

CITY OF WISCONSIN DELLS MEETING AGENDA

MEETING DESCRIPTION: CITY PLAN COMMISSION

DATE: WEDNESDAY, APRIL 8, 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 TO ORDER AND ATTENDANCE NOTED
2	APPROVAL OF THE MARCH 4, 2015 MEETING MINUTES
3	DISCUSSION AND DECISION ON PETITION FOR DIRECT ANNEXATION SUBMITTED BY PROPERTY OWNER TRU-AX, LLC (RHONDA OINES) FOR COLUMBIA CO. TOWN OF NEWPORT PARCELS 11028-81.A, 11028-81.A1 AND 11028-66.B LOCATED AT W15197 VINE STREET, WHICH IS SOUTHWEST OF VINE STREET/GRAND CAMBRIAN DRIVE/HWY 16 INTERSECTION
4	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.451(9) TO ESTABLISH PERMANENT ZONING OF C-4 COMMERCIAL-LARGE SCALE FOR ABOVE THE ABOVE LISTED ANNEXED PROPERTY
5	DISCUSSION AND DECISION ON ITEM 4. (ESTABLISHING PERMANENT ZONING)
6	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.371(8) TO CONSIDER CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY WAYNE SCHULT (SOUTHFORK CAMPGROUND) TO ALLOW LAND USE 5.1 CAMPGROUND ON ANNEXED COLUMBIA CO. TOWN OF NEWPORT PARCELS 11028-81.A, 11028-81.A1 AND 11028-66.B.
7	DISCUSSION AND DECISION ON ITEM #6 (C.U.P. - SOUTHFORK CAMPGROUND)
8	PUBLIC HEARING PER MUNICIPAL CODE SEC. 19.391(6) ON SITE PLAN APPLICATION SUBMITTED BY WAYNE SCHULT (SOUTHFORK CAMPGROUND) TO DEVELOP PHASE I OF SOUTHFORK CAMPGROUND ON ANNEXED COLUMBIA CO. TOWN OF NEWPORT PARCELS 11028-81.A AND 11028-81.A1
9	DISCUSSION AND DECISION ON ITEM #8 (SITE PLAN – SOUTHFORK CAMPGROUND)
10	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETING
11	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (WEDNESDAY, MAY 6, 2015)
12	ADJOURNMENT

MAYOR BRIAN LANDERS, CHAIRPERSON	DISTRIBUTED & POSTED: APRIL 3, 2015
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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.

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

TO: City of Wisconsin Dells

TO: Town of Newport

1. Pursuant to Section 66.0217 of the Wisconsin State Statues, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Newport, in Columbia County, Wisconsin, to the City of Wisconsin Dells.
 2. The population of said land is 1. The number of electors that reside on the lands to be annexed is 1.
 3. Said land is contiguous to the City of Wisconsin Dells and is presently part of the Town of Newport, in Columbia County, Wisconsin.
 4. I/We, the undersigned request that upon annexation, the land as described in Exhibit "A" be zoned as C-4.
 5. Area of lands to be annexed contains 23 acres.
 6. Tax Parcel number(s) of lands to be annexed: Parcel # 11028 81.A
Parcel # 11028 81.A1 Parcel # 11028 66B
- Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.
 - Attach a copy of the most recent real estate tax bill.

