

Staff Report
City of Wis. Dells Plan Commission, 11/14/2016
Zoning Code Amendment
Zoning Change – Planned Development District.

Riverwood Eagle's Nest, LLC has requested a zoning map change to re-zone the Riverwood Eagle Watch Condominiums and the associated Phase II and Phase III condominium expansion lands from R-5 Residential – multi-family to Planned Development District 2. The applicant would like to develop a 50+ senior living community that will provide independent living, assisted care, memory care, and medical services. The development will also include food, recreation, and wellness activities; as well as worship, meeting, and social areas. Overnight lodging will also be made available in the development for its resident families and guests. This mix of planned residential and commercial activities would not be permitted in any of the existing Zoning Districts, and the creation of a Planned Development District is necessary to accommodate this mix of uses. One other minor variance would result from set-backs from lot-lines that separate developer owned land in the condominium plat from developer owned land outside the condominium plat. The 13 duplexes will be developed in a cluster that includes some of the property in the condominium plat and some property outside of the development plat. As the developer owns the property on either side of the property line, the set-back requirement is not as significant. Still, some of the duplex's backyards will not be the standard 10' from the lot-line.

Originally, the developer had proposed dedicating the roads within the development to the City. Creating these public roads required allowing flexibility from some of the lot set-back required in the City's existing development standards. This flexibility from set-back requirements is to allow the developer freedom to follow their design philosophy which is stated to include building placement that complements the current vegetation and topography. The developer has stated that in many instances buildings were moved or eliminated to ensure mature trees remain in place. However, the proposed site plan resulted in deviations from road ROW standards and well as set-back standards. The set-back deviations may have been acceptable, but the ROW deviations are not and the road will remain private which removes any ROW or set-back deviations within the development.

The conceptual Site plan for this development seems to be largely acceptable, with the main concern within the development being the new intersection with Bowman adjacent to the RR Row. The odd angle of this intersection along with the proximity to the RR crossing raises concerns, and the recommendation would be for this road to loop back to itself, so the existing access to the property can be utilized. Providing looped road through a development is a very important feature for improved emergency assesses and must be retained. Roads adjacent and parallel to rail-roads are not ideal, but the benefit of the improved access this road provides far out-weighs the concerns with the proximity to the RR, except in the case instance of the intersection with Bowman Rd. The developers have updated the original condominium plat to provide addition looping and improve access to the existing lots.

The other item of note in the conceptual layout is the request for future encroachments into the 200 ft shoreland buffer zone along the Wisconsin River and the installation of boat dock and possible a beach shelter. These may be discussed in concept at this time, but no formal exception can be approved without specific plans of the exact location and nature of these encroachments. As these encroachments are part of the final future phase of this development, those plans will not be developed for some time. The final decision on this issue will have to be made at a later date with a potential future amendment to this PDD if approved at that time.

Another significant concern with this development is the lack of a secondary access across the RR tracks to this site. The development plan identifies a second off-grade RR crossing to the north-west of the Bowman Rd crossing, in the form of a tunnel or bridge designed for pedestrian and golf-cart use only. This leaves Bowman Rd as the only emergency vehicle access to the site. Given the number of senior residents and the multi-story building proposed for this development, a blockage of access across the tracks at Bowman Rd. could create a significant emergency response problem. Phase I of this development proposed 124 dwelling units, including the 3-story apartment building, making emergency access an immediate concern. Normal train operations to not include routine stops in this area, and blockages of the Bowman Rd. crossing

would normally be only a few minutes (it should be noted that emergency response personnel consider a few minutes to be significant and very likely to result in significantly reduced emergency response results). While medical services will be provided on site, local emergency responders routinely respond to current facilities with medical services and routinely find them unable to provide adequate emergency services. There is also the concern with train issues causing more substantial restrictions to the Bowman Rd. railroad crossing. While a major train derailment seems to be rather unlikely, the Police department has reported several recent cases where the trains have been stopped in this vicinity due to conflicts with vehicles and pedestrians on the tracks. Therefore, the potential for a lack of emergency access to the site is a real concern. As such, an off-grade crossing that can accommodate an ambulance is a minimum requirement for this development. Options discussed have been constructing a bridge at the Bowman Rd crossing to provide permanent off-grade vehicle access to the site, enhancing the proposed pedestrian crossing to the north-west so it can accommodate an ambulance, or establishing an emergency vehicle access to Bowman Rd. from the Grand Cambrian RR tunnel that exists approximately ½ mile south-east of the Bowman Rd railroad crossing.

See the MSA memo attached at the end of this report for additional comments of this proposed development and PDD application.

It should be noted that this PDD process involves a conceptual review of the development and identification of what existing City standards are being modified in this plan. If the PDD is approved, the developer must return with a detailed Site Plan application to be approved by the City prior to any construction. While significant effect is put forth to identify any deviations from City standards, it does not seem unreasonable for additional items to be identified during the development of the detailed plan and construction documents. Amendments may be made to this PDD if future aspects of this development are identified that require other City standards be reviewed. It is also noted that upon approval of the new PDD Zoning for this property, a background zoning district is assigned, in this case the current R-5 Residential multi-family Zoning has been assigned, as this development remains primarily a multi-family residential in nature. Any future land uses or developments that are not included in this plan, and are not incorporated into the plan as an amendment, will be evaluated and regulated using the standards of the background Zoning district (R-5 Residential multi-family).

The proposed property includes the approximately 85 parcels created by the Riverwood Eagle Watch Condominium Plat in May of 2002, as well as the 2 parcels to the north (11291-2200.1902 and 11291-2200.1903) that were designated as condominium expansion lands. These parcels are all designated with a 2200 prefix, e.g. 11291-2200.xxxx.

For some background, in 1996 the original developer came to the City with a request to develop the property on the west side of Bowman Rd., south of the Railroad tracks. The original plan was to develop Managed Condominiums that could be rented nightly. As a Commercial use, the Managed Condominiums required City approval. There were significant concerns from residents on Bowman Rd. about the traffic the nightly rentals would generate on the residential streets utilized to access the development. The developer pointed out that the Ordinances at the time allowed them to develop standard residential condominiums without City approval. The city denied the request for Managed Condominiums at the July 1, 1996 Common Council meeting. The developer then moved forward developing residential condominiums without the need for City approval. In March of 1997 the City entered into an agreement with the developer that the developer would engineer and construct the utilities to serve the residential condominiums to City specifications. Upon acceptance by the City Engineer the City would take ownership of those utilities and easement would be provided to the City to maintain the utilities. At this time no easements for these utilities have been located. The roads in the original development remained private and the agreement stated the developer would be responsible for improvements to Bowman Rd south of the tracks if traffic to the condominiums required it. Phase I of the development was platted as the "Riverwood Condo Plat" in October of 1997, and the plat does not appear to have required City approval. Phase I was completely constructed and a significant number of units were sold. This original Phase I condominium exists on its own today and is south of and not part of the current proposal. Phase II of the development was platted as the "Riverwood Eagle Watch Condominium Plat" in May of 2002, and the plat does not appear to have required City approval. This plat has only been partially developed, with 18 dwelling units constructed, 15 sold and 3 owned by the current applicant.

