

CITY OF WISCONSIN DELLS AGENDA

Meeting Description COMMON COUNCIL MEETING
 Date: MONDAY, JANUARY 19, 2015 Time: 7:00PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS, WI

MAYOR		COUNCIL MEMBERS		
Brian L. Landers		FIRST DISTRICT	SECOND DISTRICT	THIRD DISTRICT
		Jesse DeFosse	Mike Freel	Ed Fox
		Brian Holzem	Dar Mor	Ed Wojnicz
OPENING				
1	CALL TO ORDER & ROLL CALL			
2	PLEDGE OF ALLEGIANCE			
3	APPROVAL OF CONSENT AGENDA ITEMS: a. Approval of the December 15, 2014 Meeting Minutes b. Schedule of Bills Payable dated December 31, 2014 & January 19, 2015 c. Applications for Bartender Licenses d. Appointment of Ald. Fox to EMS Commission replacing Ald. DeFosse			
4	COMMITTEE UPDATES BY CHAIRPERSONS: (BID, FINANCE, PARK & REC, PUBLIC WORKS, PLAN COMMISSION AND LIBRARY)			
AGENDA ITEMS				
5	CITIZEN APPEARANCES FOR ANY NON-AGENDA ITEM			
RESOLUTIONS				
6	RESOLUTION TO EXTEND THE CONDITIONAL USE PERMIT ISSUED FOR THE PIONEER RIDGE WORKFORCE HOUSING PROJECT			
7	RESOLUTION TO APPROVE A TIF DISTRICT DEVELOPMENT INCENTIVE FOR THE PIONEER RIDGE WORKFORCE HOUSING PROJECT			
8	RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT, AND THE COINCIDING SITE PLAN APPLICATION, TO HEIGHTENED ADVENTURES IN ORDER TO ALLOW COMMERCIAL ACTIVITY WITHOUT A PERMANENT STRUCTURE OR RESTROOMS, OUTDOOR MERCHANDISE DISPLAY AND A WALK-UP SERVICE WINDOW IN A WOODED AREA ON THE CHULA VISTA RESORT PROPERTY			
9	RESOLUTION TO APPROVE THE SITE PLAN APPLICATION SUBMITTED BY CENTRAL STATES TOWER II VERIZON WIRELESS FOR THE CONSTRUCTION OF A 150' MONOPOLE COMMUNICATIONS TOWER AT 1100 WASHINGTON AVENUE			
10	RESOLUTION TO APPROVE THE LIST OF PUBLIC WORKS CAPITAL PROJECTS FOR 2015			
11	RESOLUTION TO APPROVE THE TASK ORDER WITH MSA TO PROCEED WITH A COMMUNITY DEVELOPMENT IMPROVEMENT PLANNING GRANT APPLICATION			
12	RESOLUTION TO APPROVE THE TASK ORDER WITH MSA FOR THE AQUATIC/RECREATION FACILITY PROGRAMMING STUDY			
13	RESOLUTION TO APPROVE THE TASK ORDER AND PROPOSAL FOR ENGINEERING SERVICES WITH MSA FOR THE OAK STREET RECONSTRUCTION PROJECT			
CLOSING				
14	BUSINESS FOR REFERRAL TO COMMITTEES OR SUBSEQUENT MEETINGS			
15	ADJOURNMENT			

	NANCY R. HOLZEM
	CITY CLERK/COORDINATOR
	POSTED: 01/16/2015

PLEASE BE ADVISED: UPON REASONABLE NOTICE THE CITY OF WISCONSIN DELLS WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES TO AFFORD INDIVIDUALS WITH DISABILITIES AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETING ACTIVITIES.

CITY OF WISCONSIN DELLS
OPERATOR'S (BARTENDER) LICENSE APPLICATION

FOR OFFICE USE ONLY

Receipt# 49185
Amount Paid: \$ 60.00
License Exp. Date Provisional: _____ (not more than 60 days)
Operators-June 30, 2016 (even year)
Temporary Period _____ (not more than 14 days)
Council Date Granted: _____
License #: _____ Date Issued: _____

Police Dept Verification: -CH 12/23/14 SB
Police Chief: _____ Approved: [Signature]
Denied: _____

Please Note:

- You must be 18 years of age or older to apply.
- Answer all questions truthfully and completely. A background record check will be conducted by the Police Dept.
- A Beverage Server Certificate, proof of registration in the class, or proof of having an Operator License within the last two years must accompany all New License Applications.

Application Date 12-22-14

License Applying For:

- New \$60
- Renewal \$60
- Provisional \$10
- Temporary \$10 (Bona Fide Clubs Only)
Date(s) Needed (14 day max.): _____
Limited to one per year. No training course required.

Check the appropriate box that applies to you:

- I have an Operator's License in effect at this time. (Attach proof if not held w/City of Wisconsin Dells)
- I have held an Operator's License within past 2 years (Attach proof)
- I have completed the Beverage Server Training Course within past 2 years (Attach Completion Certificate)
- I am enrolled in the Beverage Server Training Course
Class Date and Location: _____
(After completing the course, bring in your certificate to receive license)
- I am applying for a Temporary Operator's License

To the Common Council of the City of Wisconsin Dells, Wisconsin:

I hereby apply for a license to serve from the date hereof to June 30, 2016, inclusive, fermented malt beverages and intoxicating liquors, subject to limitations imposed by Secs. 125.04, 125.12, 125.32, 125.68 of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, federal, state, or local, affecting the sale of such beverages and liquors if a license is granted to me.

PLEASE PRINT

Name Fox Edward Roy
Last First Middle
Home Address 1002 WASHINGTON AVE WI DELLS WI 53965
Street City State Zip

Mail License to (if different from Home Address) _____
Street City State Zip

Previous Addresses within the past 10 years

Drivers License # F200-2364-7086-03 State Issued WI

Phone Number 608-254-7853 Date of Birth 3-6-47 Place of Birth BERLIN WI

Physical Description Sex M Race W Height 5'8" Eye Color: Blue Hair Color: GRAY

License to be used at (Name of Business) AMERICAN LEGION

(Continued)

- 1. Have you been convicted of any felony or misdemeanor? Yes ___ No X
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes ___ No X
- 3. Are there currently any charges, federal, state, or local pending against you? Yes ___ No X
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes ___ No X

If you answered **yes** to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>

STATE OF WISCONSIN
COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application: that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

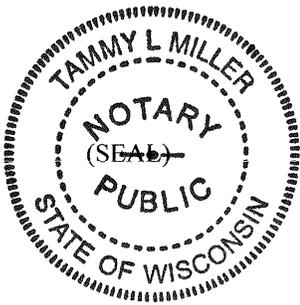
Signature of Applicant:  Date: 12-27-14



Subscribed and sworn to before me this 22nd day of Dec., 2014.

Tammy L Miller
Notary Public

My Commission Expires: 4-14-18



(Continued)

- 1. Have you been convicted of any felony or misdemeanor? Yes No
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes No
- 3. Are there currently any charges, federal, state, or local pending against you? Yes No
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes No

If you answered **yes** to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>
3	DUI's	1st Juneau 2nd/3rd Sauk	WI
	Posesion parsonalia	Sauk	WI
	Diving after rev	Columbia	WI
	\$1209, ticket -		

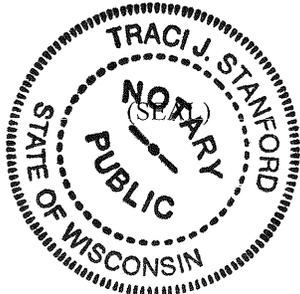
STATE OF WISCONSIN

COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application: that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Signature of Applicant: Matthew J Bulfe Date: 1-12-15

Subscribed and sworn to before me this 12th day of January, 2015.
[Signature]
Notary Public
My Commission Expires: 10/25/2015



- 1. Have you been convicted of any felony or misdemeanor? Yes No
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes No
- 3. Are there currently any charges, federal, state, or local pending against you? Yes No
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes No

If you answered **yes** to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>
07/12	DWI	Sauk	WI
04/14	Possession	Sauk	WI

STATE OF WISCONSIN

COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU

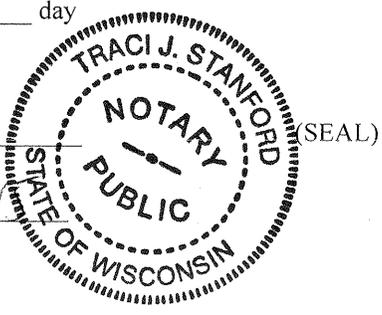
The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application: that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Signature of Applicant: [Signature] Date: 1/17/15

Subscribed and sworn to before me this 7th day of January, 2015.

