CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: WEDNESDAY, JANUARY 7, 2015 **Time:** 5:15PM **Location:** MUNICIPAL BUILDING 300 LA CROSSE STREET, WISCONSIN DELLS, WI

	Committee Members		
Mayor Brian Landers-Chair	Alder. Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
Chris Tollaksen, Bldg. Inspector	Shaun Tofson	Dan Anchor	Jeff Delmore

AGENDA ITEMS:

1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE DECEMBER 3, 2014 MEETING
3	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT APPLICATION FROM HEIGHTENED ADVENTURES TO ALLOW A COMMERCIAL USE WITHOUT A PERMANENT STRUCTURE WITH A WASHROOM, OUTDDOR MERCHANDISE DISPLAY, AND WALK-UP SERVICE WINDOW LOCATED ON PART OF PARCELS 291-00410-0000 AND 291-00413-0000, ADAMS COUNTY, CITY OF WISCONSIN DELLS. THE PROPERTY IS ZONED PDD-1. THIS USE IS EVALUATED UNDER THE C-4 COMMERCIAL-LARGESCALE ZONING DISTRICT
4	PUBLIC HEARING TO CONSIDER THE SITE PLAN PERMIT APPLICATION FROM HEIGHTENED ADVENTURES TO CONSTRUCT A AERIAL ADVENTURE PARK ON PART OF PARCELS 291-00410-00000 AND 291-00413-0000 ADAMS COUNTY, CITY OF WISCONSIN DELLS
5	DISCUSSIONS AND DECISION ON ITEM #3 (CUP-HEIGHTENED ADVENTURES)
6	DISCUSSION AND DECISION ON ITEM #4 (SITE PLAN- HEIGHTENED ADVENTURES)
7	PUBLIC HEARING TO CONSIDER THE SITE PLAN PERMIT APPLICATION FROM CENTRAL STATES TOWER II / VERIZON WIRELESS TO CONSTRUCT A 150' MONOPOLE COMMUNICATION TOWER AT 1100 WASHINGTON AVE, COLUMBIA COUNTY, CITY OF WISCONSIN DELLS PARCEL 11291-1187.
8	DISCUSSION AND DECISION ON ITEM #7 (SITE PLAN-CENTRAL STATES TOWER II / VERIZON WIRELESS)
9	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETING
10	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (WEDNESDAY, FEBRUARY 4, 2015)
11	ADJOURNMENT
	Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.
	MAYOR BRIAN LANDERS CHAIRPERSON DISTRIBUTED JANUARY 2, 2015

ITEM 3 thru 6

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@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. 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 exsisting 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 or 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 e 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.

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.