The current applicant intends to amend and develop the remainder of the Phase II condominium, as well as the unplatted expansion property that extend north to the RR tracks. The new proposed development

is a 50+ senior residential facility, with medical, wellness, and commercial activities incorporated, as well as ability to allow visitors to rent rooms on a short term basis. No one existing standard Zoning district would allow these mix of uses, so a special Planned Development District designation is required. The applicant had requested a special road maintenance agreement, which would have require deviations from the standard road Right of Way set-backs. The Planned Development request also includes a request to allow future development into the 200 ft River Shoreland Overlay District. The applicant has also requested boat docks and a beach shelter. The River and Shoreland requests can be discussed at this time, but cannot be approved without specific plans. These uses must come back to the City and be considered as a future amendment to this PDD.

The applicant has laid out a development plan that appears to be a progressive and innovative approach to senior housing that is aimed at providing the care and amenities to promote an active lifestyle for its senior residents. There plan includes combining 14 undeveloped lots in the existing condominium plat and developing them with 13 duplexes for 26 dwelling units. The unplatted property to the north would be developed with a mixture of additional apartments that include a 3-story 38 unit building, 4-plex, 8-plex and possibly other living arrangements. The development would have a continuum of care that extends from independent living, to assisted living, memory care, and community based residential facility certified healthcare services. The development will also include a commons area that will provide an array of commercial services to residents and guests, including health care services, dining and drinking services, convenience sales, and activities such as an artisan shop to allowing opportunities for residents to create art and woodwork. Another possibility is to provide beer brewing equipment for residents to utilize. The development will also have community uses, such as worship facilities and areas for art, education, recreation, social activities for residents, guests and community use.

A trail system is proposed throughout the development that is planned to be connected to future trails on adjoining City property and the DNR property to the south. The developer has stated they intend to develop the trails within their development and make them open to the public. The developer has stated they would like to work with the City and DNR to create adjoining trails on the adjacent City and DNR property that would ultimately extend north-west to connect to the downtown near the pool.

The applicant has laid out a 3-Phase development plan: Phase I will include 13 independent living duplexes (26 dwelling units), 38 moderate income housing apartments in a 3-story building, 30 single story Assisted Living apartment, and 12 single story Memory Care apartments; for a total of 106 dwelling units as well as Commons area. When adding the existing 18 units already constructed, there will be 124 dwelling units when Phase I is complete. Phase II will include additional living and care facilities, bringing the total dwellings to approximately 229 units, plus any additional in-fill construction that may occur in the existing condo plat. Phase III is to include a larger retreat center with a spa and some single family homes.

It appears that the applicant has put together a land use plan. The somewhat isolated nature of this property also seems to be conducive to a mixed use campus development. This would seem to be a positive for the community and a good candidate for PDD designation to allow the freedom and flexibility for this development.

It appears to this office that the main concern for the land uses of this development are the effects on the existing neighborhoods north of the railroad tracks. Of primary concern would be the potential for increased traffic if the commercial elements of the development begin to draw a significant amount of use from people outside of the development residents. The applicant has stated that all of the amenities on the site will be geared primarily for their residents, and made available to the community mainly from a desire to share the benefits of the facility with the community. It is assumed that this use will not result in significant traffic problems for the residents along the roads leading to this development. Approval of this PDD designation should be contingent that the commercial activities remain an accessory amenity to the site residents and community. If any of the commercial facilities begins to generate traffic or any other nuisance to the existing area residents, the owner of the facility will cooperate with the City to address those issues to the satisfaction of the City. An example of this would be if brewing facilities on the site begin to become successful as an in dependant commercial activity, generating a significant amount of traffic through the residential neighborhoods leading to this development. The expectation is that the development owners would restrict access to these

commercial facilities to decrease the traffic, and potentially reduce a revenue source, because this commercial activity is not intended to be the primary use of this development. In general, the developer will be expected to cooperate with the City to address any traffic or other concerns that may arise. This would be a contingency of the commercial allowance of the PDD.

A major concern for this development is the limited access across the train tracks to the site. Given the significant number of senior occupants and the multi-story building proposed in Phase I of this development, emergency response officers require an improved or secondary access to this site.

Another concern has been the developers desire to have the roads in this development maintained by the City. The City had preliminarily agreed to consider taking over the roads if they could be improved to meet City specifications. One of those specifications is a 66ft ROW, which the developer had stated did not fit within their development. The developer has revised their application to keep the roads private. It should be clear that storm sewer utilities are part of the road way, and therefore will remain private in this development as well.

Preliminary review of the site appeared to indicate that most storm water would flow directly from this site westerly to the Wisconsin River. Based on this lack of stormwater threat to neighboring properties, it seems adequate to allow the storm sewer system to be developed to DNR standards. There is some concern that the private roads could have frequent flooding and wash out issues due to the apparent increase in larger rain fall events recently. During the final site plan review, the City may require storm water capacities around the roads in excess of State minimum requirements. It has also been stated that the developer will attempt to send a significant amount of its storm water east to cross Bowman Rd. and enter the wet-lands on the east side of Bowman Rd that take a longer route to the Wisconsin River. There have already been storm water washout issues on Bowman Rd, so the City will require that the Bowman Rd crossing will be designed to handle a high storm event. Historically, there have been storm water issues from the developed portion of this Phase of the Riverwood development having an adverse effect on the original Phase I Riverwood development. These issues appear to have been privately corrected, but this development shall ensure that its storm water does not have an adverse effect on the property to the south, or any other property.

Generally, City owned main line water and sewer utilities are located within the road ROW. While the roads of this development will remain private, the developers intend to engineer and install the water and sewer utilities to City specifications and then turn those utilities over to the City with easements to allow City access to maintain the utilities. The details of these easements must be ironed out and may be applied to the existing utilities, some of which may not be located in the roadway. As such, the utility easements shall allow City vehicles access onto and through the property to access these easement. The City should not be liable for any surface damage that may occur when accessing the water, sewer, or other utilities for maintenance purposes. It shall also be required that a second water supply and possibly electric supply be installed to loop the utilities in this development.

As a standard issue with all new development, the City wants to ensure that proper buffers exist between the new development and existing properties. It appears the neighboring properties to the north and south would be the main concern. This development proposes duplexes neighboring the property to the south, which do not seem likely to create a nuisance. The apartments to the north would be more of a concern, but the RR row provides an additional approximately 150' set-back between the apartments and the neighboring residents. Still, efforts should be made to maintain as many of the existing mature trees as possible to retain a buffer, and additional buffering may be requested if deemed prudent by the City.

In conclusion, the request for a PDD Zoning was required to allow for commercial land uses to be mixed into a multi-family residential development and to allow some of the duplexes to have rear yard set-back that do not meet the standard 10' requirement, where the developer owns the property on the other side of the lot-line. This request seems reasonable for this project, with the note that if one of the properties were sold to a 2nd party, the lot-lines would have to be corrected to create a standard 10' rear-yard set-back. It appears there is enough physical space to accommodate this, but it does not seem necessary to change the boundaries of the existing condominium plat when there is the same owner on either side. The background zoning for this development will be R-5 Residential multi-family.

Approval of this PDD should come with the following contingencies:

1. The roads within the development remain privately owned and maintained.
2. Any public utilities within the development meet City standards, are approved by the City, and utility easements approved by the City are recorded.
3. The access the facility is approved by Emergency response personnel.
4. A detailed Site plan is approved by the City, that includes but is not exclusive to the following:
 - a. The private development road intersections with Bowman Rd. are approved by the City.
 - b. Utility plans that include looping utility supplies to the development.
 - c. A Storm water management plan that will not create adverse effects on City streets, neighboring properties, or anything else
5. Commercial uses on this development do not created traffic nuisances on Bowman Rd. or other residential streets. Commercial uses will be restricted if the City deems them to be creating a nuisance to the existing residential zones.
6. Adequate buffers are established between the development and neighboring properties
7. The developer cooperates with the City to resolve any nuisances that may result from this development.