[Signature]
Notary Public

My Commission Expires: 10/25/2016



(Continued)

- 1. Have you been convicted of any felony or misdemeanor? Yes ___ No ___
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes ___ No
- 3. Are there currently any charges, federal, state, or local pending against you? Yes ___ No
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes ___ No

If you answered **yes** to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

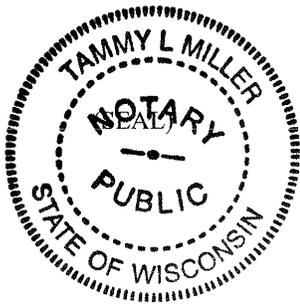
<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>

STATE OF WISCONSIN
COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application: that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Signature of Applicant: *Andy Vidler* Date: 12/11/14
Andy Vidler 12/12/14

Subscribed and sworn to before me this 12th day
of December, 2014.
Tammy L. Miller
Notary Public
My Commission Expires: 4-14-18



CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

ITEM 6

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that the following Conditional Use Permit is extended until December 31, 2015.

TO APPROVE a Conditional Use Permit to SA Wisconsin Dells, LLC in order to allow Residence Multi-Family on a portion of parcels 0031, 0032, 0033 and 0035 located on the South-East corner of Fitzgerald Road and Pioneer Drive. Plans are to construct 72 units of WEDHA Section 42 Workforce Housing. This Conditional Use Permit comes with the following contingencies:

1. The proposed development must be contained by a single parcel.
2. That the applicant takes control of the property.
3. A storm water plan be created to the satisfaction of the city.
4. An adequate buffer must be established and maintained between this development and the surrounding properties.

CITY OF WISCONSIN DELLS

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: ___ ayes; ___ nays ___ abstention
Date Introduced: January 19, 2015
Date Passed:
Date Published:

**CITY OF WISCONSIN DELLS
RESOLUTION NO. _____**

ITEM 7

WHEREAS SA Wisconsin Dells, LLC. proposes to construct and develop a 72 unit workforce housing project in the City of Wisconsin Dells, Sauk County, and;

WHEREAS the City has approved a Conditional Use Permit for the project subject to certain specified contingencies;

THEREFORE, the City of Wisconsin Dells agrees to the following:

- A Developer Financed Tax Incremental Development Incentive in the amount of \$715,000 to be used for eligible project cost.

NOW, THEREFORE BE IT RESOLVED, by the City of Wisconsin Dells Common Council, based on the recommendation of the Finance Committee from their January 19, 2015 meeting, it hereby consents to the above described City participation in the proposed workforce housing project; subject to financing and negotiation of a final development agreement.

CITY OF WISCONSIN DELLS

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: ___ ayes; ___ nays ___ abstention
Date Introduced: January 19, 2015
Date Passed:
Date Published:

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their January 7, 2015 meeting;

It APPROVES a Conditional Use Permit and the coinciding Site Plan to Heightened Adventures to allow commercial use without a permanent structure or restrooms, outdoor merchandise display, and a walk-up service window on part of parcels 291-00410 and 291-00413-00 (Chula Vista Resort property) with the contingencies listed in the City Planner's staff report.

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays _____ abst.

Date Introduced: January 19, 2015

Date Passed:

Date Published:

Conditional Use Permit and Site Plan – Commercial use without a permanent structure, Outdoor sales, Outdoor display.

2501 River Road – Chula Vista

Staff Report for Plan Commission, 01/07/15

The City of Wisconsin Dells Planning & Zoning office has received a Conditional Use Permit and Site Plan Permit application from the Heightened Adventures for an Outdoor use located at 2501 River Road (Chula Vista). The applicant would like to set up an Aerial Adventure course in a wooded area in the Chula Vista Resort, south of the Condos and Waterpark. The Aerial park will be a combination of zip lines, climbing, challenge, and high ropes elements based off of both existing trees and poles with the addition of platforms as needed. This use is being classified as an "Amusement Ride" in the City zoning code, and is allowed by right in this location.

As this use is wholly outdoors, and the clientele would primarily be visitors to the Chula Vista resort, the applicant does not intend to build a permanent structure for their use at this time. The applicant would like to install a small portable shed for equipment storage, and 2 porta-poties for their customer's convenience. They would also like to construct a gravel parking area initially. The applicant will also be selling soda and limited merchandise such as T-shirts. A Conditional Use Permit is not required for main use itself. Section 19.675 of the Wisconsin Dells Zoning Ordinance requires all commercial activities be conducted within or on a premise having a permanent building equipped with a washroom except when a Conditional Use permit is obtained. A CUP is also required for any Outdoor displays and sales. Section 19.390 of the Wisconsin Dells Zoning Ordinance requires a Site Plan permit construction of any new commercial facility.

The applicant has submitted a site map showing the approximate location of their proposed facilities. The applicant has stated that their ride will accommodate approximately 40 people, which should have 2 bathrooms and 14 parking spaces. The site plan shows 2 porta-poties and 21 parking stalls on a gravel lot. The applicant has also stated that their patrons will have access to all Chula Vista parking and toilet facilities. There is a concrete walking/golf cart path that connects the proposed site to the main Chula Vista parking areas.

There is always a potential for an outdoor service area to cause a nuisance to surrounding properties. The applicant must ensure this use does not violate the Public Nuisance Affecting Peace and Quiet Ordinance, nor cause any other nuisance. As with any outdoor service area the site should be managed and maintained properly, including keeping all rubbish picked up in and around the area. However, as this location is within the Chula Vista resort area and surrounded by Chula Vista property, it seems unlikely that this use will cause any nuisance to surrounding properties.

Suggested Considerations in reviewing the Conditional Use Request:

- 1) The CUP for a non-permanent structure probably should be only issued for one year. To evaluate the operation and impacts of existing City ordinances. To see whether it's necessary to encourage a longer-term investment.
- 2) Any nuisances that may arise from this site must be addressed to the sole satisfaction of the City.

Chris Tollaksen
City of Wisconsin Dells

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	49213
Application number	23-2014

1. Applicant information

Applicant name Heightened Adventures
 Street address W5641 Olsen Road
 City Holmen
 State and zip code WI, 54636
 Daytime telephone number 608-526-3288
 Fax number, if any _____
 E-mail, if any ryan@abecinc.com

2. Subject property information

Street address	2501 River Road, Wisconsin Dells, WI 53965	
Parcel number	291-410; 291-413	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)	PDD-1	
Describe the current use	Generally wooded, Cold Water Canyon Golf Course on a portion of the parcels.	

3. Proposed use. Describe the proposed use.

Aerial Adventure Park-Recreational: This will be a combination of zip lines, climbing, challenge and high ropes elements based off of both existing trees and poles with the addition of platforms as needed. The CUP would be needed for the use of temporary restroom facilities (for locations see drawing) and for lighting of the course for use after daylight hours and safety.

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

The hours of use may vary based on the time of year, normal summer hours are projected from 10am - 10pm and winter hours will be 10am - 8pm. This will not affect any surrounding properties.

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

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

There are no residences surrounding the proposed site so there are no potential nuisances. Access to the parking area will be via an existing driveway for a Chula Vista rental unit.

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

This project fits into the long term plan for Chula Vista Resort as a supplemental recreational activity.

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

There are no anticipated effects to traffic or pedestrian circulation at this site. Patrons will use the parking lot that is created for this project or the current parking at Chula Vista, pedestrians will use current walkways. Access to the parking lot will be from River Road via an existing Chula Vista unit driveway.

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

The proposed property is ideal for the Adventure Park use with the existing trees and the topographic changes.

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

There will be minimal effect on the natural environment. The trees were evaluated by a licensed arborist, and that arborist was consulted about the installation of bolts and platforms in the trees so they will not be damaged. Heavily traveled walkways will be lined with woodchips to protect the soil and root systems of the trees.

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

No impact on surrounding properties is anticipated.

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

The property effect from the adventure course is minimal as the improvements are essentially temporary and can be removed/moved as needed if other development is required.