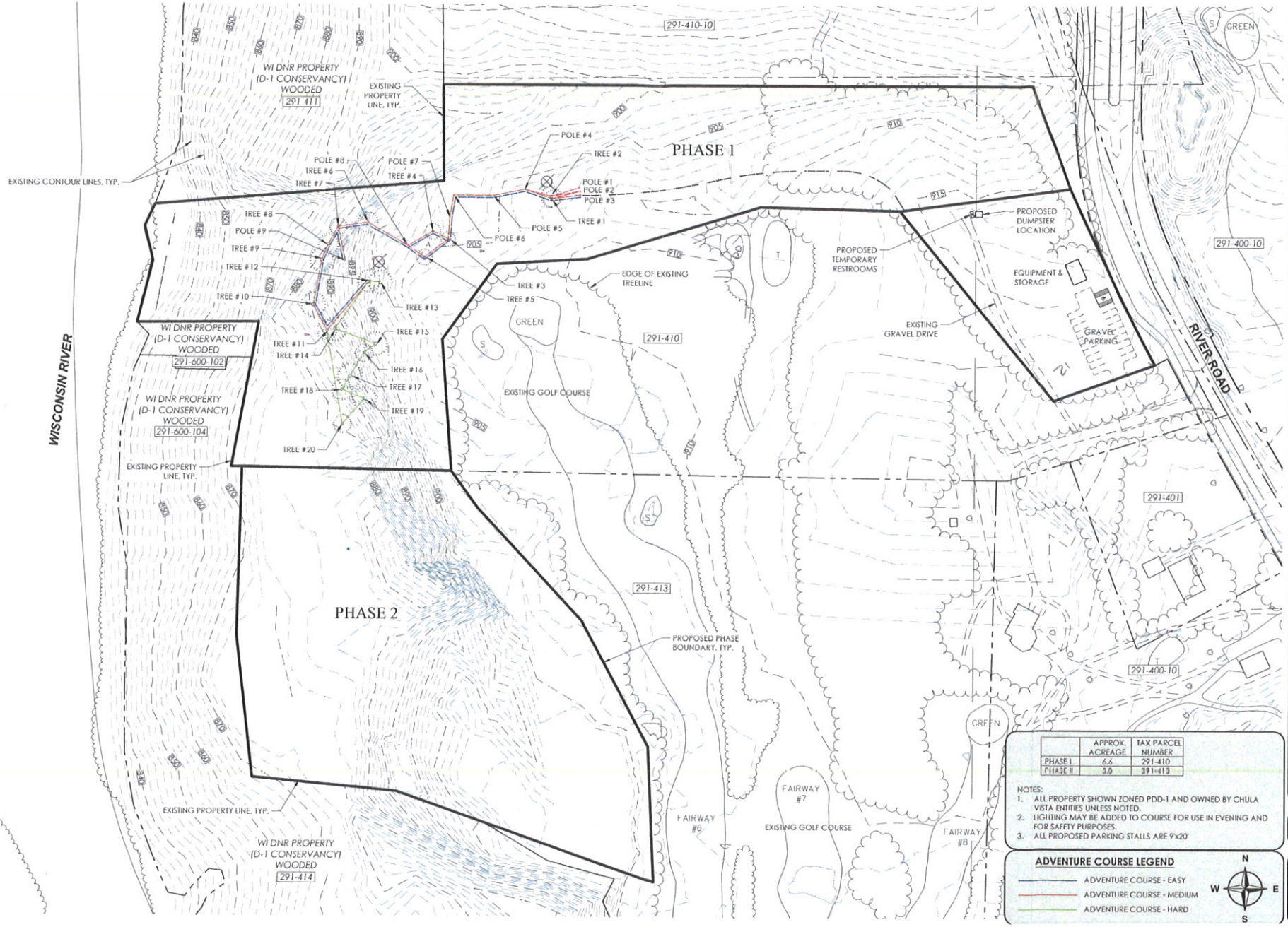
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7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



	APPROX. ACREAGE	TAX PARCEL NUMBER
PHASE I	6.6	291-410
PHASE II	3.0	291-413

NOTES:
1. ALL PROPERTY SHOWN ZONED PDD-1 AND OWNED BY CHULA VISTA ENTITIES UNLESS NOTED.
2. LIGHTING MAY BE ADDED TO COURSE FOR USE IN EVENING AND FOR SAFETY PURPOSES.
3. ALL PROPOSED PARKING STALLS ARE 9'x20'

ADVENTURE COURSE LEGEND

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

GEC

General Engineering Company
P.O. Box 340 • 918 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)
www.generalengineering.net

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

City of Wisconsin Dells
Adams County, WI

REVISIONS	NO	BY	DATE

0 120
SCALE

DRAWN BY SRR
DATE 12/17/14
GEC FILE NO 1101-79AZ
SHEET NO
C1.0

G:\Current Files E-K\Kamiski, Mike - Tim\1101-79AZ_Sky Line\CAD 1101-79AZ\Production Drawings\1101-79AZ-CID-Adventure park.dwg, 12/22/2014 10:40:20 AM, 1:1

Site Plan Permit
Staff Report for Plan Commission, 1/07/15

ITEM 7 and 8

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 reguired 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 or 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

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 e 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.