Specific variances from standard City Zoning and sub-division requirements include: mix of Residential and Commercial uses in a single zone, reduced rear-yard set-backs to property lines where the owner is the same on both sides.

Chris Tollaksen
City of Wis. Dells
Planning & Zoning
11/11/16



Memo

To: Chris Tollaksen, Zoning Administrator, Dave Holzem DPW
From: Chuck Bongard, P.E.
Subject: Riverwood Eagles Nest LLC
Date: November 8, 2016

I have reviewed the drawings submitted for the Riverwood Development proposed along Bowman Road. I have the following comments:

Land Use: I would characterize the proposal as an “over 50” mixed use residential, moderate to high density with a continuum of care or aging in place component. Included in the housing types are single family residences, duplex units, single and multifamily condominiums, moderate income apartments and assisted care apartments and community based residential facilities. There is also a retreat center shown in Phase 3 that would provide opportunity for activities for the residents and guests.

The layout of these uses seems to be compatible with and transition well from the condominium use that presently exists to the south of the proposed development.

Zoning: The mixture of residential uses along with some exceptions from setback and design standards would require a Planned Development District zoning designation for this project and that is what is being applied for.

The applicant should provide a complete list of the exceptions from standards that are being requested as part of this project. Exceptions that are evident to me from the initial submittal include:

Setbacks. Customized building setbacks are commonly requested as a part of a PDD to allow for creativity and optimization of available lands.

Road widths and dedicated rights-of-way. It was shown on the initial submittal that some of the streets would be dedicated to the City. The City code calls for 36 foot wide streets in a 66 foot wide right-of-way. The plan presented shows 24 foot wide streets in a 46 foot right-of-way. Discussion at the staff review meeting may result in the applicant choosing to keep these streets private. The stated reasons for the narrow streets was the preservation of trees and allowing some of the buildings a reduced setback.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 South Boulevard, Baraboo, WI 53913
(608) 356-2771 (800) 362-4505
FAX: (608) 356-2770 WEB ADDRESS: www.msa-ps.com

MEMO

November 8, 2016

In my opinion, if the narrower streets are approved, they should remain private. 24 foot pavement width is marginal given the density of the development and there may be areas where wider pavements could be accommodated without sacrificing trees. This issue can be further reviewed when final site plans are submitted for the project.

Local streets adjacent to and parallel to the railroad right-of-way shall be avoided per Chapter 21.07 (2) (C). The drawings show a loop road along the railroad tracks

Sidewalks. The code requires sidewalks along streets in newly platted subdivisions. I feel that the trail system proposed for this development could be considered as an alternative to meet this requirement.

Curb and Gutter. The ordinance requires curb and gutter along all newly developed streets. If the streets remain private, this may not be an issue.

200 foot setback. The drawings provided show encroachments into the 200 foot river and bluff setback area in Phase 3 of the Retreat Center and 2 single family residences.

There may be additional exceptions from the code required but these are the ones that I noted.

Layout: The property being developed is essentially an island bounded by Bowman Road on the east, the existing condominiums on the south, the bluffs and river on the west and the railroad on the north. There is one additional access proposed from Bowman Road. That intersection and road are shown to be located in a power easement that houses a transmission line. I have a concern with the proximity of the proposed intersection to the railroad crossing and the angle with Bowman Road. Even though it would provide only one entry point to the development, I would prefer to see this road turn to the south and connect to the existing entrance road.

The majority of the proposed roads are looped which is good. The road shown in the Phase 1 duplex units dead ends at units 3 & 4. Looping this road and/or providing an additional connection to the main entrance road would enhance circulation and snow removal.

A secondary emergency access across the railroad tracks to the subdivision was a stated concern of the emergency services personnel at the review meeting. 4 options were identified that require additional research to determine viability. They are:

1. Tunnel under the railroad tracks near the ravine by Sneaky Street for a pedestrian trail crossing that would be large enough to accommodate an ambulance.
2. Construct a pedestrian trail bridge over the tracks near Bauer Street that would accommodate and support an ambulance.
3. Construct a bridge overpass of the railroad tracks on Bowman Road. (In my limited preliminary review of this alternate, I think that this is unlikely due to the length required to get up to the required clearance)

MEMO

November 8, 2016

4. Research an alternate route to Bowman Road from the southeast utilizing the Cambrian rail crossing.

Utilities:

Watermain: A secondary feed to the property will be necessary to supplement the existing main serving the property in order to provide adequate fire protection to the site. This has been discussed as an extension off of Bauer Street crossing the tracks and into the site. Specific location and sizing needs to be completed.

Sanitary Sewer: This area is intended to be served by the lift station along Bowman Road in Phase 1 of the Riverwood Condominiums. Additional engineering review needs to be done to verify that sufficient depth is available to serve all portions of the property as proposed to be developed. Also the capacity of the pumps should be verified to confirm that they are adequate to serve the ultimate buildout of the project.

Electric: It is likely that an additional electric feed and looping will be required to serve the development as proposed.

Site plans approval: A secondary approval in the PDD Zoning process will be the Site Plan Approval. This may occur in phases but will require more detailed plans including parking, trash enclosure locations, landscaping, lighting etc.

I feel that approval of the Planned District Development zoning should be conditioned on the receipt and approval of Site Plans for the various phases along with the execution of a Developers Agreement for the project.

PLANNED DEVELOPMENT DISTRICT (PDD) 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 Riverwood Eagle's Nest, LLC

Street address 103 Bowman Rd

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number 608-829-3450

Fax number, if any _____

E-mail, if any steve@riverwoodlistens.com

2. Subject property information

Street address	103 Bowman Rd Wisconsin Dells, WI 53965
Parcel number	See Supplementary Information on Page 3, and chart at end of this document.
Current zoning classification(s)	R-5 residential multi-family.
Describe the current use	The "Dyo Parcel" and "Phase II Land" are both vacant.

3. Proposed use. Describe the project and any overall development themes.

A 50 and over senior living community that will provide assisted care, memory care and independent living duplexes. The campus will include: 60-90 Assisted Living (AL) apartments for seniors needing care or assistance, 24 Memory Care (MC) residences, up to 77 apartments including free standing, duplex, 4-plex, 8-plex and possibly other configurations, an apartment building with 38 units, which will be operated in connection with free standing apartments located within the Eagle Watch Condominium, food, recreation, wellness, meeting, and community based residential facility certified healthcare services and social areas. Built into our campus will be underground and surface parking for our residents and guests. The entirety of the campus will be completed in three separate phases. The first phase will include 30 Assisted Living, 12 Memory Care, 38 moderate income housing apartments, 13 independent living duplexes (totaling 26 apartments) and community commons. 20-40% of the 38 unit apartment building and 30 assisted Living units will be occupied by residents receiving 50-80% of the county median income (as defined by the State of Wisconsin). Infrastructure improvements including: pathways for bicycles, golf carts and pedestrians, updated road system, improvements to utilities and a sophisticated landscaping plan will also be included in the first phase. The second phase is roughly double the number of apartments: 30-60 AL, 12 MC and approximately 40 IL apartments. The third phase will likely include two single family housing sites and a retreat center with primary purpose to provide a location for off-site gatherings of not-for-profit organizations and others. This complex would include hotel-like accommodations, spa, food service, and meeting spaces.

4. Proposed land uses. List all proposed land uses using the listing of land uses in Exhibit 5-1, 5-2, and 5-3 found in Chapter 19, Article 5.