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

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 Heightened Adventures

Street address W5641 Olson Road

City Holmen

State and zip code WI, 54636

Daytime telephone number 608-526-3288

Fax number, if any _____

E-mail, if any ryan@abeeinc.com

2. Subject property information

Street address	2501 River Road, Wisconsin Dells, WI 53965	
Parcel number	291-410; 291-413	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)	PDD-1	
Describe the current use	Generally wooded, Cold Water Canyon Golf Course on a portion of the parcels.	

3. Proposed use. Describe the proposed use.

Aerial Adventure Park-Recreational: This will be a combination of zip lines, climbing, challenge and high ropes elements based off of both existing trees and poles with the addition of platforms as needed.

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

The hours of use may vary based on the time of year, normal summer hours are projected from 10am – 10pm and winter hours will be 10am -8pm. This will not affect any surrounding properties.

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

There are no residences surrounding the proposed site so there are no potential nuisances. Access to the parking area will be via an existing driveway for a Chula Vista rental unit.

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
This project fits into the long term plan for Chula Vista Resort as a supplemental recreational activity.

b. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
There are no anticipated effects to traffic or pedestrian circulation at this site. Patrons will use the parking lot that is created for this project or the current parking at Chula Vista, pedestrians will use current walkways. Access to the parking lot will be from River Road via an existing Chula Vista unit driveway.

c. Effects of the project on the natural environment
There will be minimal effect on the natural environment. The trees were evaluated by a licensed arborist, and that arborist was consulted about the installation of bolts and platforms in the trees so they will not be damaged. Heavily traveled walkways will be lined with woodchips to protect the soil and root systems of the trees.

d. Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
No impact on surrounding properties is anticipated.

e. The overall appearance of the project

The overall appearance of this project will blend in with the natural environment. Most of the attraction will be set back in the woods out of site from anyone but the patrons of the attraction.

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

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.

No windows or doors will be within 15 feet of this structure.

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.

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

A trash bin will be located within 250' of the admission/storage building.

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

Date

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

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

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

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

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

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

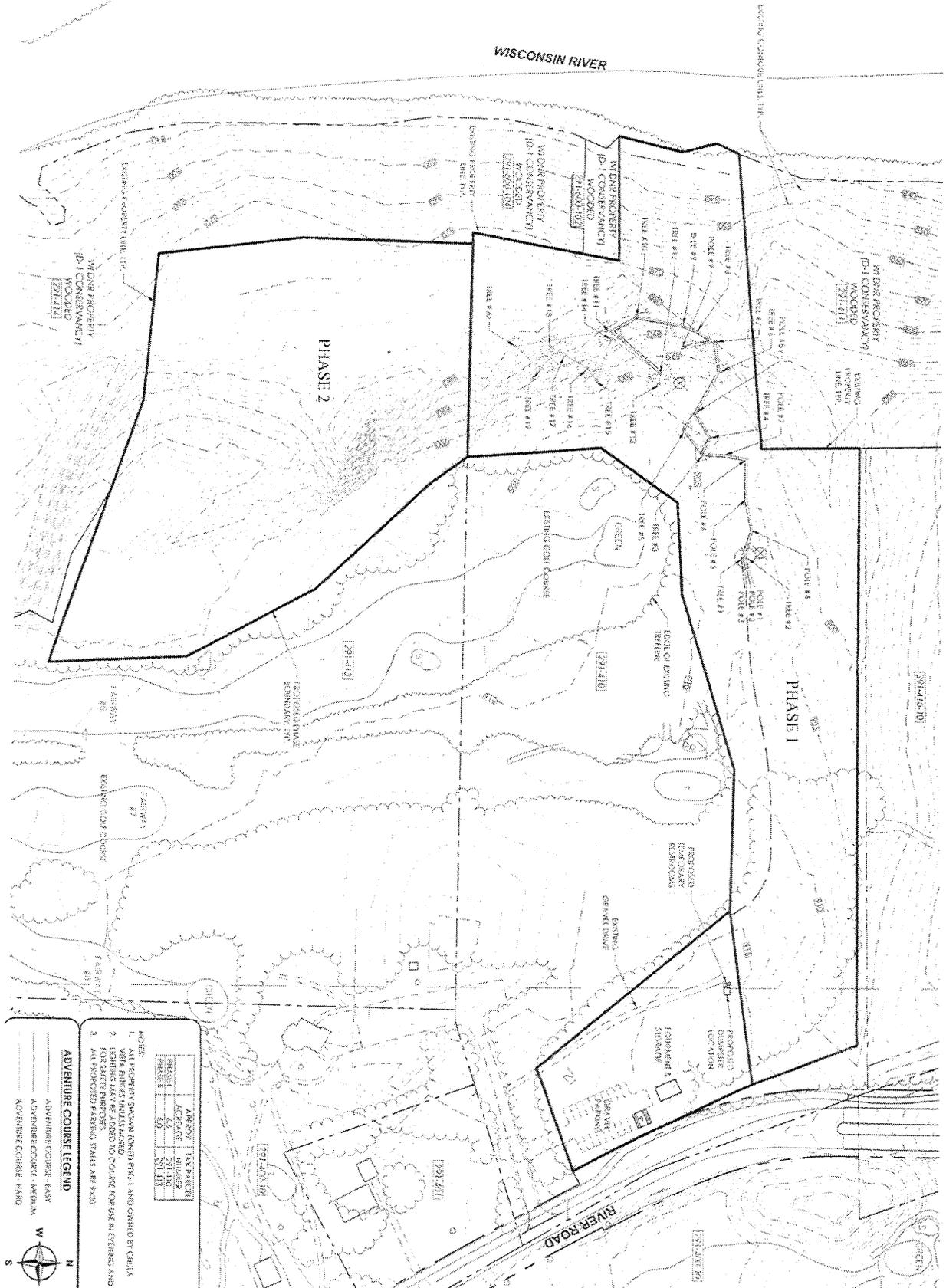
If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

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

--	--

Applicant Signature

Date



NOTES:

1. ALL PROPERTY AROUND TOWNED POOL AND OWNED BY CHULA VISTA ENTERTAINMENT CENTER.
2. FISHING MAY BE ADDED TO COURSE FOR USE IN FUTURE AND ANY PROPOSED PARKING STALLS ARE 20'x30'

ADVERSE	IN PARCEL
PHASE 1	ADVERSE
PHASE 2	ADVERSE

ADVENTURE COURSE LEGEND

- ADVENTURE COURSE - EASY
- ADVENTURE COURSE - MEDIUM
- ADVENTURE COURSE - HARD

C1.0

DATE: 12/22/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	DATE	DESCRIPTION

OVERALL SITE PLAN
Aerial Adventure Park
Chula Vista Resort/Heightened Adventures

City of Wisconsin Dells
 Adams County, WI

General Engineering Company

P.O. Box 205 • 5150 Oliver Lane Dr. • P.O. Box 205 • 51501
 856-742-1254 (office) • 856-742-1255 (cell)
 www.geneng.com/geneng.html