[signature] Agent Veterinary Statutory	12-8-14
Applicant Signature Veterinary Statutory	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.

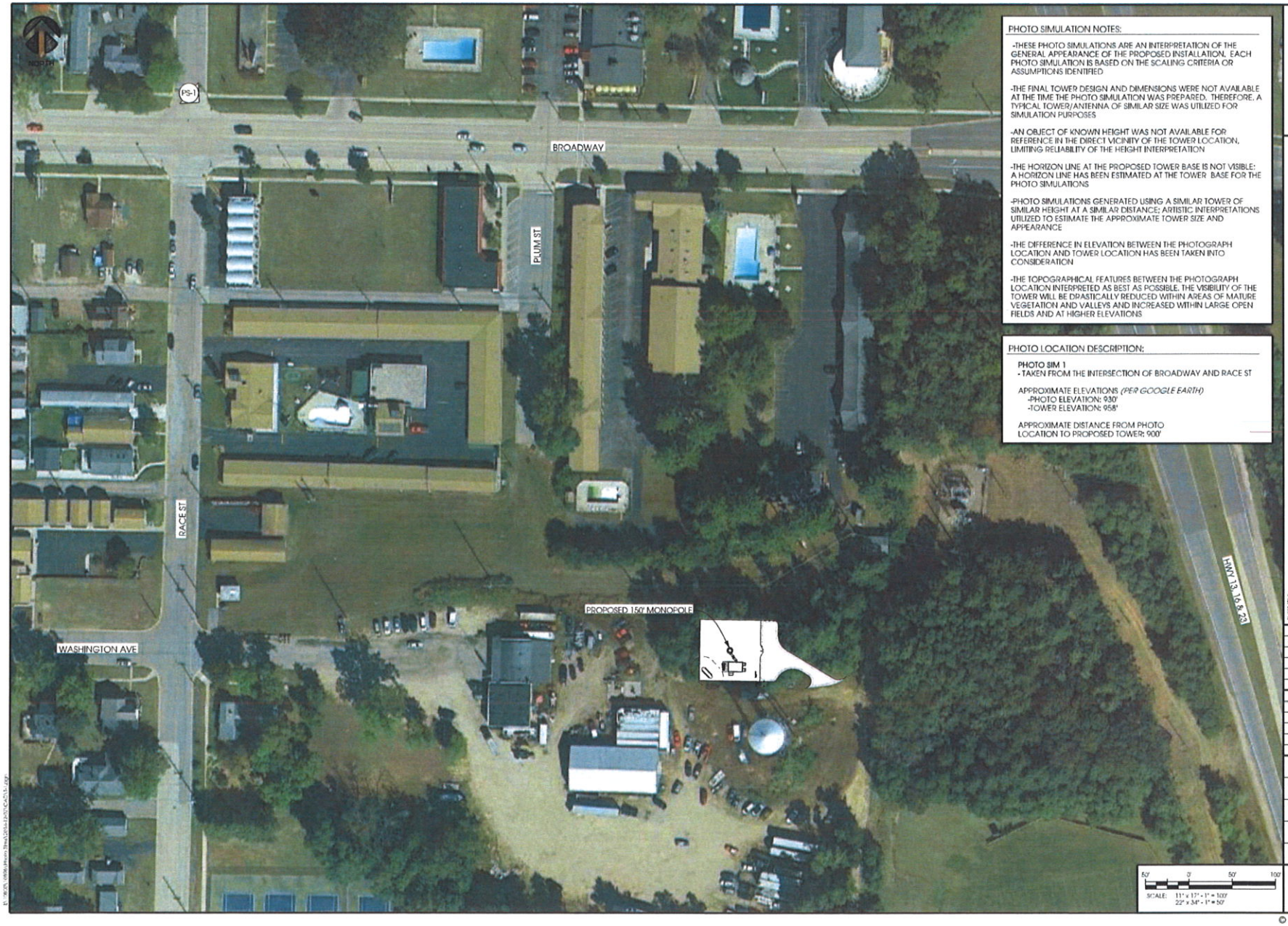

PHOTO SIMULATION NOTES:

-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 IDENTIFIED

-THE FINAL TOWER DESIGN AND DIMENSIONS WERE NOT AVAILABLE AT THE TIME THE PHOTO SIMULATION WAS PREPARED. THEREFORE, A TYPICAL TOWER/ANTENNA OF SIMILAR SIZE WAS UTILIZED FOR SIMULATION PURPOSES

-AN OBJECT OF KNOWN HEIGHT WAS NOT AVAILABLE FOR REFERENCE IN THE DIRECT VICINITY OF THE TOWER LOCATION, LIMITING RELIABILITY OF THE HEIGHT INTERPRETATION

-THE HORIZON LINE AT THE PROPOSED TOWER BASE IS NOT VISIBLE: A HORIZON LINE HAS BEEN ESTIMATED AT THE TOWER BASE FOR THE PHOTO SIMULATIONS

-PHOTO SIMULATIONS GENERATED USING A SIMILAR TOWER OF SIMILAR HEIGHT AT A SIMILAR DISTANCE; ARTISTIC INTERPRETATIONS UTILIZED TO ESTIMATE THE APPROXIMATE TOWER SIZE AND APPEARANCE

-THE DIFFERENCE IN ELEVATION BETWEEN THE PHOTOGRAPH LOCATION AND TOWER LOCATION HAS BEEN TAKEN INTO CONSIDERATION

-THE TOPOGRAPHICAL FEATURES BETWEEN THE PHOTOGRAPH LOCATION INTERPRETED AS BEST AS POSSIBLE. THE VISIBILITY OF THE TOWER WILL BE DRASTICALLY REDUCED WITHIN AREAS OF MATURE VEGETATION AND VALLEYS AND INCREASED WITHIN LARGE OPEN FIELDS AND AT HIGHER ELEVATIONS

PHOTO LOCATION DESCRIPTION:

PHOTO SIM 1
- TAKEN FROM THE INTERSECTION OF BROADWAY AND RACE ST

APPROXIMATE ELEVATIONS *(PER GOOGLE EARTH)*
-PHOTO ELEVATION: 930'
-TOWER ELEVATION: 958'

APPROXIMATE DISTANCE FROM PHOTO LOCATION TO PROPOSED TOWER: 900'

Edge Consulting Engineers, Inc.
324 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.3549 fax
www.edgeconsult.com

TITLE SHEET

HWY 13, 16 & 23 [20130994239]

WISCONSIN DELLS, WISCONSIN

SHEET TITLE

ISSUE DATE:	
PHOTO SIMULATIONS - 12/02/2014	
REVISIONS:	
DRAWN BY:	DGS
CHECKED BY:	PCM
PLOT DATE:	12/2/2014
PROJECT #:	10896
FILE NAME:	T-1.dwg
SHEET NUMBER:	T-1