Background zoning is R5 residential multifamily. Other use patterns include multiple Wisconsin Dells Zoning Classifications, Residential uses: Refer to chart at end of the application document.

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

5. Project Information. Complete the following table as it applies to the project. Described in detail on the accompanying site plan documents.

	Phase 1	Phase 2	Phase 3	Total
a. Parcel area (sq. ft.)				
b. Floor area (sq. ft.)				
c. Floor area ratio (b / a)				
d. Total impervious surface area (sq. ft.)				
e. Parking lot area (sq. ft.)				
f. Impervious surface ratio (d / a)				
g. Landscaped area (sq. ft.)				
h. Landscape surface area ratio (g / a)				
i. Number of single family dwelling units				
j. Number of duplex dwelling units				
k. Number of multifamily dwelling units				
l. Total dwelling units (l + j + k)				
m. Site density (dwelling units per acre) (l / a)				
n. Estimated number of employees				
o. Estimated number of daily customers				
p. Estimated number of residents				
q. Estimated number of children age 6 to 18				
r. Peak hour traffic loads				

6. Development standards. Describe how the project deviates from the established zoning regulations and those development standards that will govern land uses in the PDD district. Attach additional pages as necessary.

1. Duplex backyard setback between duplex from private road is 6 feet.
2. Duplexes 9 & 10 will be setback < 20 feet from private road pavement, parking will be added to the side of the garage so cars will not stick out onto the road.
3. Notice to City that there will be a merger of unit 701 through 707 and 737 through 743 into a single parcel where duplexes are located and will be single parcel #1.
4. The location of duplexes 1 through 10 will be a single parcel #2.
5. Zoning designation R5 needs PDD to accommodate Assisted Living and Memory Care facilities (Retirement home 4.7) and others.
6. The Moderate Income Housing apartment building will be three stories (but still less than 45 feet tall).
7. Where possible all buildings will have sufficient buffer from neighboring facilities (including current condo and neighbors across the railroad tracks) but in some cases vegetation or earth berms are not practical or possible.
8. Refer to the attached documents listing setbacks, approximate heights, and other aspects relating to site designs.
9. Would like to inch into the 200 foot conservancy zone for: 1) the wellness retreat center, 2) possibly two private home sites near Dianne's point and 3) near the beach area to build a roofed shelter. Likely no more than 50 feet into the no build zone for the retreat center and/or houses.
10. Safety fencing near to the riverfront presented on the plan.
11. The second phase for Independent Living will comprise the undeveloped lots in between the existing condominiums west of the duplexes (parcels #1 and #2) and will include single family, duplex and multifamily buildings. The exact configuration will depend on topography, tree location and market demand.
12. Lighting standards – ex. Street lights, path lights, building façade lights to compliment the natural aesthetics of the property.
13. Road issues – all roads shall remain private and with speed limits of 15mph, street lighting, 24 foot widths based on the space available in tree lined drive and areas under the power lines. As part of the PDD the developer is asking for an exception to the Subdivision code 21.01(2d) "streets parallel to railroad right of way should be avoided...due to the need for a street service loop. Main commuter trail connecting to railroad tunnel/overpass and DNR land on the south side of campus will be presented to the City through easement.
14. Utility improvements will be turned over to the City after installation according to the City standards. Easements will be required for both existing utilities and those installed in future phases.

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Supplementary Information for Question 2:

To make this more clear because there are neighboring parcels with similar names, this PDD Application is intended to apply to two parcels of land:

1. The former DYO, LLC land, with a tax key number of 11291-2200.1903, immediately south of the railroad tracks ("Dyo Parcel") , which is owned by Applicant, and
2. The parcel south of that, which was described as the Phase II Expansion Land to the Riverwood Eagle's Nest Condominium ("Phase II Land") owned by Applicant, and which has a tax key number of 11291-2200.1902

The Riverwood Condominium Association (phase 1) is not affected by this Application.

Applicant also owns more than 76% of the Units in Riverwood Eagle Watch Condominium ("Eagle Watch Condominium"), and therefore has the ability, on behalf of the Riverwood Eagle Watch Condominium, to grant easements through the common elements of the Eagle Watch Condominium, if required to meet the PDD requirements.

This application is for a PDD overlay on the Dyo Parcel and Phase II Land, and any related easements through the common areas of the Eagle Watch Condominium, as well as any use changes applying to the particular Eagle Watch Condominium units owned by Applicant which are needed to meet the PDD requirements.

See attached sheet for legal description and tax key numbers.

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

7. Review criteria. The plan commission in making its recommendation and the common council in making its decision must consider the following factors listed below. Provide a response to each. (See Section 19.436 of the Municipal Code.)

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

The previously discussed plan for this neighborhood was a dense condominium complex including up to 325 condominiums with a value of \$35-40 million (outlined to the Wisconsin Dells Planning Agency in February 1996)¹. As such the density of all current duplex and infill apartments are consistent with the plan discussed at that time. In subsequent dialog the City and Developer confirmed phases I and II (of the five phases discussed) which confirmed 66 condominium unit and additional parking garages to be built in Phase 2. This does not include either of the former "expansion lands", located south and north of the tree-lined drive. 18 condos were built as part of the former Phase 2 condo plan.

The current phase I proposal shows 16 units placed on the land previously designated as condos and 10 units on the "expansion land" for a total of 26 units south of the tree lined drive. The current phase I proposal shows an additional 80 units (12 memory care, 30 assisted living and Commons as well as 38 moderate income housing units in a single building) placed on the expansion lands north of the tree lined drive.

Quality senior housing is needed in the community and the entire campus, duplex units, mixed income apartments, assisted living and memory care are being developed in an appropriate way to ensure more green space and maintain the current vegetation and natural aesthetic beauty. The likely addition of the Not For Profit Wellness Retreat in the final phase compliments the entire senior living environment while satisfying a need not being met by the Dells convention facilities and will also serve as a regional and statewide asset to the Dells.

b. Character and intensity of non-residential land uses in the project

The medical facilities, commons amenities and social environments available on campus will ensure quality services, promote wellness and provide the amenities for an active lifestyle for both residents of Riverwood and community members that use them. The design tastefully incorporates these non-housing aspects of the projects in a single facility located in close proximity to the residents who will use them while also being accessible to City residents. All commercial activities described in this PDD are designed as services for Riverwood residents and guests.

c. Character and density of residential land uses in the project

When compared to the traditional Assisted Living and Memory care complex Riverwood is considered very low density. Further, all structures take full advantage of the woods, natural elevations, beauty and native wildlife that is found on this site.

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

The site plan includes walking/bike/golf cart paths which improve public access to the site from the downtown through a direct connection to the urban center of Wisconsin Dells. While there will be increased vehicular traffic on Bowman Rd. the current plan density is far less than the traffic that would be present had Riverwood Condos been fully developed on the same site. The current maximum number of apartments on site when combining all phases is approximately 235 units plus the retreat center, an amount considerably less than the 325 condos approved to be built on the site under the recorded Condominium Plat, and zoned for Riverwood Condominium, and Eagle Watch Condominiums many years ago.

¹ Summary of the 1996 Planning Agency discussion: 300-325 condominiums would be developed in five phases. 85 condos were developed on 9 acres (separate from current land being discussed) in Phase 1. 18 condominiums were developed in Phase 2 but the remainder of the phase was halted due to a poor economy and personal issues of the development Manager. The former developer publicly stated that the land would support up to 1700 condominiums.