CEC

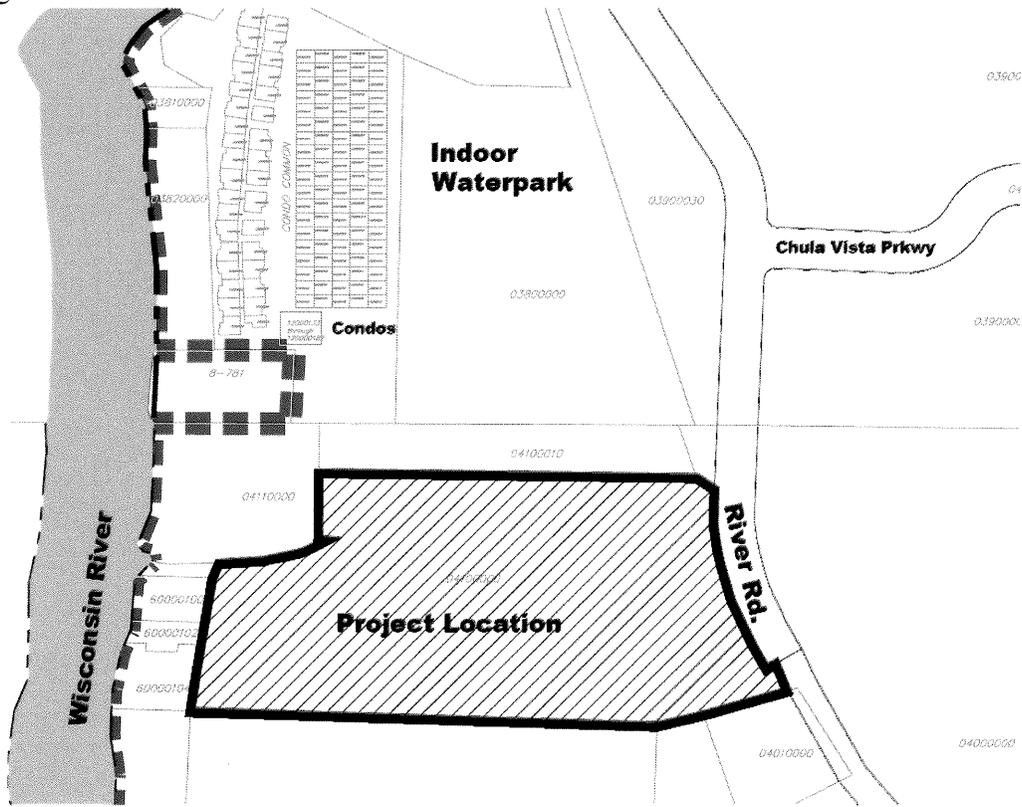
NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Wednesday, January 7, 2015 at 5:15PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

A Conditional Use Permit Application, per Municipal Code sec. 19.371(8), requested by Heightened Adventures, in order to allow a Commercial Activity WITHOUT a permanent structure or washroom, located at 2501 River Road (Chula Vista). The applicant would like to lease a wooded area south of the Chula Vista Condos and between the Waterpark, Golf Course, and Wisconsin River for an Aerial Adventure Park. The property is zoned PDD-1 (Planned Development District 1). Per Municipal Code Sec. 3, 19.430, any use in this district that is not a park or of the original development plan is evaluated under the restrictions of the C-4 Commercial, large scale Zoning District.

The applicant intends to initially operate their Aerial Adventure Park without a permanent structure with a washroom on site. The applicant would like to utilize temporary restroom facilities on their premise. A Conditional Use Permit for this activity is required per Municipal Code sec 19.675.

The proposed development calls for a gravel parking area, temporary restroom, and the installation of a combination of zip lines, climbing challenge, and high ropes elements based off of both existing trees and poles with the addition of platforms as needed. The applicant's client will also have access to all public restrooms associated with the Chula Vista Resort however these permanent restrooms are not immediately on the proposed site.

Copies of the application are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



All interested persons will be given an opportunity to be heard at the Public Hearing. With reasonable notice the City will provide appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in the Public Hearing.

Dated this 22nd of December 2014

Chris Tollaksen
Zoning Administrator
City of Wisconsin Dells

Publication Dates:
December 31, 2014

CITY OF WISCONSIN DELLS

ITEM 9

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their January 7, 2015 meeting;

It APPROVES the Site Plan Application submitted by Central States Tower II (Verizon Wireless) for the construction of a 150' monopole communications tower at 1100 Washington Avenue.

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays _____ abst

Date Introduced: January 19, 2015

Date Passed:

Date Published:

Site Plan Permit

Staff Report for Plan Commission, 1/07/15

The City of Wisconsin Dells has received a Site Plan Application from Central States Tower II, LLC / Verizon Wireless to construct a 150' tall monopole Cell Phone Tower. The Conditional Use permit of this tower was presented at the December 2014 Plan Commission meeting.

In 2013 the State of Wisconsin created Statute 66.0404 which prohibits the City from prohibiting any Cell Towers in any Zoning District. Therefore, the City approved the Conditional Use Permit application, despite some concerns with the installations effect on surrounding property values.

As a new commercial development, Site Plan approval is required as well, so a Site Plan permit application has been submitted.

The applicant has stated that the new tower is required because "collocation within Verizon Wireless' search ring for the area covered by the Verizon Wireless Proposal is infeasible, as no existing structure of any kind currently exist which could be utilized for such collocation." 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. The City has received Professional Engineer stamped plans for the tower and foundations.

There are ATC electric transmission lines in the vicinity of this tower and it appears this new tower could threaten to damage these lines. The City contacted ATC and received an e-mail stating that ATC had no objection to this Cell Tower Installation. ATC simply stated the cell company would be responsible if the Cell tower caused any damage to their electric transmission line.

The City has received a "Determination of No Hazard to Air Navigation" letter from the FAA in regards to this tower.

The City has received a visual simulation of this tower.

The City may want to request the tower be painted a brown color.

Chris Tollaksen
Wis. Dells Public Works

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 Central States Tower II, LLC/Verizon Wireless

Street address C/O Agent Ronald Zechel

City 544 E. Odgen Ave STE 700#305

State and zip code Milwaukee, WI 53202

Daytime telephone number 414-588-6012

Fax number, if any 414-755-0889

E-mail, if any rmsi@intaccess.com

2. Subject property information

Street address	1100 Washington Ave, Wisconsin Dells, WI	
Parcel number	11291-1187	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	
Describe the current use	Existing use of Platt's garage Site, also has existing water tower	

3. Proposed use. Describe the proposed use.

Proposed use is to build a new 150' Monopole communication tower capable of supporting up to (4) carriers and to support Verizon Wireless Antenna & up to 12' x 26' equipment building. Propose to build 80'x80' compound to house 150' monopole, Verizon wireless equipment building, and future wireless buildings as needed. Refer to Attached proposal & plans as submitted for CUP.

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

24/7 hours of operation, non manned equipment building, refer to CUP proposal

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.

Since this is unmanned building which only requires minimal traffic access unless emergency, site does not produce traffic volume or need for parking. Exterior lighting above door in equipment building is photocell operated. Lighting on tower is not required per FAA as submitted.

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

Per attached proposal & state law as described

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

N/A

c. Effects of the project on the natural environment

Consistent

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

None noted

e. The overall appearance of the project *

As described in photo sim at conditional use hearing

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.

NA

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.

NA

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.

NA

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.

NA

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

NA

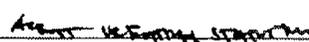
6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within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

NA

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	Date 12-29-14

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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TITLE SHEET
HWY 13, 16 & 23 (20130994239)
WISCONSIN DELLS, WISCONSIN

DATE	10/20/11
PROJECT	HWY 13, 16 & 23
CLIENT	WISCONSIN DELLS
SCALE	AS SHOWN
DESIGNER	W.M.
CHECKER	J.M.
DATE	10/20/11
SCALE	AS SHOWN
PROJECT	HWY 13, 16 & 23
CLIENT	WISCONSIN DELLS

T-1
 SHEET NUMBER



PHOTO SIMULATION NOTES:
 THESE PHOTO SIMULATIONS ARE AN INTERPRETATION OF THE GENERAL APPEARANCE OF THE PROPOSED INSTALLATION. EACH PHOTO SIMULATION IS BASED ON THE SCALING CRITERIA OR ASSUMPTIONS LISTED BELOW.
 THE FINAL TOWER DESIGN AND DIMENSIONS WERE NOT AVAILABLE AT THE TIME OF PHOTO SIMULATION. THEREFORE, A SIMILAR TOWER DESIGN WAS USED FOR THE PHOTO SIMULATIONS.
 AN OBJECT OF UNKNOWN HEIGHT WAS USED AS A REFERENCE IN THE PHOTO SIMULATION OF THE TOWER LOCATION. THE HEIGHT OF THIS OBJECT WAS ESTIMATED AT THE TOWER BASE IS NOT VISIBLE. A HORIZONTAL LINE HAS BEEN ESTABLISHED AT THE TOWER BASE FOR THE PHOTO SIMULATIONS.
 PHOTO SIMULATIONS GENERATED USING A SATELLITE IMAGE OF THE PROJECT AREA. THE SATELLITE IMAGE WAS OBTAINED AT THE TIME OF PHOTO SIMULATION. THE PHOTO SIMULATIONS WERE GENERATED USING THE APPROXIMATE TOWER SIZE AND APPEARANCE.
 THE REFERENCE IS A POSITION BETWEEN THE PHOTOGRAPH LOCATION AND TOWER LOCATION HAS BEEN TAKEN INTO CONSIDERATION.
 THE TOPOGRAPHICAL FEATURES BETWEEN THE PHOTOGRAPH LOCATION AND TOWER LOCATION WERE TAKEN INTO CONSIDERATION. THE PHOTO SIMULATIONS WERE GENERATED USING THE APPROXIMATE TOWER SIZE AND APPEARANCE.
 THE TOPOGRAPHICAL FEATURES BETWEEN THE PHOTOGRAPH LOCATION AND TOWER LOCATION WERE TAKEN INTO CONSIDERATION. THE PHOTO SIMULATIONS WERE GENERATED USING THE APPROXIMATE TOWER SIZE AND APPEARANCE.