Dated this 2nd day of March, 2005

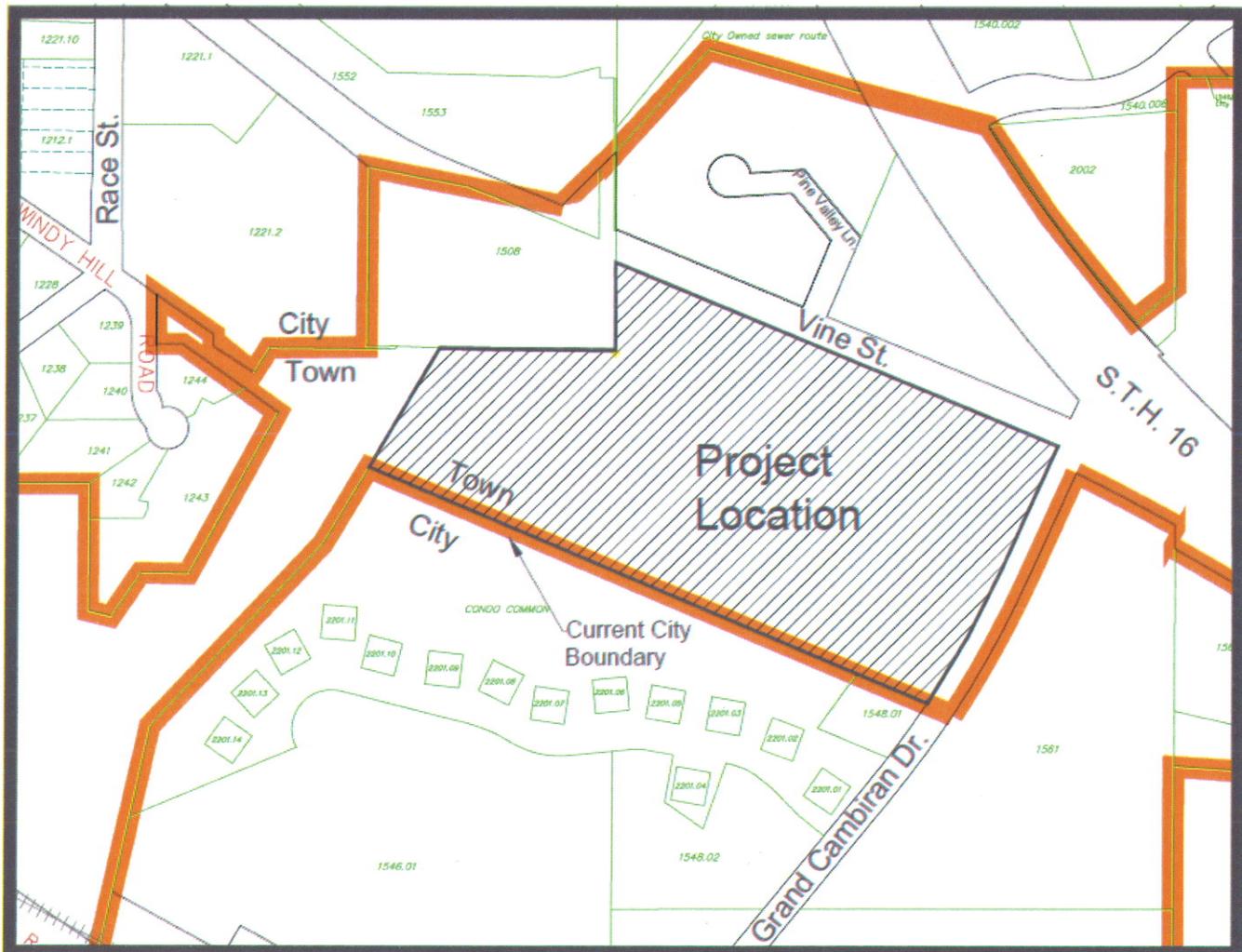
PROPERTY OWNER SIGNATURE(S):

Rhonda Dines

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Wednesday, April 8, 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 Land Owner Initiated Zoning map amendment, per Municipal Code sec. 19.451(9), submitted by Wayne Schult (d/b/a Southfork Campground), to annex and permanently zone C-4 Commercial-large scale, a piece of property described as: Columbia County, Town of Newport Parcels 11028-81A, 11028-81.A1, and 11028-66B. **And** A Conditional Use Permit application, per Municipal Code sec. 19.371(7), requested by Wayne Schult (d/b/a Southfork Campground), in order to allow Land Use 5.1 CAMPGROUND located at W15197 Vine St. (to be re-addressed upon Annexation to 201 Vine St). The property is to be zoned C-4 Commercial-Large scale, which requires a Conditional Use Permit for a Campground per Chapter 19 Article 5 Division 3 of the Municipal Code. Copies of the annexation petition, conditional use permit, and additional maps are available request are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 La Crosse Street.