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

e. Effects of the project on the natural environment

As part of Riverwood's design philosophy, building placement complements the current vegetation and topography. In many instances buildings were moved or eliminated to ensure mature trees remain in place. Further, the 24 foot roads both conform to the needs of reducing impervious surfaces, ensuring vegetation stays intact and lowers vehicle speeds. Additionally, an arborist has been retained to preserve the mature native trees and reintroduce native species once found in the environs of Wisconsin Dells and help design an on-site nursery which will be managed by Riverwood residents. Riverwood is definitely a green community!

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

Considering the fact that Riverwood is literally located between a railroad, a cliff which separates the first phase condominium development and the river, the primary group affected are the current condominium owners. A project update has been provided at every condominium association meeting and all owners have shared their praise for the project.

g. Overall appearance of the project

Refer to the site plans, elevation drawings, architectural renderings and related materials that reflect and are compatible with Riverwood's Northwood's landscape.

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

In the eyes of the developer the Riverwood project is an appropriate use for this site.

i. Whether the proposed design of the buildings and other structures are compatible with the desired character of the surrounding area

Great efforts were taken and considerable expense will be invested to ensure Riverwood's "Northwood's" landscape and environmental feel will resonate even when all phases have been developed and the facility is full. Some critical elements include, log home-like features on all facilities, river stone accents as well as natural colors which complement the trees and open spaces.

j. Appropriateness of the proposed development schedule, if any, given the scope of the project

The goal is to develop the first phase of the project as quickly as possible to satisfy the immediate demand for senior living options. 12-18 months is the anticipated schedule from groundbreaking to occupancy of all portions of Phase 1. Weather and development factors may allow a more rapid timeline for the 26 independent living duplex apartments. Phase two and three (retreat center) will be constructed as market demand dictates, hopefully within 48 months.

k. Adequacy of existing and planned public and private infrastructure that may be needed to support the project, including water and wastewater, storm water management, streets, and public schools

Need to perform a utility study based on all development phases. MSA, Riverwood design team and City Engineering will convene in the not too distant future to answer this question.

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Map list, separate tab (layers) illustrating the following views:

1. Buildings including setbacks and parking w/number of stalls listed,
2. IL-Duplex on one or two lots,
3. AL,
4. MC,
5. IL-MIH,
6. Commons,
7. Future Phase,
8. Site,
9. Utilities, both present and future-broken out by phases one, two and three, including easements,
10. Roads, including fire lanes and emergency access, include fence locations,
11. Trails, including both overpass and tunnel connection options, ending south of Phase one

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

The definitions and examples relating to the zoning references below are for illustrative purposes and may be altered, scope reduced or expanded as the phased development matures.

Zoning Definition	Independent Living Duplex	Assisted Living (RCAC)	Memory Care (CBRF)	Independent Living Moderate Income Housing	Commons	Future Phase	Site and other
3.2 Residence						Scattered between existing condos	
3.4 two-family	26 total units in 13 buildings					Yes, the quantity to be determined	
3.5 Multi-family				38 unit apartment building		Multi-family buildings (likely 4-16 apartments in a single building)	
3.6 Townhouse						Multi-family buildings (4-16 apartments)	
4.2 Community		60-90 unit RCAC, 30 units in first phase	24 unit CBRF, 12 units in first phase				
4.7 Retirement Home					Medical, rehabilitation, wellness and exercise facilities for use by all campus residents		
5.5 Overnight Lodging						Phase three - Not For Profit Wellness Retreat Center. Plans to be determined	Condos and/or apartments owned by Riverwood Eagle's Nest to be made available to resident families and guests on a short term basis, primarily when visiting a resident
5.6 Resort						Phase three - Not For Profit Wellness Retreat Center. Plans to be determined	
6.1 Micro Brewery					Plans are being developed to make beer (and possibly wine) in the commons building or the existing condominium clubhouse as a resident activity. The current intended use is resident and guest consumption but there may be the desire to distribute the product to bars and restaurants under a local label		
6.2 Restaurant		Food preparation for resident and guest consumption	Food preparation for resident and guest consumption		Food preparation for resident and guest consumption	Food preparation for resident and guest consumption	
6.3 Tavern		Alcohol will not be sold to	Alcohol will not be sold to		Alcohol will not normally be sold	A bar will be included in the	

Zoning Definition	Independent Living Duplex	Assisted Living (RCAC)	Memory Care (CBRF)	Independent Living Moderate Income Housing	Commons	Future Phase	Site and other
		residents	residents		but Riverwood would like to make occasional sales of food and beverage for special events, similar to a service club's community event. Riverwood understands State alcohol rules will be adhered to and acquisition of proper liquor license is required to satisfy this issue.	Not For Profit Wellness Retreat Center	
7.4 Convenience sales					A small coffee and grab-and-go shelf will be located in the commons. Residents and non-residents will be able to purchase items.	The possibility of a small convenience area will be included in the common area of the Not For Profit Wellness Retreat Center	
Article 4 (P90) Wisconsin River Shoreland Buffer Overlay Dist.							These development standards will consider Section 19.953
12.9 Park							Park-like areas will be located throughout the campus. These areas will be available to residents, guests and City residents using the path
12.10 Recreational trail							A main recreational trail will connect the downtown (via the railroad track connector) to the DNR owned land south of Riverwood. All DNR regulations and procedures will be followed. Additional trails will be constructed throughout the facility. Safety fencing will be installed in areas near the riverfront cliffs
12.11 Sports/Fitness		Recreation rooms	Recreation rooms		Recreation rooms with specific exercise and rehabilitation equipment will be available to residents and community members participating in Riverwood's medical/rehab or	A wet and dry spa is currently on the specification list for the Wellness Retreat.	Senior-specific outdoors recreation and sports areas are included in the site design

Zoning Definition	Independent Living Duplex	Assisted Living (RCAC)	Memory Care (CBRF)	Independent Living Moderate Income Housing	Commons	Future Phase	Site and other
					wellness programs, in a controlled way		
13.5 Community Center					The commons facility will include areas for art, education, recreation, social activities, etc. for residents, guests and community use	The facility will include areas for art, education, recreation, social activities, etc. for resident, guests and community use, such as farm-to-table cooking nights and art gallery nights	
13.6 Community Cultural facility		Residents and guests	Residents and guests	Residents and guests	Residents, guests and community members	Residents and guests and community	
13.7 Community Garden							On site gardens and nursery
13.9 Worship facility					A multi-use room will be used for medium-sized meetings, religious and related activities		
14.1 and 14.2 Health Care					Clinical/exam rooms, waiting areas and rehabilitation areas are located in the commons facility. Doctors, nurses, rehabilitation and wellness services will be available to residents and (likely) community members These areas will be operated by a third party medical provider		
19.1 Artisan Shop					Dedicated space for creating art, wood working, and other related activities primarily used by residents and guests		
20.5 Boat dock							Two to four locations are being considered for seasonal placement of small docks. In addition to temporary docking for one or two boats, the docks will allow residents to fish, swim and enjoy the river with each other and family. The current vision is not for public to use the dock to access a retail center on site
20.8 Fence							Metal safety fence will be placed at

Zoning Definition	Independent Living Duplex	Assisted Living (RCAC)	Memory Care (CBRF)	Independent Living Moderate Income Housing	Commons	Future Phase	Site and other
							areas near to the waterfront considered a safety hazard for residents, guests and public passing through the grounds. A fence is currently on the site which will be replaced with this item.