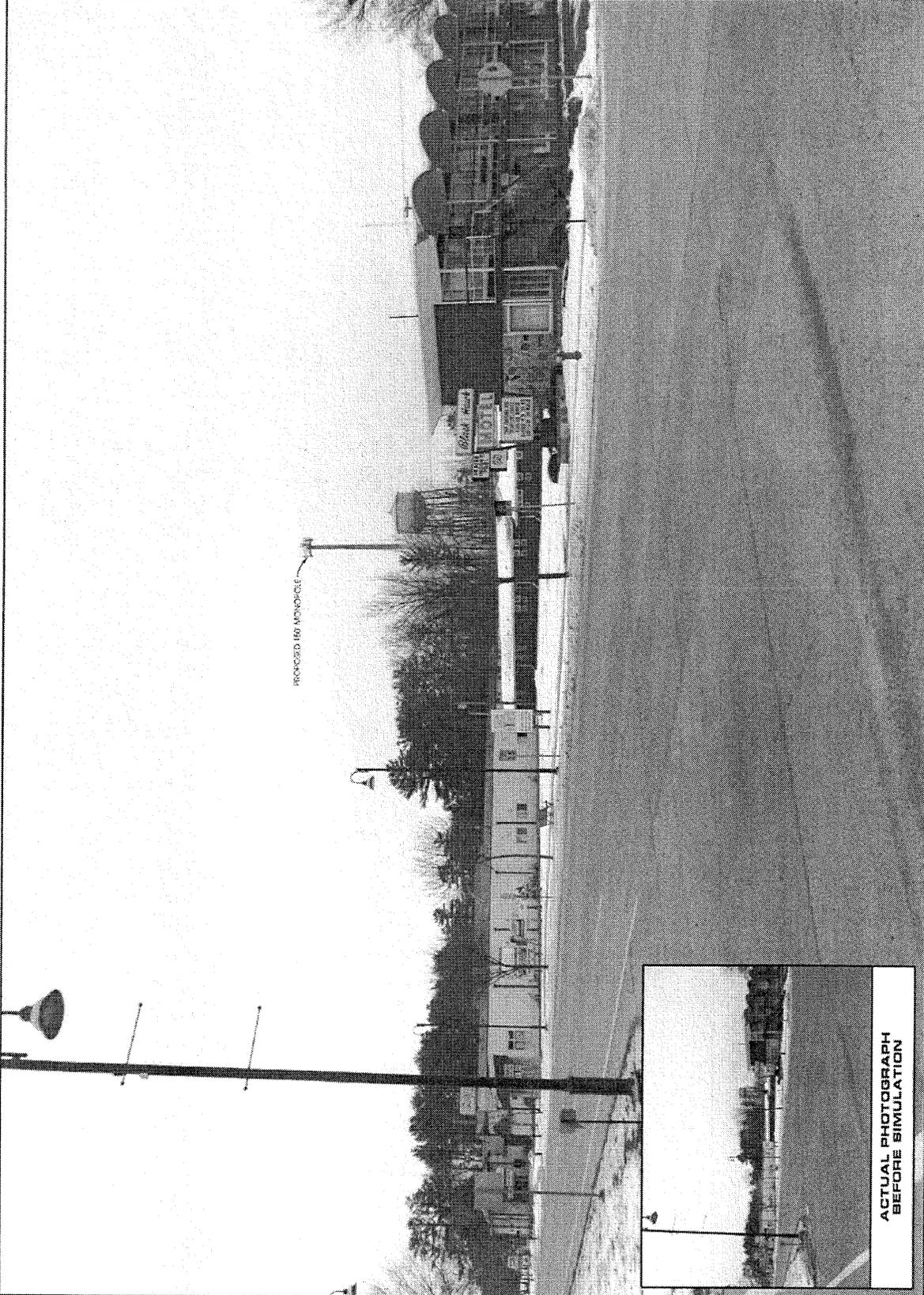
PHOTO LOCATION DESCRIPTION:
PHOTO SIM 1
 - TAKEN FROM THE INTERSECTION OF ROADWAY AND RACE ST
 - APPROXIMATE ELEVATION: 925' (GEOIDAL ELEVATION)
 - TOWER ELEVATION: 930'
 - APPROXIMATE DISTANCE FROM PHOTO LOCATION TO PROPOSED TOWER: 600'



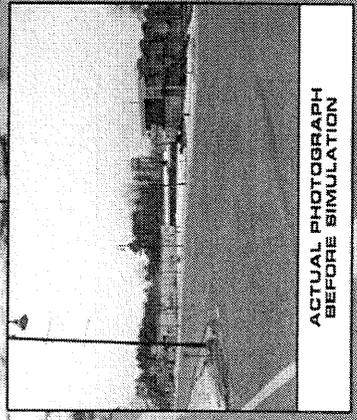
PHOTO SIMULATION 1
HWY 13, 16 & 23 (20130994239)
WISCONSIN DELLS, WISCONSIN

PROJECT NO.	20130994239
PROJECT NAME	HWY 13, 16 & 23
CLIENT	WISCONSIN DELLS
DATE	09/20/13
SCALE	AS SHOWN
DESIGNER	EDGE CONSULTING ENGINEERS, INC.
CHECKER	EDGE CONSULTING ENGINEERS, INC.
APPROVER	EDGE CONSULTING ENGINEERS, INC.
DATE	09/20/13
PROJECT NO.	20130994239
PROJECT NAME	HWY 13, 16 & 23
CLIENT	WISCONSIN DELLS
DATE	09/20/13
SCALE	AS SHOWN
DESIGNER	EDGE CONSULTING ENGINEERS, INC.
CHECKER	EDGE CONSULTING ENGINEERS, INC.
APPROVER	EDGE CONSULTING ENGINEERS, INC.
DATE	09/20/13