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 19th day of March 2015.

Chris Tollaksen
Plan Commission
City of Wisconsin Dells

Publication Dates:
March 25, 2015
April 1, 2015

The City has received an annexation, zoning, CUP, and Site Plan request for property in Columbia County, Town of Newport on the south side of east Vine St (near the Hwy 16 intersection). The property consists of Newport parcels 11028-81.A, 11028-81.A1, and 11028-66B, which on the south side of Trout Rd and currently has a Newport Address of W15197 Vine St, it is a campground that has not been open for several years.

The applicant has requested that the property be zoned C-4 Commercial – Large scale, which is consistent with the zoning of other properties in this area. The applicant has stated that they would like to improve and re-open the campground with new cabins and RV camping lots. A Campground requires a Conditional Use Permit in the C-4 Zoning district and must be approved separately by the City.

The C-4 Zoning will allow land uses on this property consistent with the long term plan for large commercial development on this property. The adjacent City property is zoned C-4 Commercial, large scale and C-1 Commercial, neighborhood. The C-1 Zone is the Cambrian Condo development to the south of the campground. There is a significant wooded ravine on the north part of the condo property,

The property to be annexed is not currently served by City water and sewer. The applicant intends to connect to City water immediately, but has requested to continue to use the existing septic system holding tanks for one year before connecting to the City sewer. This is primarily due to the fact that standard City gravity sewer is not immediately available to the campground property. The applicant will have to install a private sewer lift station and pump their sewage to the Vine St. lift station. The Public Works Committee has agreed to allow the applicant to operate in 2015 utilizing the existing septic holding tanks, and then connect to the City sewer in the spring 2016.

The applicant intends to substantially re-develop the campground to cater to RV campers, and a significant amount of seasonal occupants. The applicant also intends to set up cabin camping sites that will cater to sports teams, mostly from the Woodside sports complex. The current Site plan calls for a total of 67 sites = 21 cabins and 46 RV sites. There would also be tent camping throughout the site. State allowable Campground densities are 25 sites per acre. This site is over 11 acres, so there could be a total of 275 sites. The re-development will occur in Phases, with the 2015 phase currently planned to include 6 RV sites and 6 cabins. The applicant intends to utilize the existing access to the Site for 2015, but intends to construct a new access off of Grand Cambrian Dr., approximately 240 ft from the intersection with Vine St. This new entrance should occur as soon as possible, as the current intersection of Vine St, Grand Cambrian Drive, and STH 16 is not ideal.

The Zoning code requires all campsites be setback 40 feet from the perimeter property lines of the campground property. The current site plan has a handful of sites on the north and south ends of the properties that are currently shown within this setback. However, most of these sites are not part of the Phase 1 development that is to be constructed in 2015. RV site #1 is the only site in Phase 1 that lies within 40 ft of the property line. This is partly due to the fact that the Vine St. road Right Of Way in the town is rather large at 100 feet. The rest of Vine St. in the City limits is an 80 ft Right Of Way. It appears that if the Vine St. ROW were 80 ft, then this lot would not lie within 40 feet of the property line. The applicant is working with his engineer to update the Site plan to comply with the 40 foot set-back requirement.

This leads into the fact that most towns do not have road Right of Way, and the property lines run to the middle of the road. This is the case for the western half of Vine St. and the South portion of Grand Cambrian Dr. adjacent to the proposed campground site. Approval of the CUP and Site plan for this project should be contingent on the owner dedicating the appropriate road ROW to the City. There is another issue with the Vine

St. ROW. Future plans for the City may involve a new sewer line being run along this property on Vine St. The City may want to ensure that the Vine St. ROW is adequate to accommodate a future sewer line.

