolitan Sewage District's Nine Springs Wastewater Treatment Plant.

6.6 Environmental Controls

6.6.1 Dust Control

All facility roads and maneuvering areas will be paved, which will minimize any dust generated at the facility. All of the access pavement outside the facility building will be maintained by utilizing a mechanical street sweeper as necessary.

With the exception of entrance and exit bays, the building will be fully enclosed to protect operations from the wind. The facility will be oriented with the entrance and exit bays facing east, away from the prevailing wind direction. Potential dust impacts from material operations within the structure (e.g. unloading, processing, and loading) will be mitigated by periodic wash downs of the floors and impacted areas.

6.6.2 Odor Controls

Odors are controlled at the facility through several means. Delivery of waste is primarily done in enclosed vehicles, and tarps are required on all non-enclosed loads. All unloading, processing, and loading operations are performed within the enclosed building structure. Waste will be removed from the tipping floor within 24-hours of waste receipt. The regular shipping of recovered materials to market in order to minimize accumulation will also reduce potential odor impact. Based on operating the facility over time, loads that have the potential for being odor causing would be expeditiously handled and loaded into transfer trailers.

As an additional odor control measure, the tipping areas will be emptied and cleared at least once each day. The floor will be periodically washed and a disinfectant may also be applied to further reduce odors. If odorous conditions arise, a water vapor / misting system can be used as the transport system for an odor neutralization system. This water vapor / misting system may be a permanent mount type or portable. If needed, an odor neutralizer can be dispensed along with the water to chemically react with the odor-causing particles and eliminate the odors. A simple by-pass valve can be actuated to control the flow of the odor neutralizer on an as-needed basis. The odor neutralizer would be non-toxic to protect the safety of the employees and the public.

6.6.3 Noise Controls

All waste handling operations will be kept inside of the proposed waste transfer building. Keeping the operations within an enclosed structure will limit the amount of noise beyond the property limit. In an effort to limit noise going to residential neighbors, the doors to the facility are faced east toward Interstate 39/90. Proposed screening methods including soil berms and plantings, will reduce the amount of noise able to leave the facility.

6.6.4 Fire Prevention/Suppression System

The fire prevention/suppression system will be designed in accordance with the National Fire Protection Association (NFPA), and the City of Madison and State of Wisconsin Building Codes. Fire extinguishers will be located throughout the facility. Because the facility will have large openings to ambient air, a “dry” sprinkler system is proposed for the fire suppression due to freezing winter-time temperatures.

6.6.5 Vector Control

Daily cleaning of the facility floor will reduce vermin attraction. The facility will be regularly inspected by facility personnel for rodents, insects, and birds and will receive additional cleaning and inspections should problems arise. All exposed waste will be located within the enclosed transfer building and all vehicles utilizing the facility must enter and exit the property fully enclosed or tarped. All waste will be removed from the tipping floor on a daily basis, and typically from the facility on the same day it is received. Any waste remaining at the end of the operating day that will not completely load a transfer vehicle will be stored within transfer vehicles, which may or may not be enclosed within the building, until it can be filled on the following operating day. Personnel at the facility will continuously evaluate the situation and will be ready to take additional action should it be required. Periodic inspections of the facility will be conducted and if any vector problems are noted, professional exterminators will be contacted to provide vector prevention and abatement.

6.6.6 Windblown Trash Control

Unloading and processing of all incoming waste within the main facility structure will minimize the potential for wind-blown distribution of trash. Tarps on all incoming and outgoing trucks will contain the waste to prevent its escape onto the grounds or the public roadways. An 8-foot high perimeter fence will surround the site property, and assist in keeping any windblown trash from leaving the facility grounds. The fact that the majority of delivery vehicles will be under the direct control of Pellitteri will ensure compliance with the tarping requirement. In order to ensure the effectiveness of these litter prevention measures, site personnel will conduct a daily site and area inspection. This will include collecting any litter on the grounds, and on Kipp Street and Tradesman Drive. Any litter collected will be added to the waste being managed on the tipping floor.

6.7 Waste Routing During Facility Downtime

In the event that the facility experiences a shutdown (i.e. power outage, equipment failure, severe weather event, etc.) waste will be hauled in the collection vehicles directly to a landfill or recycling facility. At no time will MSW be stored at the facility for more than 24-hours. Recyclables may be stored for longer periods of time.