Legal Land Description and Tax Keys

The "Dyo Parcel" is Tax Key Number 11291-2200.1903, and is described as follows:

A parcel of land located in part of Government Lot Five (5) and part of the Northwest Quarter of the Southeast Quarter and Block Thirteen (13), Ramsay's Addition, all in Section 10, Township 13 North, Range 6 East, City of Wisconsin Dells, Columbia County, Wisconsin, which is bounded by a line described as follows: Commencing at the South one quarter corner of said Section 10; thence North 30°01'03" West, 758.29 feet to the Northeast corner of Columbia County Certified Survey Map No. 1306; thence North 89°50'58" West, 1007.44 feet along the North line of said CSM extended and on the South line of the recorded Riverwood Condominium Plat to a meander corner; thence North 06°31'54" East, 475.73 feet along a meander line for said Condominium Plat to a point on the North line of said Plat, 95 feet more or less, from the waters edge of the Wisconsin River; thence North 10°06'07" East, 443.15 feet along a meander line to a point 72 feet more or less from said water's edge; thence North 42°47'00" East, 553.94 feet along a meander line; thence North 17°39'00" East, 50.03 feet along at meander line to a point which is 287 feet more or less from said water's edge and the point of beginning of this description; thence continuing along said meander line North 17°39'00" East, 642.75 feet to a point 319 feet more or less, from said water's edge; thence North 09°33'59" East, 285.73 feet along a meander line 305 feet more or less from said water's edge; thence North 42°24'21" West, 596.37 feet along a meander line 35 feet more or less from said water's edge; thence North 47°35'39" East, 50 feet to the South right of way of the Canadian Pacific Railroad; thence South 42°24'21" East, 1920 feet along said right of way; thence along the arc of a curve concave to the Northeast, a radius of 2914.70 feet (the chord of which bears South 44°07'46" East, 175.34 feet) a distance of 175.37 feet along said right of way; thence South 11°56'44" West, 181.41 feet along the West right of way of Bowman Road; thence North 74°19'10" West, 1305.02 feet to the point of beginning. Including all lands between the meander line and the Easterly Water's Edge of the Wisconsin River.

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

The "Phase II Land" is Tax Key Number 11292-2200.1902, and is described as follows:

A parcel of land located in part of Government Lot 5 and 6, part of the NW¼ of the SE¼ of Section 10, Township 13 North, Range 6 East, City of Wisconsin Dells, Columbia County, Wisconsin, which is bounded by a line described as follows: Commencing at the south one quarter corner of said Section 10; thence N30°01'03"W, 758.29 feet to the northeast corner of Columbia County Certified Survey Map No. 1306; thence N89°50'58"W, 1007.44 feet along the north line of said CSM extended and on the south line of the recorded Riverwood Condominium plat to a meander corner; thence N06°31'54"E, 475.73 feet along a meander line for said condominium plat to a point on the north line of said plat, 95 feet more or less, from the water's edge of the Wisconsin River; thence N10°06'07"E, 443.15 feet along a meander line to a point 72 feet more or less from said water's edge; thence N42°47'00"E, 154.85 feet along a meander line to a point which is 139 feet more or less, from said water's edge to the point of beginning of this description; thence N42°47'00"E, 399.09 feet along a meander line; thence N17°39'00"E, 50.03 feet along a meander line to a point 287 feet more or less from said water's edge; thence S74°19'10"E, 1305.02 feet to the west right of way of Bowman Road; thence S11°56'44"W, 65.14 feet along said line; thence N74°19'10"W, 279.15 feet; thence S15°40'50"W, 40.53 feet; thence along the arc of a curve concave to the southwest, a radius of 90.00 feet (the chord of which bears S26°43'42"E, 133.92 feet) a distance of 151.03 feet; thence S21°20'43"W, 31.44 feet; thence N68°39'17"W, 114.42 feet; thence S19°14'40"W, 35.00 feet; thence N78°07'03"W, 418.97 feet; thence N69°08'42"W, 85.14 feet; thence S87°30'35"W, 33.97 feet; thence N74°19'10"W, 79.88 feet; thence N81°08'14"W, 83.46 feet; thence S85°33'54"W, 76.53 feet; thence S82°43'05"W, 63.17 feet; thence S24°49'35"W, 64.86 feet; thence N72°43'55"W, 346.78 feet to the point of beginning including all land between the meander line and the easterly waters edge of the Wisconsin River.
(Phase II proposed expansion land)

Applicant also owns the following units in Riverwood Eagle Watch Condominium:

Units 701, 702, 703, 704, 705, 706, 707, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 723, 726, 728, 729, 731, 732, 734, 735, 737, 738, 739, 740, 741, 742, 743, 401B, 402T, 403B, 404T, 504, 601B, 602T, 603, 604, 605, 606, 607B, 608T, Garage Units 1, 2, 3, 4, 8, 13, 14, 15, 16, 17, 18, 19 and 20 all in Riverwood Eagle Watch Condominium Plat, in the City of Wisconsin Dells, Columbia County, Wisconsin.

PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007



<p>11291-2200.0701 11291-2200.0702 11291-2200.0703 11291-2200.0704 11291-2200.0705 11291-2200.0706 11291-2200.0707 11291-2200.0709 11291-2200.0710 11291-2200.0711 11291-2200.0712 11291-2200.0713 11291-2200.0714 11291-2200.0715 11291-2200.0716 11291-2200.0717 11291-2200.0718 11291-2200.0719 11291-2200.0720 11291-2200.0721 11291-2200.0723 11291-2200.0726 11291-2200.0728 11291-2200.0729 11291-2200.0731 11291-2200.0732 11291-2200.0734 11291-2200.0735 11291-2200.0737 11291-2200.0738 11291-2200.0739 11291-2200.0740 11291-2200.0741 11291-2200.0742 11291-2200.0743</p> <hr/> <p>11291-2200.2000 11291-2200.708 11291-2200.722 11291-2200.724 11291-2200.725 11291-2200.727 11291-2200.730 11291-2200.733 11291-2200.736 11291-2200.501B 11291-2200.502T 11291-2200.503 11291-2200.505 11291-2200.506 11291-2200.507B 11291-2200.508T 11291-2200.5G 11291-2200.6G 11291-2200.7G 11291-2200.9G 11291-2200.10G</p>	<p>11291-2200.13G 11291-2200.14G 11291-2200.15G 11291-2200.16G 11291-2200.17G 11291-2200.18G 11291-2200.1901 11291-2200.1902 11291-2200.19G 11291-2200.1G 11291-2200.20G 11291-2200.2G 11291-2200.3G 11291-2200.401B 11291-2200.402T 11291-2200.403B 11291-2200.404T 11291-2200.4G 11291-2200.504 11291-2200.601B 11291-2200.602T 11291-2200.603 11291-2200.604 11291-2200.605 11291-2200.606 11291-2200.607B 11291-2200.608T 11291-2200.8G</p> <p><i>[Note: one of these tax key numbers belongs to the Phase I Expansion Land]</i></p>
---	---