There is also a question about the Campground license requirements. A while back the City stopped issuing campground licenses, as the State already issues an annual license and performs inspections. However, the campground license ordinance still exists, and it contains some requirements that are above and beyond the State requirements. The State requirement for campsite density and bathroom facilities appears in line with the City requirements. However, the City Campsite License Ordinance specifies a minimum width for internal streets, while the State requirement appears to only state "access to a campground shall be designed to minimize congestion and hazards at the entrance and exit", and that internal streets are "graded and maintained to provide drainage and control dust." The internal streets for Phase 1 of this project are in line with the current City ordinance on the books, but the future plans may have some conflicts.

It should also be noted that the State Campground license includes seasonal camping. The applicant intends to allow units to be occupied for the entire summer. This appears to fall under a standard campground use, and will be approved as part of this CUP application.

The request for C-4 Zoning of the annexed parcels appears consistent with the surrounding commercial properties. The C-1 Zoned property to the south of campground is developed as a single family home subdivision, but it is already surrounded by C-4 Zoning districts.

The CUP and Site plan application appears to allow for improved traffic flow into the facility. It is noted that the owner intends to utilize the existing access for the first Phase and will construct the new access in as part of the next Phase of construction in 2016. The additional development of the existing campground will affect the natural environment. However, the owner has stated he intends to work within the existing landscape as much as possible. As a campground, it will technically be in operation for 24 hours a day. The expectation is that the owner/operator manages the property to comply with all existing nuisance ordinances. The owner/operation will be expected to cooperate with the City to address any effects on neighboring properties or other issues that may arise. This property had previously been operated as a campground. Continued operation of a campground at this site would not appear to have a negative effect on the normal and orderly development of the surrounding area. The surrounding commercially zoned properties have considered development as other amusements/attractions or commercial businesses.

The approval of the **zoning request** should carry the following contingencies:

- 1) The property is annexed into the City of Wis. Dells
- 2) All associated road Right Of Way is dedicated to the City.
- 3) The property is connected to City water immediately and City sewer in the spring of 2016.

The approval of the **CUP request** should carry the following contingencies:

- 1) The Septic holding tanks comply with all existing requirements, including any county permitting.
- 2) The Campground maintains a valid State license.
- 3) The Campground and Seasonal sites are managed to ensure they do not become a nuisance
- 4) The Owner/Operator cooperates with the City to address any concerns that may arise.

The approval of the **Site Plan request** should carry the following contingencies:

- 1) Approval is for Phase 1 only. Future construction phases will need additional Site plan approvals.
- 2) The Vine St. and Grand Cambrian Dr. Right Of Way is dedicated to the City.
- 3) Adequate buffers are maintained between the campsites and surrounding properties.

LAND OWNER-INITIATED ZONING MAP AMENDMENT 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 -

Application fee	\$525.00
Receipt number	50295
Application number	

1. Applicant information

Applicant name Wayne Schult (Southfork K Campground)
 Street address W15197 Vine St.
 City Wisconsin Dells
 State and zip code Wisconsin 53965
 Daytime telephone number 608-448-8623
 Fax number, if any _____
 E-mail, if any wayne.518@hotmail.com

2. Subject property information

Street address	<u>W15197 Vine St</u>		
Parcel number(s)	<u>1102881.A</u>	<u>1102881.A1</u>	<u>1102866B</u>
	Note: The parcel number can be found on the tax bill for the property or may be obtained from the City.		
Current zoning classification(s)	<u>Recreational (Newport Zoning)</u>		
Proposed zoning classification(s)	<u>C-4</u>	Note: If multiple districts are proposed, show the proposed configuration on the map provided as part of #5.	

3. From the list below, check the reasons why you believe the zoning map / zoning classification should be changed.

- The designation of the official zoning map and/or zoning classification should be brought into conformity with the city's comprehensive plan.
- A mistake was made in mapping on the official zoning map and/or zoning classification.
- Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification.