6.8 Waste Handling and Screening

6.8.1 General Waste Handling Procedures

Trucks delivering waste and/or recyclables to the facility will be weighed on the scale as they enter off of Kipp Street. After weighing, the trucks will be dispatched to the appropriate section of the facility depending on the waste type. During tipping operations, facility personnel will direct all traffic.

When MSW is dumped on the concrete tipping floor, the wheel loader operator will spread the waste and inspect for any hazardous or banned waste items (see section 6.8.2 for a more detailed discussion of waste screening). If all MSW passes the inspection, the loader operator will move waste into the area of the compactors as shown on Drawing No. 6. MSW will then be loaded into compactors and then into transfer trailers. After filling a transfer trailer, the trailer will be sent to a licensed landfill for disposal.

Single stream recyclables will be tipped on the general tipping floor and segregated from the MSW. Recyclables will be compacted into transfer trailers and loaded trailers will be sent to the designated recycling facility.

Corrugated cartons (OCC) will be unloaded at the southern end of the facility and placed into a baler. Baled OCC will be loaded into transfer trailers via a skid loader or fork lift. Shredded paper will be handled and baled separately in the same general area as the OCC. The baled recyclables will then be trucked to sorting facilities or to direct buyers. See Drawing No. 6 for the proposed process layout plan.

6.8.2 Waste Screening

The first survey and analysis process for precluding unauthorized waste from receipt at the facility is based on an initial selection of material sources prior to delivery. A majority of the materials accepted at the facility will be received from known waste generators, and thus, the drivers of the collection vehicles will be educated as to the types of materials that are acceptable at the facility. The waste will be delivered in collection vehicles that have specific markings, truck numbers and/or other identifying characteristics. All waste delivered to the facility will be weighed at the on-site truck scale. Data related to the source, tonnage and truck will be recorded. The radiation monitors and overhead cameras will be operating during the hours the facility is accepting waste.

The second point of waste type confirmation will take place during the unloading process. As material is being unloaded, loader operators and other facility personnel will have the responsibility to survey/observe the load. The inspection frequency for incoming loads will be continuous, by the loader operators and other facility personnel. Unacceptable material will be rejected and managed in accordance with local, state, and federal regulations, and with the Facility Safety Plan included in Appendix E.

6.9 Waste Volume Reduction and Storage

Volume reduction will be accomplished through the use of the two stationary compactors. Tipped MSW is expected to average about 400 lbs/cy on the floor. Moisture content aside, post compaction, in-truck densities will be dependent mainly on the compactor model and efficiency, limited by the maximum GVWs allowed by the

above listed formula and/or laws. Resultant in-trailer densities may range from 500-800 lbs/cy.

Other methods of volume reduction will be based around the extraction of recyclables and be dependent on waste composition and operational tenacity.

6.10 Daily Cleanup Procedures

All waste will typically be removed from the tipping floor daily, and the tipping floor will be cleared at the end of each day. If necessary, the building will be cleaned with a pressure washer after clearing, and a disinfectant may be used, as needed, to control odors. All wash waters will be collected by the floor drain system and discharged to the sanitary sewer or will be collected and properly disposed of off-site. Any such liquids will meet all pre-discharge requirements of the City of Madison and the WDNR. On-site pavements will be cleaned as needed.

If at the end of the day, a volume of refuse remains that is insufficient to fill a transfer trailer, the trailer may be partially filled, depending on operations, the trailer may or may not be attached to the building overnight until the next operating day. When a sufficient volume of waste arrives the following day, the trailer will be loaded and removed from the facility.

7 FACILITY SAFETY PLAN

7.1 Introduction

A facility specific safety plan is vital to the successful operation of any waste transfer facility. A detailed Facility Safety Plan has been prepared for the proposed facility and is included as Appendix E of this Plan of Operation. In general, the Facility Safety Plan includes the following items:

- Emergency Equipment List
- Emergency Communication Procedures
- Emergency Response Procedures
- Facility Evacuation Plan
- Post Emergency Plan
- Emergency Contact Information

The Facility Safety Plan is intended to be a stand alone document for the facility. The plan will be reviewed on an annual basis and changes to the document may be made to improve safety procedures at the facility. When a change is made to the plan, it will be included with this Plan of Operation for the facility.