Description		Notes	Zoning Applicable	Standard Requirement	Total Spaces Required	Spaces Provided	Delta
Phase 1							
Quantity	Moderate Income Apartment (MIH)						
18	2 Bedroom / 2 Bath		Ch. 19, Div. 2, Exhibit 6.1, 3.0, 3.4 Residential Multi-Family	2/unit + 1/8 units visitor	38		
20	1 Bedroom / 1 Bath		Ch. 19, Div. 2, Exhibit 6.1, 3.0, 3.4 Residential Multi-Family	2/unit + 1/8 units visitor	43	44	
	Underground Parking Spaces					30	
	Surface Parking Spaces					74	(7)
38	Total Units (MIH)				81	74	(7)
Phase 2							
Quantity	Duplex Apartments (Existing Infrastructure)						
13	Duplex Apartments (Existing Infrastructure)		Ch. 19, Div. 2, Exhibit 6.1, 3.0, 3.3 Residential Two-Family	2/unit			
2	Units per building						
26	Total Duplex Apartments				52	74	22
Phase 3							
Quantity	Memory Care						
12	Memory Care Units		Ch. 19, Div. 2, Exhibit 6.1, 4.0, 4.5 Nursing Home	1/3 beds + 1/employee (largest shift)	4		
30-60	Assisted Living Units	7 employees	Ch. 19, Div. 2, Exhibit 6.1, 4.0, 4.7 Retirement Home	1/unit + 1/employee (largest shift)	67		
	Common Areas					20	
	Underground Parking Spaces						
	Surface Parking Spaces						
	Subtotal				71	20	(51)
Phase 3							
Quantity	Wellness Retreat Center						
20	Hotel Style Spa Rooms		Ch. 19, Div. 2, Exhibit 6.1, 12.0, 12.11 Sports/Fitness	1/200 square feet gross floor area			
125	Conference Center Meeting Space	20,000 sq. ft. 20 employees	Ch. 19, Div. 2, Exhibit 6.1, 13.0, 13.5 Community Center	1/250 square feet gross floor area or 1/4 patrons at max cap (whichever is greater) + 1/employee (largest shift)	100	TBD	TBD
2	Private Residence		Ch. 19, Div. 2, Exhibit 6.1, 3.0, 3.2 Residence Single Family Detached		4	4	0
Total Delta							(31)

LEGEND:

DUPLEX "A" UNITS-----
ONE STORY / 2 BED / 2 CAR



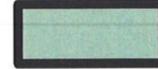
DUPLEX "B" UNITS -----
TWO STORY / 2/3 BED / 2 CAR



DUPLEX "C" UNITS -----
ONE STORY / 1 BED / 1 CAR



CBRF / MEMORY CARE - PHASE 1---
BEDROOM UNITS



CBRF - PHASE 1-----
COMMON AREAS



CBRF - PHASE 1-----
SUPPORT AREAS



CBRF - PHASE 2-----
BEDROOM AREAS



INDEPENDENT LIVING-----
2-BEDROOM UNITS



INDEPENDENT LIVING-----
1-BEDROOM UNITS



INDEPENDENT LIVING-----
COMMON AREAS



SPA TREATMENT CENTER-----



BRIDGE RAILROAD CROSSING OPTION---
PREFABRICATED METAL STRUCTURE



TUNNEL RAILROAD CROSSING OPTION --
RAILROAD TO BRIDGE OVER PATHWAY



EXISTING WHITE PINE PRESERVE-----



FIRE DEPT. ACCESS ROAD -----



EXISTING PHASE II CONDO'S-----
SINGLE FAMILY UNITS



PROPOSED BUILDOUT OF EXISTING-----
CONDO LOTS. SINGLE FAMILY,
DUPLEX, OR MULTIFAMILY

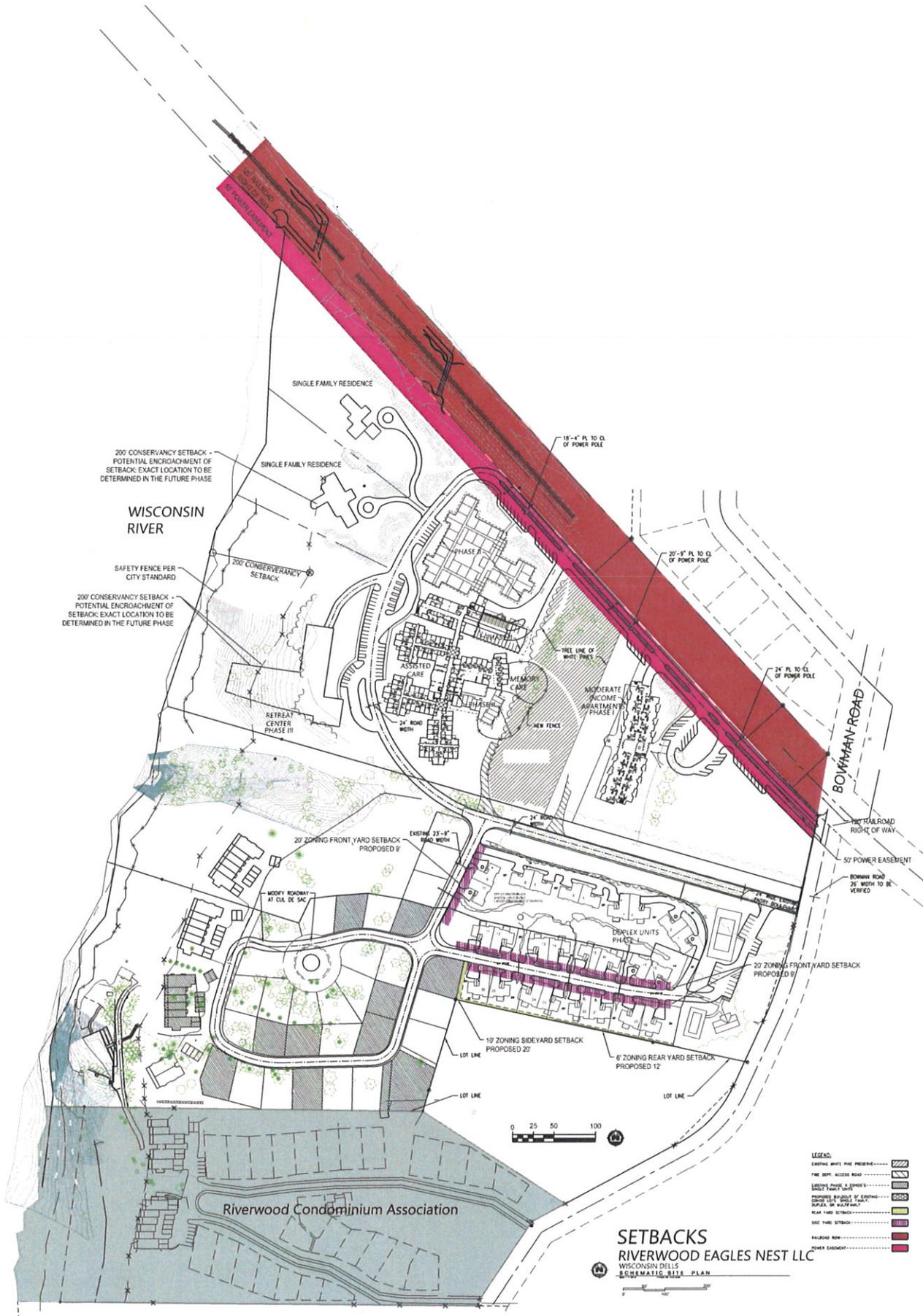


PHASING

- PHASE I
- PHASE II
- PHASE III



PHASING DIAGRAM
RIVERWOOD EAGLES NEST LLC
 WISCONSIN DELLS
 SCHEMATIC SITE PLAN



200' CONSERVANCY SETBACK - POTENTIAL ENCROACHMENT OF SETBACK; EXACT LOCATION TO BE DETERMINED IN THE FUTURE PHASE

WISCONSIN RIVER

SAFETY FENCE PER CITY STANDARD

200' CONSERVANCY SETBACK - POTENTIAL ENCROACHMENT OF SETBACK; EXACT LOCATION TO BE DETERMINED IN THE FUTURE PHASE

SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

18'-4" PL TO CL OF POWER POLE

20'-3" PL TO CL OF POWER POLE

24' PL TO CL OF POWER POLE

BOWMWAY ROAD

100' RAILROAD RIGHT OF WAY

50' POWER EASEMENT

BOWMWAY ROAD 26' WIDTH TO BE VERIFIED

RETRAIT CENTER PHASE III

24' ROAD WIDTH

NEW FENCE

MODERATE INCOME APARTMENTS PHASE I

TREE LINE OF WHITE PINES

20' ZONING FRONT YARD SETBACK PROPOSED 9'