4. For each of the reasons checked above, provide additional detail.

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

5. **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 19.452 of the Municipal Code.)

- a. The amendment is consistent with and furthers the intent of the city's comprehensive plan **Yes**

Southfork would be consistent with the Dells goal of offering recreational opportunities & facilities to tourist. also, contributing to growth on Hwy 13 & 16

- b. The amendment is consistent with and furthers adopted neighborhood plans, if any **Yes**

Annexed Parcels would remain a campground. C-4 zoning is consistent with surrounding zoning

- c. The amendment is consistent with other planning documents adopted by the common council

This 23 acre annexation is consistent with previously approved projects. such as, the Cambrian project, OK riding stables & go-kart track.

- d. The code with the amendment is internally consistent **Yes**

- e. The amendment is the least restrictive approach to address issues of public health, safety, and welfare **Yes**

Annexation should not require special guidelines or regulations to protect health, safety & welfare

- f. The city has or will have the financial and staffing capability to administer and enforce the amendment **Yes**

Annexation would be of low impact

5. **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".

6. Applicant certification

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

Applicant Signature

Wayne Schultz

Date

3/10/15

Governing Regulations

The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 10, of the City's Municipal Code.

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	50295
Application number	

1. Applicant information

Applicant name Wayne Schult (South Park Campground)
 Street address W15197 Vine St.
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608-448-8623
 Fax number, if any _____
 E-mail, if any wayne.518@hotmail.com

2. Subject property information

Street address	<u>W15197 Vine St. Wisconsin Dells WI 53965</u>	
Parcel number	<u>(1102881A)(1102881A1)</u>	<small>Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.</small>
Current zoning classification(s)	<u>Recreation (1102866B)</u>	
Describe the current use	<u>Campground</u>	

3. Proposed use. Describe the proposed use.

To continue as campground with Overnight + seasonal site as well as rental units

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

Business should not adversely affect surrounding area

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.

None

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

Comprehensive would be consistent the Comprehensive Plan for Wisconsin Dells

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

None

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

Excellent

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

minimal

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

minimal

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

None

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

minimal

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

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

8. Applicant certification

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

Applicant Signature

Date

Wayne Schult

3/10/15

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.

<i>Wayne Schult</i>	<i>3/10/15</i>
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Applicant Signature

Date

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

ITEM 819

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 50295

Application number _____

1. Applicant information

Applicant name Wayne Schult (Southfork Campground)

Street address W15197 Vine St

City Wisconsin Dells

State and zip code Wisc 53965

Daytime telephone number 608-448-8623

Fax number, if any _____

E-mail, if any wayne.518@hotmail.com

2. Subject property information

Street address	<u>W15197 Vine St</u>	
Parcel number	<u>1102881.A 1102881.A1</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>Recreational 11028 66.B</u>	
Describe the current use	<u>Campground</u>	

3. Proposed use. Describe the proposed use.

Campground

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

Should be low impact

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.