8 CONCLUSIONS

This Plan of Operation, and all associated appendices, drawings and other documents have been prepared in accordance with Chapter NR 500 Wis. Admin. Code. This Plan will be followed by Pellitteri Waste Systems, Inc. during the operation of the Material Recovery and Waste Transfer Facility. Significant changes that are proposed at the facility regarding facility operations will be submitted to the WDNR as a Plan Modification prior to implementation.

It is the professional opinion of Cornerstone Environmental Group, LLC that this Plan of Operation meets the requirements of Chapter NR 500 Wis. Admin. Code and therefore, the approval and issuance of an operation permit is respectfully requested by Pellitteri Waste Systems, Inc. and Cornerstone Environmental Group, LLC.

The City of Wis. Dells has received Conditional Use Permit2 (CUP2) applications from downtown businesses for the following accessory use defined by the Zoning Code: OUTDOOR DISPLAY INCIDENTAL TO INDOOR SALES. This area is zoned C-2 Commercial-downtown. A Conditional Use Permit2 is required for the use described above. As this single use is being applied to multiple property and/or business owners, a single public hearing is being held so that all persons who wish to speak to this item may do so in the same public hearing. Applications have been received for Outdoor Displays at:

1. 131 Broadway – Yuval Wear
2. 202 Broadway – T-shirt Factory
3. 227 Broadway – Felicia’s Fun Wear
4. 320 Broadway – Cool Waters
5. 419 Broadway – Eagle Wings
6. 531 Broadway - Flirts

The defined land use OUTDOOR DISPLAY INCIDENTAL TO INDOOR SALES was included in the new Zoning code enacted in May of 2007. However, the City had not enforced the CUP requirement for this use. The City has begun enforcement of this requirement in the spring of 2014. As the City had not developed a set of standards for Outdoor displays, it was decided to waive the application fee for Outdoor Displays in 2014. The City continues to develop a comprehensive set of standards for preferred Outdoor displays, and as such, the City Finance Committee has recommended that the permit application fee for Outdoor Displays be waived again in 2015.

In 2014 the Plan Commission made the following determinations when evaluating previous Outdoor display requests: These proposed standards have been approved by the BID Committee.

1. Outdoor displays that exist within the front plane of a building will be allowed relatively unregulated.
2. Outdoor displays on private property outside the front plane of a building will be limited as follows
 - a. Only 1 piece of merchandise may be displayed outside for each 8 feet of frontage along the ROW. E.g. If a store has 80 feet of frontage along the ROW, they may display 8 pieces of merchandise outside.
3. Businesses with Outdoor displays allowed per (1) may be further limited in displays allowed per (2)
- 4.

In an additional effort to ease the burden of the enforcement rollout for Outdoor displays, upon application in 2014 businesses were given immediate approval for Outdoor displays that follow the standards set above.

The following businesses that submitted applications in 2014 for Outdoors display, with the following decision:

- | | |
|-------------------------------------------|----------------------------------------|
| 1. Eagle wings (419 Broadway) | - Approved per Standard 2 |
| 2. Felicia’s Fun Wear (227 Broadway) | -Approved per Standard 2 |
| 3. Broadway Popcorn (225 Broadway) | -Approved per Standard 2 |
| 4. Unique (409 Broadway) | -Approved per Standard 2 |
| 5. In-Style (402 Broadway) | -Approved per Standard 2 |
| 6. Yuval Wear (131 Broadway-old Bailey’s) | -Approved per Standard 2 |
| 7. Cool Waters (320 Broadway) | -Approved per Standard 1 (unregulated) |
| 8. T-shirt Factory (202 Broadway) | -Approved per Standard 1 (unregulated) |
| 9. T-shirt Factory (404 & 406 Broadway) | -DENIED – in public ROW |
| 10. In-Style2 (408 Broadway) | -DENIED – in public ROW |
| 11. Too Cute (214 Broadway) | -DENIED – in public ROW |
| 12. Best Bargain (325 Broadway). | -DENIED – in public ROW |

As the evaluation of the effect of the Outdoor displays in 2014 has been discussed recently, the following items have been noted:

1. Regulation of Outdoor display had an significant impact on improving the downtown
2. Regulation of Outdoor display represents an increase in enforcement on already struggling downtown businesses.
3. Some of displays appear to have a significantly higher density of items