PS-1



PROPOSED 160 MONOPOLE

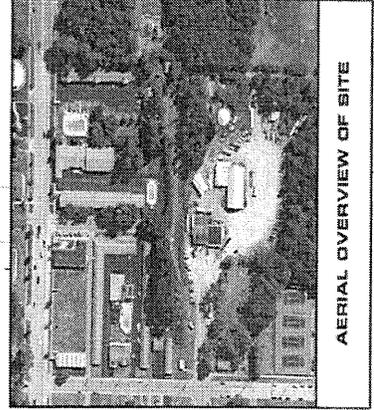
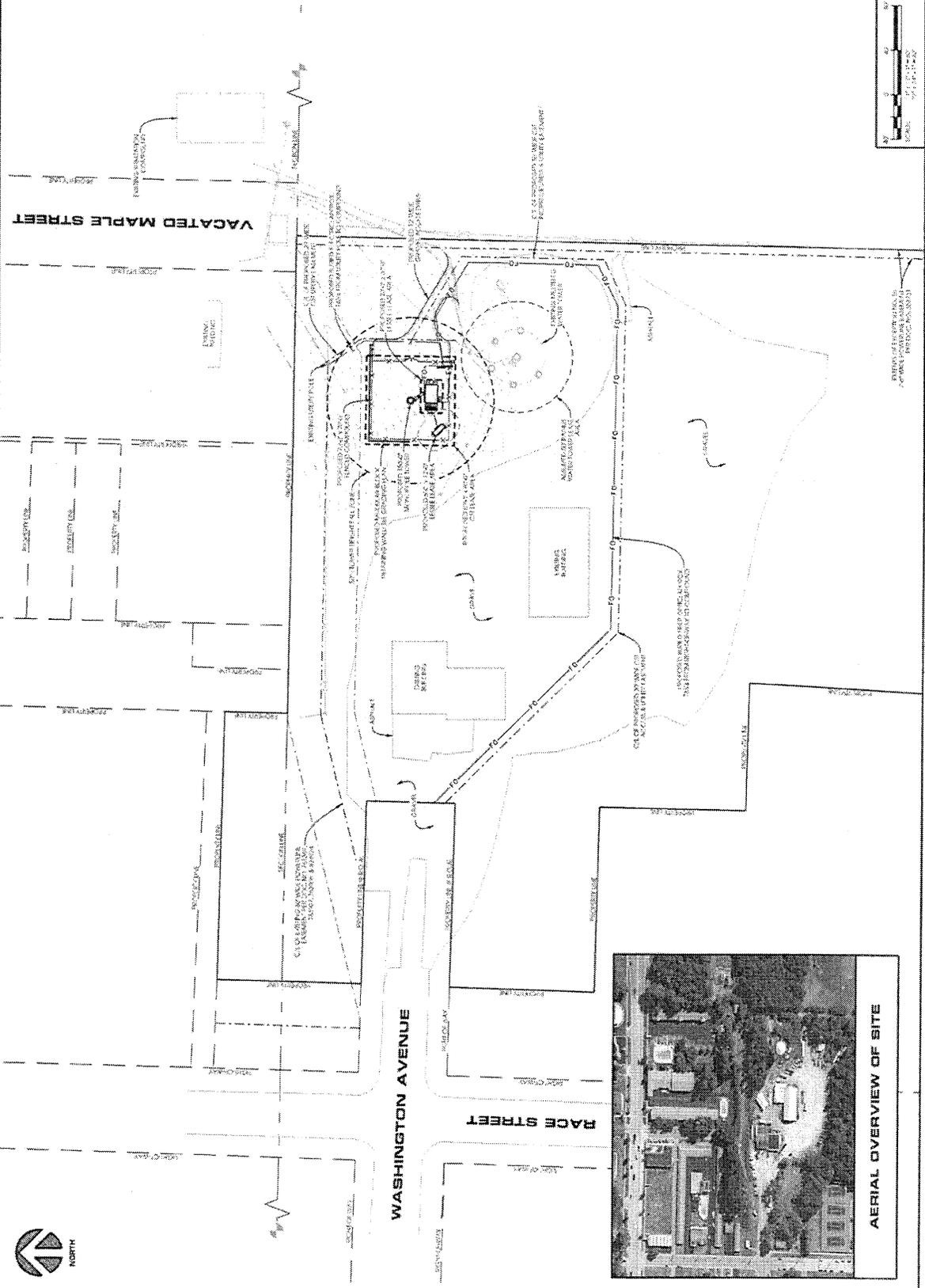


ACTUAL PHOTOGRAPH BEFORE SIMULATION

SITE PLAN
 HWY 13, 16 & 23 (20130994239)
 WISCONSIN DELLS, WISCONSIN

DATE	10/15/2013
PROJECT	HWY 13, 16 & 23
CLIENT	WISCONSIN DELLS
SCALE	AS SHOWN
DESIGNER	EDGE
CHECKER	EDGE
APPROVER	EDGE
DATE	10/15/2013
PROJECT	HWY 13, 16 & 23
CLIENT	WISCONSIN DELLS
SCALE	AS SHOWN
DESIGNER	EDGE
CHECKER	EDGE
APPROVER	EDGE
DATE	10/15/2013
PROJECT	HWY 13, 16 & 23
CLIENT	WISCONSIN DELLS
SCALE	AS SHOWN
DESIGNER	EDGE
CHECKER	EDGE
APPROVER	EDGE

C-1



AERIAL OVERVIEW OF SITE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2014-AGL-7627-OE

Issued Date: 11/03/2014

Brian Meier
Central States Tower II, LLC
323 South Hale St, Suite 100
Wheaton, IL 60187

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Hwy 13 14-O-0153.CST.042
Location: Wisconsin Dells, WI
Latitude: 43-37-33.25N NAD 83
Longitude: 89-45-38.28W
Heights: 958 feet site elevation (SE)
158 feet above ground level (AGL)
1116 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

While the structure does not constitute a hazard to air navigation, it would be located within or near a military training area and/or route.

This determination expires on 05/03/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AGL-7627-OE.

Signature Control No: 222686884-233316792

(DNE)

Joan Tengowski
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Chris Tollaksen

From: Ernst, Matthew [mernst@atcllc.com]
Sent: Monday, December 01, 2014 11:34 AM
To: Chris Tollaksen
Cc: Cotter, Andrew; Hollenberger, David; Ernst, Matthew; Vosberg, Doug
Subject: RE: Wis. Dells cell tower
Attachments: 2045_001.pdf

Good Day Chris;

Thanks for the call this morning, I really like to get to have some personal dialogue, to get the real intent of the submittals I receive.

Via the plan submitted (attached here, received Nov. 21, 2014) and the explanation from you this morning, ATC has no conflicts or impacts realized by the proposed placement of the cell tower and it's enclosure as both are completely out of the easement corridor for the 69,000-volt transmission line.

ATC will have no reason to object to the CUP applied for.

Of course, all that said- if the tower were to fall per an act of God or nature, the cell company would be responsible for any damage to the transmission line should contact/damage be made. As well, in the other direction, ATC is responsible should any portion of the transmission line contact/damage real estate or real property in falling due to an unforeseen condition.

I hope this email is supportive in what was being requested of us. I can surely be made available for questions by calling the number below or emailing me.

Thanks again Chris. Have a safe week.

Matt Ernst
Sr. Real Estate Representative
P.O. Box 6113
De Pere, WI 54115
920-338-6573

From: Chris Tollaksen [<mailto:ctollaksen@dellscitygov.com>]
Sent: Friday, November 21, 2014 1:46 PM
To: Ernst, Matthew
Cc: Cotter, Andrew
Subject: Wis. Dells cell tower

This is an EXTERNAL email. STOP and THINK before you click links or open attachments.

Mr. Ernst,
The City of Wisconsin Dells has recently received a request from Verizon to install a cell tower near the Platt substation in Wis. Dells.

Per the attached site plan this pole would be near the ATC transmission lines in this area.

Please let me know of any concerns you may have with this request.

Chris Tollaksen
City Planner/Zoning Administrator
City of Wis. Dells
(608) 253-2542
Fax (608) 254-8904

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

ITEM 10

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the PUBLIC WORKS COMMITTEE from their January 12, 2015 meeting;

It APPROVES the list of Public Works Capital Projects for 2015.

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays _____ abst.

Date Introduced: January 19, 2015

Date Passed:

Date Published:

DPW 2015 CAPITAL PROJECT PRT LIST**2015 PROJECTED****2015 APPROVED**

Estimated Balance Forward	\$	1,211,879.97	\$	1,211,879.97
Estimated 2013/2014 Contributions:				
PRT (2015 contribution)	\$	577,500.00	\$	577,500.00
PRT (BID contribution)	\$	40,800.00	\$	40,800.00
Others				
Sub-total	\$	618,300.00	\$	618,300.00
LRIP reimbursement	\$	-	\$	-
Estimated 2013 Balance to Work With	\$	1,830,179.97	\$	1,830,179.97

PROPOSED 2014 STREET EXPENDITURES:

Project 1-2014 (Pioneer Dr.)(w/ addition (E) to Std. Rock Rd.)	\$	100,000.00	\$	100,000.00
Related Engineering (hitting PRT Acct.)				
2014 New Street Project Total	\$	100,000.00	\$	100,000.00

PROPOSED 2015 STREET EXPENDITURES:

Project x-2015 (Michigan Ave.-Bowman to Vine)	\$	125,000.00	\$	125,000.00
Project x-2015 (Bauer Rd.-Capital St. to Church St.)	\$	192,000.00	\$	192,000.00
Project x-2015 (Race St.-Minnesota to Iowa)(High School)	\$	200,000.00		
Project x-2015 (Oak St.-Broadway to Washington)	\$	280,000.00	\$	401,291.00
Project x-2015 (Oak St.-Washington to Minnesota)			\$	222,024.00
Project x-2015 (Alley-300 Blk.-Oak to Elm-St. Cecilia's)	\$	30,000.00	\$	30,000.00
Project x-2015 (Industrial Park Rd. Repairs)	\$	50,000.00	\$	50,000.00
Project x-2015 (HSIP Project-9th. & Waubeek)	\$	400,000.00		
2015 New Street Project Total	\$	1,277,000.00	\$	1,020,315.00
Street Totals	\$	1,377,000.00	\$	1,120,315.00