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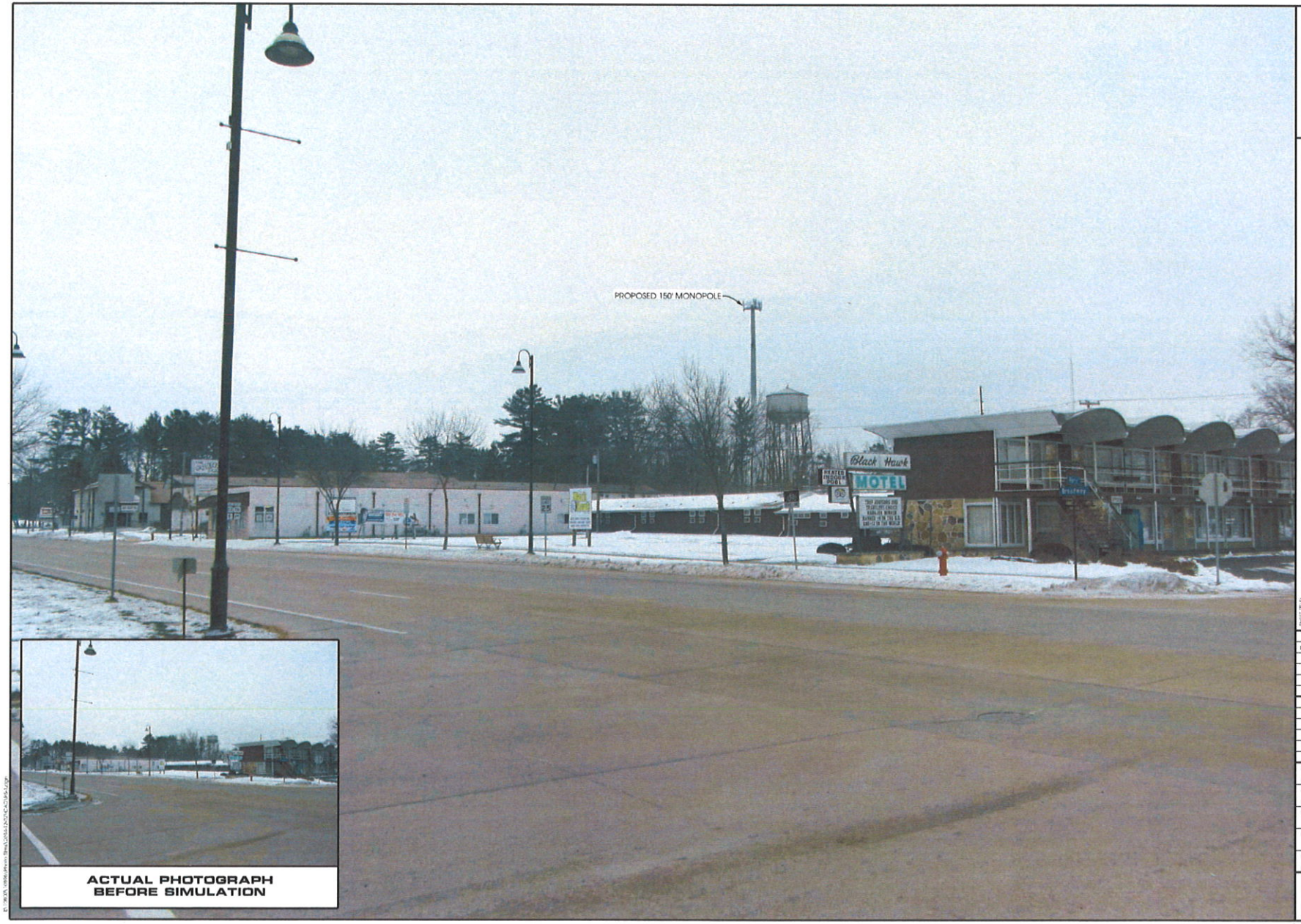

Edge
Consulting Engineers, Inc.
534 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
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PHOTO SIMULATION 1

HWY 13, 16 & 23 [20130994239]