4. Areas of unregulated display may increase
5. Enforcement of approved displays was inconsistent
6. Some display are not secure and fall into the public portion of the sidewalk
7. Displays may hinder egress from buildings

The BID Committee discussed these items, and felt that waiving the fee again in 2015 addressed item 2, but did not want to pursue item 4. The BID Committee felt items 3, 5, and 6 could be addressed with the following actions:

1. Businesses must obtain a permit prior to getting approval for a display
2. Merchandise may only be displayed in front of the actual business that sells the merchandise.
3. There must be a clear representation (picture) of the approved display for the police to enforce.
4. Merchandise must be on a solid stands to prevent tipping over

The Plan Commission should clarify their recommendation to waive the application fee and not regulate displays within the front plan of the building.

Another item that should be clarified is what constitutes one (1) piece of merchandise. In 2014 a mannequin is considered one (1) piece of merchandise, even though it may have a shirt and a pair of shorts. Shirts that were displayed on hangers were each counted as one (1) item for each shirt. Some applicants thought a rack of several shirts on hangers joined together should be considered one (1) item. It seems to me that merchandise on a mannequin is a more attractive display than shirts on a hanger. It also seems like a fully dressed mannequin would be more desirable than a mannequin without a top or bottom. So each separate piece of merchandise would be considered one (1) item, even if they are hung on a single multi-hanger rack. However, a mannequin would be considered one item.

Based on the updated standards, and requested clarification, one option is for the Committee to make the following recommendations:

Agenda Item 15

1. Waive the Outdoor display permit application for one year
2. Allow displays within the front plane of the building without a permit for the time being
 - a. 202 Broadway – T-shirt Factory
 - b. 320 Broadway – Cool Waters

Agenda Items 16&17

1. Consider one (1) item of merchandise or one (1) mannequin.
2. Require all displays to be on stands or otherwise secured so as not to fall into the public ROW
3. Consider the following displays
 - a. 131 Broadway – Yuval Wear – 80 ft – 9 items
 - b. 227 Broadway – Felicia’s Fun Wear – 24 ft – 3 items
 - c. 419 Broadway – Eagle Wings – 64 ft – 8 mannequins
 - d. 531 Broadway – Flirts – 24 ft – 3 mannequins

Outdoor Display

Definition

Any display of merchandise or other items, visible from outside of a building. This includes displays on private

Intent

To promote effective and attractive outdoor displays that complement the downtown brand and enhance the pedestrian experience.

Examples**Recommendations**

- Displays create a discernible “scene” that can provide interest to pedestrians
- Display is NOT simply a bunch of merchandise piled outside
- Displays do not exceed 1 item per 8 ft linear feet of frontage of the business selling the merchandise
- Items are displayed using quality and substantive “stands”, which prevent items from falling or moving
- Display include an enhancement that creates an inviting and enjoyable atmosphere, such as plantings or artwork.

Standards

- 1. All displays shall be permitted and kept in accordance with the conditions of the permit.**
- 2. Any business with a display must keep a copy of their permit and conditions available for review by any City officer at any time.**

CONDITIONAL USE 2 APPLICATION
Wisconsin Dells, Wisconsin
 Version: July 23, 2011

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	\$300.00
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name IZIK COHEN
 Street address 202 Broadway
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608-347-5292
 Fax number, if any _____
 E-mail, if any THIRTFACTORYWI@GMAIL.COM

2. Subject property information

Street address	<u>202 Broadway</u>	<u>134 Broadway</u>
Parcel number		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)		
Describe the current use		

3. Proposed use. Describe the proposed use.

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

202 Broadway

PRINT DECAL
WITH ANY PLAIN ITEM

OPEN

MINECRAFT
LIKE A BOSS
MINECRAFT
MINECRAFT
SUPERMAN
MINION
MINION

ELSA
FROZEN
ANNIE
OLAF
MUPPET
MUPPET
MUPPET

NO FOOD.
NO DRINKS.
THANK YOU

#SOS



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- Office Use Only -

initial application fee \$300.00

Receipt number _____

Application number _____

1. Applicant information

Applicant name Shlomi Fedida

Street address 320 Broadway

City Wisconsin Dells

State and zip code Wisconsin 53965

Daytime telephone number (954) 410-2633

Fax number, if any (608) 299-0425

E-mail, if any FAMOUSDAVE27@YAHOO.COM

2. Subject property information

Street address	<u>320 Broadway</u>
Parcel number	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)	
Describe the current use	

3. Proposed use. Describe the proposed use.

Outdoor display located between the walls (inside , blocking the 2 small entry doors). Outdoor display will be on private property.