2013 MAINTENANCE/EQUIPMENT

Crack Filling	\$	10,000.00	\$	10,000.00
Seal Coating				
Final Payment on Sweeper				
1 1/2 ton Plow/Spreader Truck				
F 250 Electric Truck	\$	13,457.00	\$	13,457.00
Street Salt	\$	15,000.00	\$	15,000.00
Zoning related expenses	\$	1,000.00	\$	1,000.00
BID related expenses	\$	40,800.00	\$	40,800.00
Misc. PRT Expenses	\$	13,000.00	\$	13,000.00
Finnegan Ave.				
Storm Sewer abandonment-Wis. Ave.				
Sewer Truck (F-350, ?)	\$	60,000.00	\$	60,000.00
Water Tower Painting (T-2, Platt's Tower)	\$	120,000.00	\$	120,000.00
Water Control Up-grades (SCADA)	\$	100,000.00	\$	100,000.00
DPW-Hoist Equipment-4 post (portable)	\$	40,000.00	\$	40,000.00
Maintenance/Equipment Total	\$	413,257.00	\$	413,257.00
Total PRT Expenditures	\$	1,790,257.00	\$	1,533,572.00

ESTIMATED REMAINING BALANCE:**\$39,922.97****\$296,607.97****2015 (OTHER CONSIDERATIONS)**

- Project x-2015 (Indiana Ave.-Oak St. to River Rd.-Boat Launch)
- Project x-2015 (Riverwalk -potential overruns?-Pending Bids)
- Project x-2015 (Hwy. 13/Woodside Way Inter.-Interim Funding)

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

ITEM 11

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the PUBLIC WORKS COMMITTEE from their January 12, 2015 meeting;

It APPROVES the Task Order with MSA Professional Services to proceed with a Community Development Improvement Planning Grant Application for the downtown revitalization project.

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays _____ abst.

Date Introduced: January 19, 2015

Date Passed:

Date Published:



PROFESSIONAL SERVICES

More ideas. Better solutions.

Task Order

**To: City of Wisconsin Dells
Brian Landers
300 La Crosse Street
Wisconsin Dells, WI 53965**

Date of Issuance: 1/12/15

MSA Project No.: 00085045

This task order will acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project:

Project Name: Dells Downtown Revitalization – CDI Grant Application (Planning Grant)

The scope of the work authorized is: Coordination, preparation, and submission of a 2015 WEDC Community Development Investment Grant (Planning) application on behalf of the City of Wisconsin Dells. Coordinate and meet with WEDC and City Stakeholders to identify fundable alternatives. Prepare and submit grant application. Perform post-submittal follow up correspondence with WEDC.

The schedule to perform the work is: approximate start: 1/12/2015
Approximate completion: 1/30/2015

The lump sum fee for the work is: \$5,000

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a lump sum basis.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Agreement. A copy of this Agreement signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

CITY OF WISCONSIN DELLS

MSA PROFESSIONAL SERVICES, INC.

Brian Landers
Mayor
Date: _____

John M. Langhans, P.E.
Team Leader
Date: 1/12/2015

300 La Crosse Street
Wisconsin Dells, WI 53965
Phone: (608) 254-2012

1230 South Boulevard
Baraboo, Wisconsin 53913
Phone: (608) 355-8914
Fax: (608) 356-2770

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

ITEM 12

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the PUBLIC WORKS COMMITTEE from their January 12, 2015 meeting;

It APPROVES the Task Order with MSA Professional Services for the Aquatics/Recreation Facility Programming Study.

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays _____ abst.

Date Introduced: January 19, 2015

Date Passed:

Date Published:



PROFESSIONAL SERVICES

More ideas. Better solutions.

Task Order

To: City of Wisconsin Dells
300 LaCrosse Street
Wisconsin Dells, WI 53965

Date of Issuance: January 6, 2015
MSA Project No.: 0085050

This task order will acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project:

Project Name: City of Wisconsin Dells
Aquatic/Recreation Facility Programing Study

Project Scope:

The City of Wisconsin Dells is leading the development of a proposed Recreational Facility to be located in the City of Wisconsin Dells. Initial project planning and programing is needed to fully consider the desired facility amenities and the associated "ballpark" project costs. One goal of this initial planning effort is to form a consensus of project scope with the varied stakeholder entities involved with the project.

The general nature of the new recreational facility is as follows:

1. Aquatic Facilities
 - a. Indoor Aquatics
 - i. Competitive pool ranging from an 8-lane 25 yard to an Olympic size 50 meter 8-lane with movable end wall. With diving well & provisions for spectators.
 - ii. Separate Leisure pool with amenities for younger swimmers
 - b. Outdoor Aquatics. Initial or expansion capabilities for associated exterior aquatics yet to be determined.
2. Gymnasium with space for two practice basketball courts or a single spectator court.
3. Recreational Gathering Rooms or Areas
 - a. Multi-Purpose Room
 - b. Martial Arts/Tumbling Room
 - c. Fitness Area
 - d. Commons/Gathering/Reception Area
4. Administrative Support Office Area
 - a. Private office(s)
 - b. Common work areas
 - c. Staff room
 - d. Small Conference Room
5. Changing, Locker and Shower Rooms
6. Storage. Mechanical and other support areas.
7. Site amenities include parking areas, possible exterior green space recreation areas and other items to be determined.
8. The project budget is yet to be determined.

The proposed scope of services is:

The following scope is listed in a proposed sequential order that depicts the expected consensus forming process. The idea is to allow individual stakeholder input and then ultimate group decision making. Accordingly this process would start with individual stakeholder meetings, then specific topical meetings that may gather multiple stakeholders and then final meeting(s) to include all stakeholders and agree to a final program statement (with and associated global project budget).

1. Initial City Kick-Off Meeting

- a. Meet with City only to review and refine the methodology of the programing study.
- b. Revisit project goals and challenges.
- c. Identify the different specific entities (stakeholders) involved in the project.
- d. Review varied possible approaches to the separate Economic and Operational Feasibility Study based on MSA research. This feasibility study will be performed by others and the effort may parallel the programing study.

2. Economic and Operational Feasibility Study Coordination

- a. MSA is aware of several feasibility consults that can perform this sort of specialized demographic and operational analysis.
- b. Assist the City to consider the nature of the services.
- c. Assist the City to obtain proposals for the work.
- d. Coordinate with the feasibility consultant in regard to the proposed nature and projected cost for the new facility through-out the programing process.

3. Individual Stakeholder Meetings

- a. In order to establish an open communication with involved individual stakeholder entities, a series of separate meetings are proposed with MSA, one City representative and a group of individuals that each stakeholder entity chooses to participate.
- b. Share collective communications with the stakeholders to convey the framework, nature and goals of the process we are initiating and the schedule a meeting with each.
- c. Organize and facillitate one meeting with each stakeholder entity to discuss their individual goals, objectives and projected needs for the facility.
- d. Review and identify projected programmatic and space requirements desired.
- e. Review that entities expected general participation in the initial and ongoing support of the project.
- f. Beyond the City, there is assumed to be up to 4 other stakeholders to engage in these individual meetings.
- g. Summarize the meeting dialogue with meeting minutes.

4. DRAFT Space Needs Assessment:

- a. Create a space by space summary of space needs with the approximate room size and feature.
- b. Identify the functional relationships between various areas.
- c. Prepare Space Needs Program to indicate the range of facility needs.
- d. Review DRAFT Space Needs Assessment with City
- e. Revise the DRAFT Space Needs Assessment.

5. Aquatics Review Meeting:

- a. Have a single meeting with entities desiring specific input to the aquatics portions of the facility. The goal is to gain technical input and feedback from an Aquatics planning professional.
- b. This meeting shall be Aquatics Consultant led.