None

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

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

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

Is consistant with Comprehensive plan

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

None

c. Effects of the project on the natural environment

None

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

Should be low impact

e. The overall appearance of the project

Natural appearance

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

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

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

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

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

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

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

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

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

8. **Applicant certification**

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

Wayne Schult

3/10/15

Applicant Signature

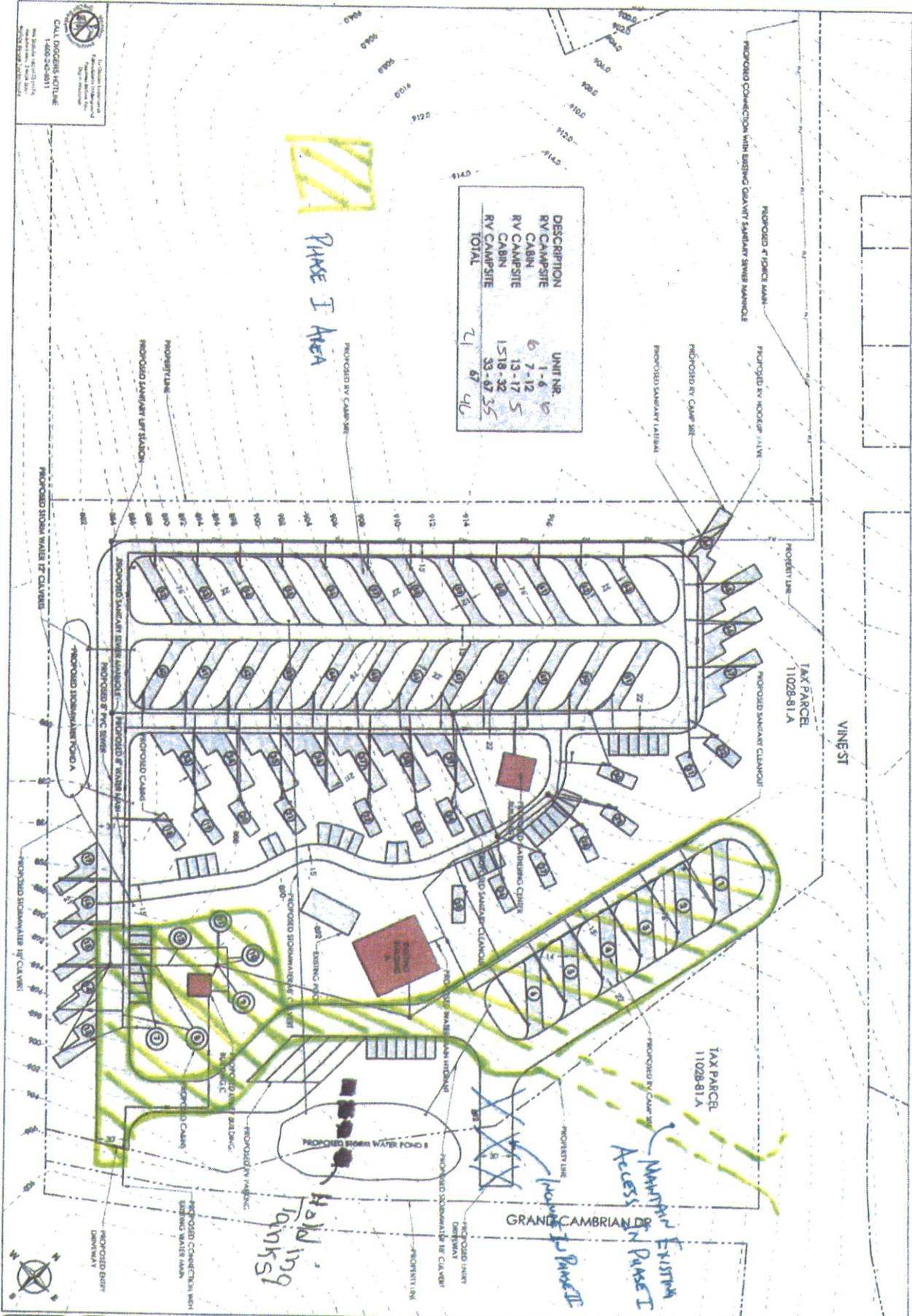
Date

CALL DODGEN'S HOTLINE
1-800-242-8111
www.dodgen.com
1400 S. 10th St.
PO Box 1000
Newport, WI 53158

DESCRIPTION	UNIT NR.
RV CAMPSITE	6
CABIN	7-12
RV CAMPSITE	13-22
CABIN	23-32
RV CAMPSITE	33-42
TOTAL	47



PHASE I AREA



C2.0

NO.	DATE	DESCRIPTION

PROPOSED SITE PLAN
Southfork Campground
Rkoko, LLC
Town of Newport
Columbia County, Wisconsin

General Engineering Company
P.O. Box 567 • 908 River Lane Dr. • Portage, WI 53071
608-742-2148 (cell) • 608-742-2143 (fax)
www.generaleng.com