We will display only clean and neat merchandise on mannequins . I do feel like displaying some merchandise outside the store helps drawing customers into the store.

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

Cool Waters is opened from 9 to midnight from Memorial Day to Labor Day. Spring and Fall business hours vary from 9-18 during the week days and 9-20 during the weekend. We are planning on keeping the displays between the walls, off the street , within our property limits :)

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- Office Use Only -

Initial application fee	<u>\$300.00</u>
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name IZIK COHEN

Street address 202 Broadway

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number 608-347-5292

Fax number, if any _____

E-mail, if any THIRTFACTORYWD@GMAIL.COM

2. Subject property information

Street address	<u>202 Broadway</u> <u>131 Broadway</u>
Parcel number	_____
Current zoning classification(s)	_____
Describe the current use	_____

Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.

3. Proposed use. Describe the proposed use.

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

131 BROADWAY



131 BROADWAY



CONDITIONAL USE 2 APPLICATION

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- Office Use Only -

Initial application fee	\$300.00
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name _____

Street address 227 Broadway St,

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number 608 209-0885

Fax number, if any _____

E-mail, if any Tynna8@aol.com

2. Subject property information

Street address	<u>227 Broadway St, Wisc. Dells, WI 53965</u>	
Parcel number	<u>11291 CND 611</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>Commercial</u>	
Describe the current use	<u>Retail Store</u>	

3. Proposed use. Describe the proposed use.

Displays will be hung on (2) doors that extend into (4) feet of private property, adjacent to sidewalk. The described use will NOT interfere or block access to public walkway

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

Hours of operation: 9^{am} to midnight July to September
 10^{am} to 10^{pm} May, Jun, October
 11^{am} to 9^{pm} March, April, November

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- Office Use Only -

Initial application fee	<u>\$300.00</u>
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name Shlomi Fedida

Street address 417 Broadway

City Wisconsin Dells

State and zip code Wisconsin 53965

Daytime telephone number (954) 410 -2633

Fax number, if any (608) 299-0425

E-mail, if any FAMOUSDAVE27@YAHOO.COM

2. Subject property information

Street address	<u>419 Broadway</u>	
Parcel number	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)		
Describe the current use		

3. Proposed use. Describe the proposed use.

Outdoor displays that exist within the front plane of the building to be allowed. Outdoor display will be on private property. We will display only clean and neat merchandise on mannequins by the entry doors. I do feel like displaying some merchandise outside the store helps drawing customers into the store. We are willing to put some pretty pots with flowers like we did at Carvelli's last summer if recommended by the city.

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

Eagle Wings is opened from 9 to midnight from Memorial Day to Labor Day. Spring and Fall business hours vary from 9 -18 during the week days or 9 -20 during the weekend. We are planning on keeping the displays off the street, within our property limits, closed to the doors :)