EXISTING 23'-9" ROAD WIDTH

MODIFY ROADWAY AT CL OF SAC

10' ZONING SIDEYARD SETBACK PROPOSED 20'

6' ZONING REAR YARD SETBACK PROPOSED 12'

20' ZONING FRONT YARD SETBACK PROPOSED 9'

Riverwood Condominium Association



SETBACKS
RIVERWOOD EAGLES NEST LLC
WISCONSIN DELLS
SCHEMATIC SITE PLAN

- LEGEND:
- EXISTING WHITE PINE PRESERVE
 - PANE SOFT ACCESS ROAD
 - EXISTING PINE & SPRUCE
 - EXISTING PINE & SPRUCE
 - PROPOSED BOUNDARY OF EXISTING SUPPLY OR WASTEWATER
 - NEW ROAD SETBACK
 - NEW PANE SETBACK
 - RAILROAD ROW
 - POWER EASEMENT

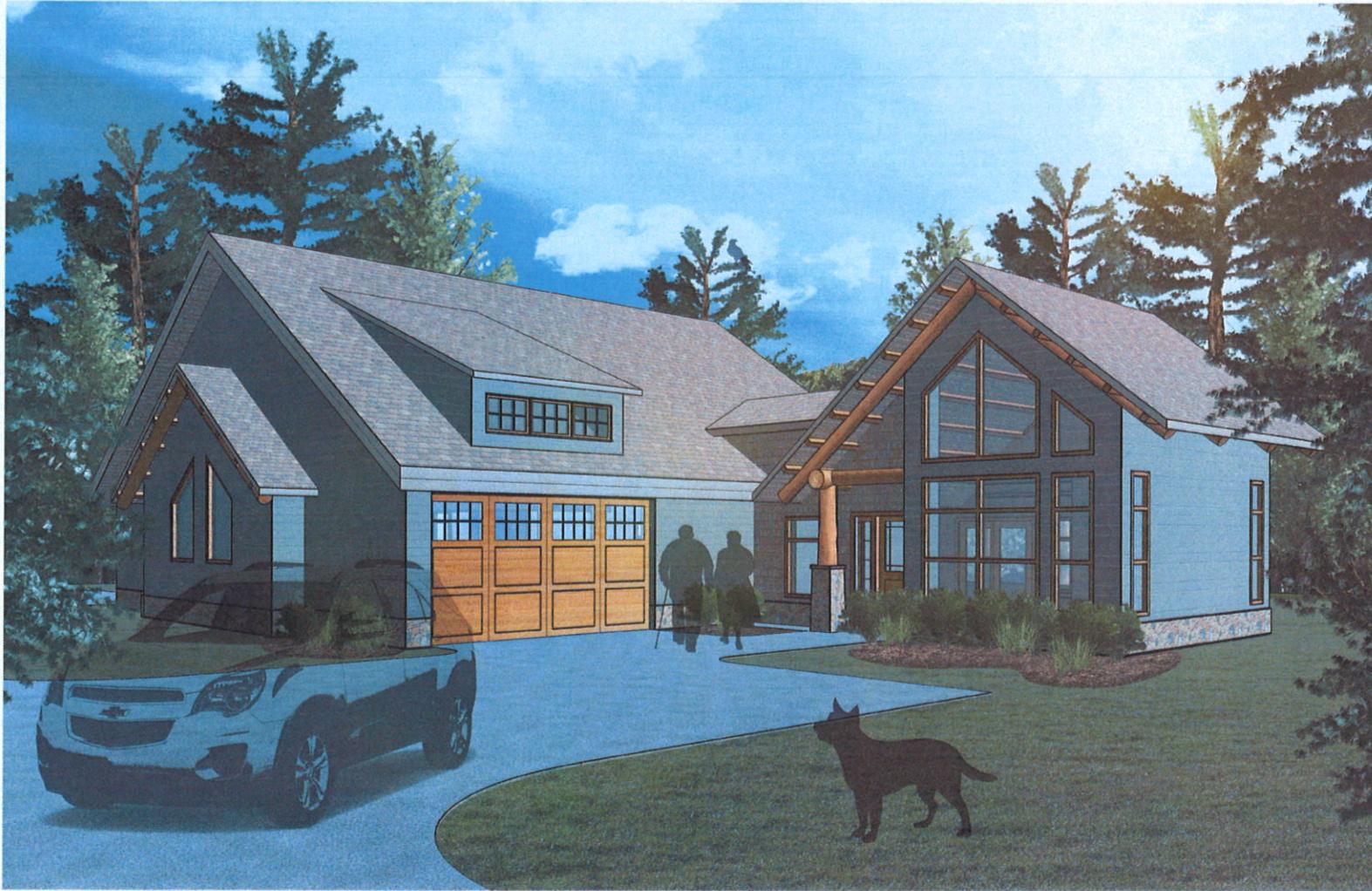


RIVERWOOD
LISTENS

3-STORY APT



Quorum Architects, Inc.
2112 East Highland Boulevard
Milwaukee, WI 53228
PH: (414) 295-9595
www.quorumarchitects.com



RIVERWOOD
— LISTENS —

TWP
ARCHITECTURE

DUPLEX
RENDERING



ENTRANCE VIEW

NYS

10/21/2016 4:28:40 PM

RIVERWOOD EAGLE'S NEST

SUSTAINABLE BUSINESS SOLUTIONS FOR SENIOR LIVING PROVIDERS

WISCONSIN DELLS, WI

10/20/16

www.communitylivingsolutions.com

COPYRIGHT COMMUNITY LIVING SOLUTIONS, LLC, 2016. ALL RIGHTS RESERVED. THIS DESIGN AND THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF COMMUNITY LIVING SOLUTIONS, LLC. EXCEPT FOR THE EXPRESS PURPOSE OF RED/PROPOSAL/RFPP NO. _____, THIS DESIGN AND THESE DRAWINGS, IN PART OR IN WHOLE, ARE NOT TO BE DISCLOSED, USED, REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION FROM COMMUNITY LIVING SOLUTIONS, LLC. THE PARTY POSSESSING THESE DRAWINGS, WHETHER IN PAPER OR ELECTRONIC DATA FORMAT, AGREES TO INDEMNIFY AND HOLD COMMUNITY LIVING SOLUTIONS, LLC HARMLESS FROM ANY LOSSES, DAMAGES, LIABILITY OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY DISCLOSURE, USE OR REUSE OF THE DESIGN, DRAWINGS OR DATA OR ANY CHANGES OR ALTERATIONS BY ANYONE OTHER THAN COMMUNITY LIVING SOLUTIONS, LLC. WITHOUT THE PRIOR OR WRITTEN CONSENT OF COMMUNITY LIVING SOLUTIONS, LLC.



Creating, Transforming and Sustaining Senior Living Communities.

2801 E. Enterprise Avenue
Suite 202 | Appleton, WI 54913
P 920-969-9344 | F 920-969-9345
communitylivingsolutions.com