WISCONSIN DELLS, WISCONSIN

SHEET TITLE

ISSUE DATE:
PHOTO SIMULATIONS - 12/02/2014

REVISIONS

DRAWN BY:
DGS
CHECKED BY:
PCM
PLOT DATE:
12/02/2014
PROJECT #:
10896
FILE NAME:
PS-1.dgn

SHEET NUMBER
PS-1

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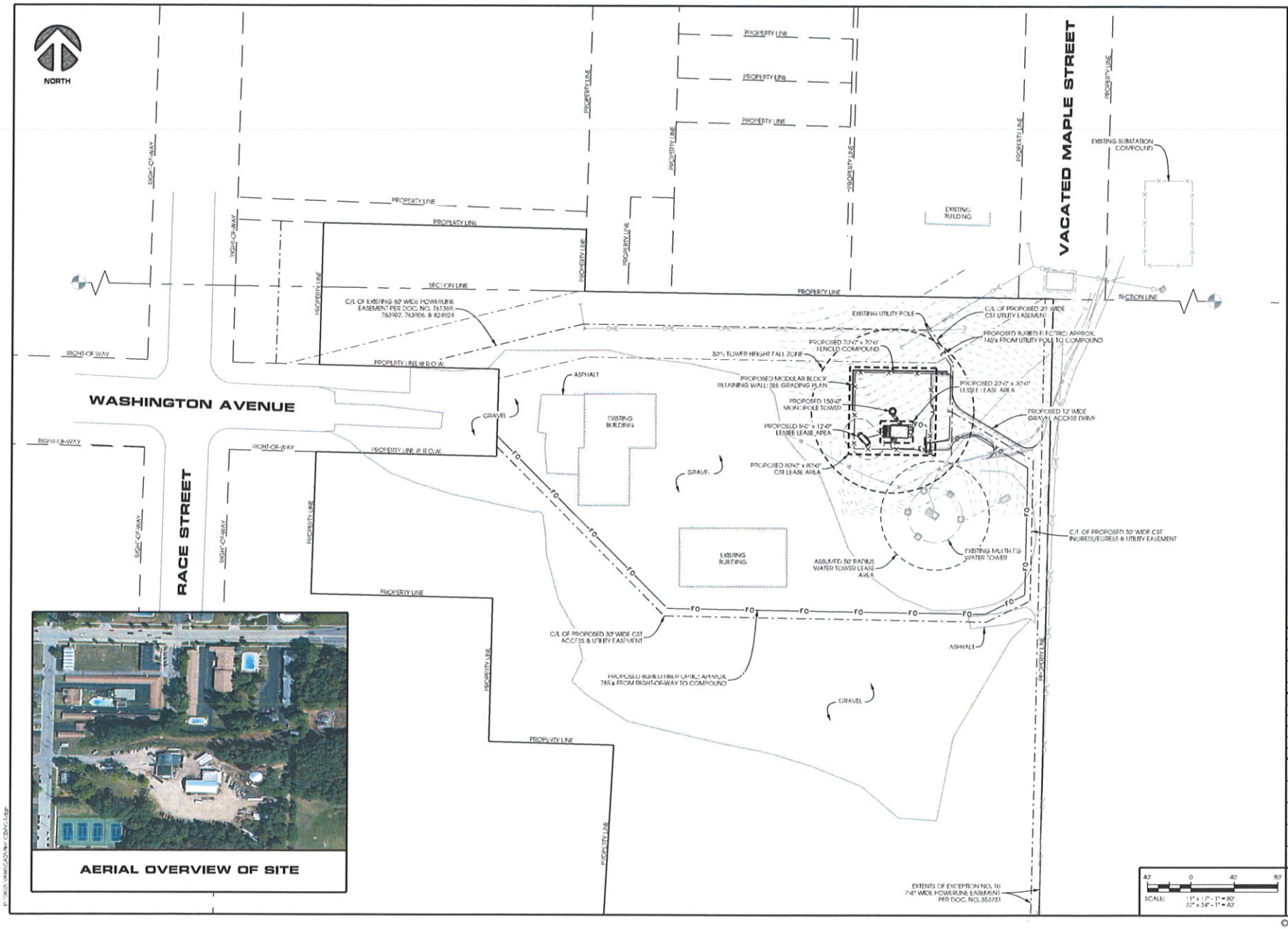

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SITE PLAN
HWY 13, 16 & 23 [201309994239]
WISCONSIN DELLS, WISCONSIN

SHEET TITLE:

PRELIMINARY CD's
PRELIMINARY CD's - 06/30/14
REVISED CD's - 07/28/14
UTILITIES - 12/01/14

STAMPED FINALS:

DRAWN BY: EAS
CHECKED BY: PCM
PLOT DATE: 12/1/2014
PROJECT #: 10896
FILE NAME: C-1.dgn

SHEET NUMBER: C-1

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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)
__X__ 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