- c. Present examples of similar facilities and review the potential amenities range and general cost implication each.
 - d. Facilitate group discussion regarding the desired aquatic features and amenities.
 - e. The results of this meeting will be to develop a specific aquatics facilities program. This may include a range of scalable options to allow for further fiscal considerations.
6. Recreation Center Review Meeting:
- a. Have a single meeting with entities desiring specific input to the recreation portions of the facility.
 - b. This meeting shall be Architect led.
 - c. Present examples of similar facilities and review the potential amenities range and general cost implication each.
 - d. Facilitate group discussion regarding the desired recreational features and amenities.
 - e. The results of this meeting will be to further develop the specific recreational facilities program. This may include a range of scalable options to allow for fiscal considerations.
7. Space Needs Assessment:
- a. Update to reflect collective input and still reflect the range of desires expressed.
 - b. Include projected "Ballpark" global project budgets.
 - c. Develop a Milestone Project Schedule.
 - d. Determine the approximate site acreage needed.
 - e. Review with City & refine.
 - f. Share Draft with the stakeholders.
8. Final Group Meeting:
- a. Have a single meeting/workshop to discuss the findings of Space needs Assessment with City and stakeholders.
 - b. Facilitate dialogue in regard to the range of desires with a goal of gaining group consensus and finalization of single viable Project Program Statement.
9. Compile Findings:
- a. Refine the Space Needs Assessment, Global Project Budget and Milestone Schedule.
 - b. Share 5 hard copies and an electronic copy.

Services not included: (these items can be provided by MSA as an additional service)

- 1. Site survey or selection studies.
- 2. Conceptual design, Schematic Design, Design Development, Construction Documents, Bidding and Construction Administration.
- 3. Geotechnical exploration and reports.
- 4. Economic and Operational Feasibility Study. (Separate Sub-Consultant to City)

The schedule to perform the work is:

Aprox. Start	Mid-January 2015
Aprox. Completion	March 2015

The estimated cost for the work is:

MSA Services	\$19,000
Aquatic Consultant (WTI)	<u>\$4,000</u>
Total Estimated Cost	\$23,000

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and materials basis. A list of reimbursable expenses is included on the attached rate schedule.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Agreement. A copy of this Agreement signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

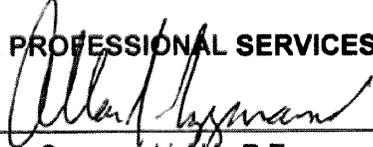
CITY OF WISCONSIN DELLS

Brian Landers
Mayor
Date: _____

Attest: City Clerk

Clerk Name: _____
Date: _____
300 LaCrosse Street
Wisconsin Dells, WI 53965
Phone: 608-254-2012

MSA PROFESSIONAL SERVICES, INC.



Allen J. Szymanski AIA, P.E.
Architect/Structural Engineer

Date: 1-7-14

1230 South Blvd.
Baraboo, WI 53913
Phone: 608-355-8895

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

ITEM 13

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the PUBLIC WORKS COMMITTEE from their January 12, 2015 meeting;

It APPROVES the Task Order with MSA Professional Services for the Oak Street Reconstruction Project.

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays _____ abst.

Date Introduced: January 19, 2015

Date Passed:

Date Published:



PROFESSIONAL SERVICES

More ideas. Better solutions.

Task Order

To: City of Wisconsin Dells
300 LaCrosse Street
Wisconsin Dells, WI 53965

Date of Issuance: January 12, 2015
MSA Project No.: 0085051

This task order will acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project:

Project Name: City of Wisconsin Dells - Oak Street Reconstruction

Project Scope:

See attached proposal letter

Services not included:

Geotechnical exploration and reports.

The schedule to perform the work is:	Approx. Start	Mid-January 2015
	Approx. Completion	June 15, 2015

The estimated cost for the work is (see attached proposal letter):

Option 1: Oak Street - Broadway to Washington = \$51,375

Option 2: Oak Street – Broadway to Minnesota = \$67,575

Note: Please select one of the above options based upon your desired project scope (see attached proposal letter).

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and materials basis. A list of reimbursable expenses is included on the attached rate schedule.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Agreement. A copy of this Agreement signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

CITY OF WISCONSIN DELLS

MSA PROFESSIONAL SERVICES, INC.

Brian Landers
Mayor
Date: _____



John M. Langhans, P.E.
Team Leader
Date: 11/2/15

Attest: City Clerk

Clerk Name: _____
Date: _____
300 LaCrosse Street
Wisconsin Dells, WI 53965
Phone: 608-254-2012

1230 South Blvd.
Baraboo, WI 53913
Phone: 608-355-8895



January 12, 2015

Mr. David Holzem, Public Works Director
City of Wisconsin Dells
300 LaCrosse Street
Wisconsin Dells, WI 53965

Re: Oak Street Reconstruction – Proposal for Engineering Services

Dear Dave:

Based on our meeting discussion, I am pleased to provide the following proposal for engineering services for the reconstruction of Oak Street. We understand that the City wishes to commence with the redevelopment of the Downtown District by reconstructing Oak Street from Broadway to Washington Street. With current plans for the construction of a new Catholic Church at Oak Street and Minnesota, the City may also choose to reconstruct Oak Street from Washington Street to Minnesota Street. The project will be a total street reconstruction including new water main and services, sanitary sewer mains and laterals, storm sewer as required, new curb and gutter, sidewalk, base and pavement. Sidewalk widening is anticipated on the northerly block, the limits of which will be determined during the design phase. Concrete street pavement will be considered as a "bid alternate" for the northerly block. Adjacent alley reconstruction may also be considered as part of this effort.

MSA proposes the following services for the project:

Design Phase:

- Topographic survey to locate physical features and existing utilities along the project route.
- Review water, sewer and storm sewer maps to determine sizing of new mains.
- Coordinate soil borings along the proposed utility route.
- Prepare plans, specifications and bidding documents for the project as described above.
- Prepare engineer's cost estimate for the work.
- Meet with City Staff to review the design.
- Revise documents as required based on City Staff review.
- Prepare permit submittal for water main and sanitary sewer replacement to Wisconsin Department of Natural Resources.
- Prepare and submit application for State Wage Rate determination to be included in the bidding documents.
- Prepare and submit Notice of Intent to apply for a WPDES permit for construction grading to the Wisconsin Department of Natural Resources.
- Project Management and Correspondence

Design Phase Cost= \$25,150

Bidding Phase:

- Advertise for bids and distribute bidding documents.
- Respond to bidders questions during bid period.
- Attend bid opening, tabulate bids and recommend award.
- Prepare contract documents for execution by the City.

Bidding Phase Cost= \$2,500

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1230 SOUTH BOULEVARD • BARABOO, WI 53913
(608) 356-2771 • (800) 362-4505 • FAX: (608) 356-2770
www.msa-ps.com



Mr. David Holzem, Public Works Director
City of Wisconsin Dells
January 12, 2015

Construction Phase:

- Conduct and attend preconstruction conference.
- Perform construction staking as required for Street and Utility Improvements
- Perform construction administration services
- Review project submittals
- Perform part time (160 hours) on-site construction observation
- Verify completion and prepare punchlist items as necessary.
- Measure completed work and verify contractor's application for payment.
- Project Management and Correspondence

Construction Phase Cost= \$23,725

The prices estimated above are for the northerly block of Oak Street from Broadway to Washington Street. If the City chooses to proceed with the southerly block, the scope of services would remain the same as the required tasks to be completed will not change. Additional coordination will be necessary with the Church project team if this option is selected. The estimated additional costs of engineering services (assuming this work is completed with the northerly block) to add for the southerly block would be:

Add'l Design Phase Costs= \$8,500
Add't Bidding Phase Costs= No Change
Add'l Construction Phase Costs= \$7,700

Summary of Fees:

North Block (Broadway to Washington) = \$51,375

South Block (Washington to Minnesota in conjunction with North Block) = \$16,200

Potential Fee Range = \$51,375 to \$67,575

The fees estimated above do not include the cost of soil borings (Estimated at \$4,000). MSA will solicit a proposal for the soil borings for direct contracting by the City.

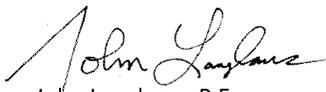
This scope of services is based on completing the design work in February 2015 to allow for spring construction. If you have any questions regarding this proposal, please do not hesitate to call me at (608) 355-8844.

If the City finds this proposal acceptable, please select your desired option on the attached task order, sign, and return one copy to us.

Thank you for the opportunity to partner with the City of Wisconsin Dells on this exciting project.

Sincerely,

MSA Professional Services, Inc.


John Langhans, P.E.
Team Leader

Enc.