CONDITIONAL USE 2 APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

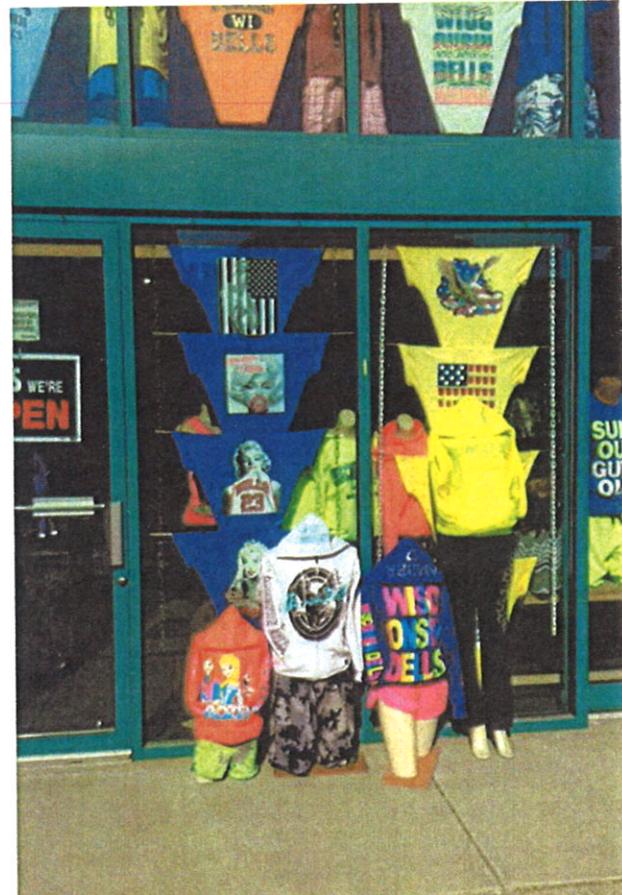
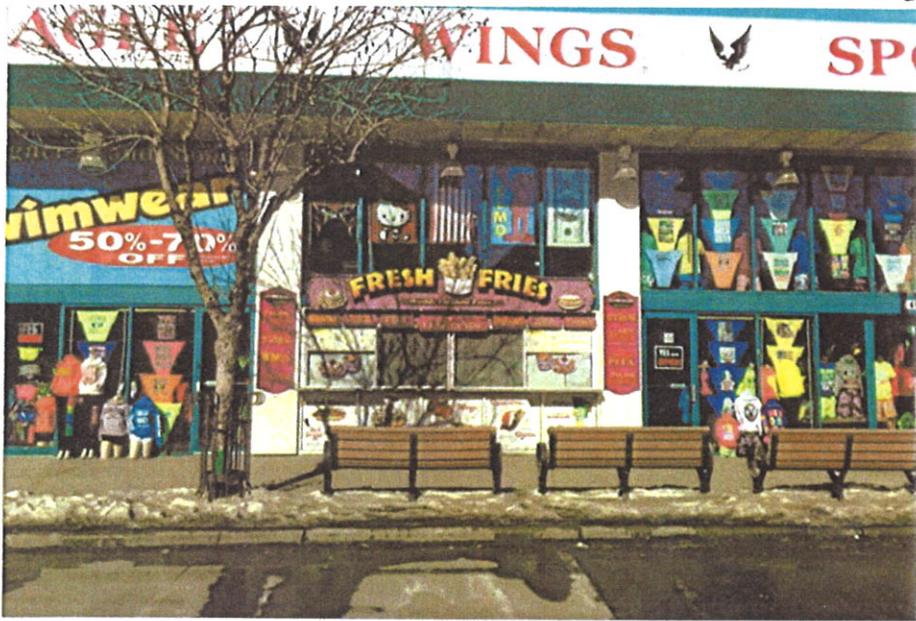
5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious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

Again- I don't see how the displays will be interfering with the street access. We will keep the displays close to the entry doors.

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
- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
- c. The suitability of the subject property for the proposed use
- d. Effects of the proposed use on the natural environment
- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district
- g. Effects of the proposed use on the city's financial ability to provide public services

419 BROADWAY



CONDITIONAL USE 2 APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

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- Office Use Only -

Initial application fee	\$300.00
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name Flirts - Tara Norland
 Street address 531 Broadway
 City Wisconsin Dells Wis
 State and zip code 53965
 Daytime telephone number (608) 697-7733
 Fax number, if any _____
 E-mail, if any Tarnhse.855@Hotmail.com

2. Subject property information

Street address	<u>531 Broadway</u>	
Parcel number	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)		
Describe the current use		

3. Proposed use. Describe the proposed use.

To display our merchandise (clothing and gowns) in front of our store as we have very small windows, to display the high end products that we carry and accent our display with our beautiful flower bed to provide a attractive and inviting atmosphere.

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

*Winter hours 11:00 AM - 6:00 PM
 Summer hours 10:00 AM - 9:00 PM*

CONDITIONAL USE 2 APPLICATION
Wisconsin Dells, Wisconsin
Version: July 23, 2011

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.

None, we have an extra wide sidewalk in front where we would like to display our mannequins and a beautiful landscaped flower bed.

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

None

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

Display would be visible from the street. There is an extra wide sidewalk so it would not effect pedestrian walk ways.

- c. The suitability of the subject property for the proposed use

Everything we would display would be classy high end items displayed in a attractive way.

- d. Effects of the proposed use on the natural environment

It would not effect

- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

None

- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district

None

- g. Effects of the proposed use on the city's financial ability to provide public services

None, it would attract people/customers to downtown

531 BROADWAY



KISS ME

