



The City has received a Conditional Use Permit and Site Plan Permit application from Woodside Sports Complex to construct a large soccer and baseball field development on Adams Co, City of Wis. Dells tax parcels 620, 630, 640, 650, and a portion of parcels 520 and 530.

This applicant is applying for CUP and Site plan approval concurrently and many of the issues addressed for these 2 permits are the same, however independent public hearings and approval will be required for the CUP and Site Plan respectively. CUP approval is generally more of a concept approval of the use and the Site Plan is approval of the more specific plans for the project. This report will try to address items for each application separately, but there will be many overlapping concerns. For the CUP consideration the main objective will be to describe the use being proposed.

**CUP Report:**

This project will involve the creation of the following land uses which require Conditional Use Permits, as described by the City of Wis. Dells Zoning Code:

Principal Use - 12.8 "Outdoor entertainment/recreation"

Accessory Uses- 20.13 "Outdoor commercial food and beverage service"

20.25 "Walk-up service window"

Temporary restrooms – requires CUP approval per Zoning code Sec. 19.675

The applicant is proposing constructing 6 outdoor baseball fields and 10 outdoor soccer fields, along with a concession stand with walk-up windows and outdoor seating areas. The applicant may also wish to install temporary restrooms on the facility. The current plan is for the 6 baseball fields and 8 soccer fields on the southern portion of the property to be synthetic grass, and the 2 soccer field near the large parking lot on the northern portion of the property would be grass, irrigated by a new private well. The total site is 64.11 acres, which includes a 100 ft right of way from STH 13 to 9<sup>th</sup> Lane and a 66 ft right of way for a backage road that could serve existing commercial uses on STH 13. A chain link fence is proposed to surround all the ball fields. The applicant would like to start construction on the site as soon as possible. This site is currently owned by the City, which purchased the property with the intent to develop the ball fields. This site is currently unused fields, mostly cleared of trees. The intent is for the one significant wooded area on the property to remain. The plan is for the fields to be utilized to host large scale youth athletic tournaments.

This development is directed towards the players and their families and not necessarily to draw a large number of spectators to the events. Still, the size of the facility will allow for a large number of teams to attend tournaments, causing a significant increase to the traffic and activity at the site. The tournaments are proposed to run from 8am – 10 pm, and may run later if there are delays due to weather or other issues. There will be a lighting installed on the fields and an amplified announcement system.

A new access for this site, likely a roundabout, will be constructed on STH 13 in accordance with WisDOT standards. A Traffic Impact Analysis has been completed and is currently being reviewed by WisDOT.

A clubhouse will be constructed centrally on the grounds and will provide an area for teams and organizers to coordinate the activities. The existing wooded area on the site will remain for the purposes of shading and a concession stand will be constructed within the wooded area. The concessions will likely be sold from walk-up windows, with outdoor dining areas created in the shade of the existing trees. Additional picnic tables and other seating will likely be scattered throughout the site. On the east of the property will be the maintenance building and garbage containers, which will be accessed from 9<sup>th</sup> Ave. Between the clubhouse and concession stands will be a playground. Batting cages will be installed near the 4 baseball fields and a soccer warm up area will exist at the southern tip of the property.

The applicant may wish to utilize temporary bathrooms at the southern tip of the property. Additional temporary restroom may be utilized to service the northern soccer fields that are more than 500 ft from the clubhouse and concession stand. Use of temporary restrooms is being considered under Zoning code section 19.675, which requires all commercial activity occur on a premise having a permanent building with permanent plumbing. As this requirement can be waived using the CUP process, the applicant's request to use portable restrooms to meet restroom requirements is part of the CUP approval. A more detailed description of the restroom situation for this project is included in the site plan report.

Traffic, lighting, and amplified announcements would appear to pose the most potential for significant impact on the surrounding properties. Approval of this CUP should come with the contingency that developer cooperates with the City to minimize any effects on surrounding properties.

### **Site Plan Report:**

This project will involve a significant amount of land disturbance, which will require the applicant to obtain a grading permit from the DNR. As a ball field development this project will not involve the creation of a huge amount of impervious area, so increased run-off is not as big of a concern. A storm water management plan will be conducted for this development and approved by City staff.

#### **1. Parking**

The largest creation of impervious area will be the parking lot to be constructed on the north portion of this plan. In part to alleviate costs but also to improve storm water infiltration a significant amount of this parking lot will not be paved. The parking south of Woodside way will all be paved. For the large parking lot north of Woodside Way, the southern 3<sup>rd</sup> will be paved, the center 3<sup>rd</sup> will have paved aisles but grass parking stalls and the northern 3<sup>rd</sup> will be all grass. Due to the size of this project and the distance from the gated entries to other potential parking areas, it seems very unlikely that patrons to this facility would park anywhere besides within this facility. In addition, while the applicant's objective would be to utilize this facility at maximum capacity as much as possible, it is unlikely that this will occur immediately. Therefore, there does not seem to be a major concern with the main parking lot including grass parking stalls. Infrastructure designs, such as stormwater ponds, will be sized based on a fully paved parking lot. It would seem that any issues with the parking at this facility would be felt primarily by the operator of the facility. It would also seem that if traffic at this facility is so high that more paved parking would be required, the applicant should be in a position to invest in more paved parking at that time. That said, this facility represents a rather unique case in determining the maximum capacity. The applicant provided an estimate for facility occupancy using the known number of players and coaches per team and the maximum number of teams this facility could accommodate. An estimate of just under 2 spectators per team member (players & coaches) was used. The applicant has calculated that if every field were to be utilized at maximum capacity there would be a total of 660 players and 1200 spectators for a maximum capacity of 1860 people utilizing the facility. Using the standard in the zoning code to provide 1 parking stall for every 3 patrons, this facility should have 620 parking stalls.

The applicant currently has an existing facility up and running at the Woodside Ranch property in Mauston. The applicant has provided their observations of parking usage at that facility (currently only baseball fields). The applicant has then made some assumptions and conversions to translate the number of cars that will arrive at the Wis. Dells facility based on the current observations at Mauston facility. Those calculations produced a maximum parking requirement of 900 stalls for the proposed Wis. Dells facility. This seems to follow the logic that there will be some overlap of the patrons at the facility for on-going games and those who will arrive at the site for the following games.

The proposed parking plan would provide 325 fully paved parking stalls (132 clubhouse, 193 north lot), with another 310 grass parking stalls with paved aisles. The plan also includes another 325 parking stalls that would be graded and grass only. The applicant is figuring on there being some overlap between patrons actually utilizing the playing fields of the facility and those patrons who would be preparing to utilize the fields when those games are completed. The current plan also includes 78 parking stalls at the maintenance

building that would be utilized by facility staff. This comes to a grand total of 1038 stalls. By all accounts the proposed total number of stalls should be adequate for this facility. The number of totally paved stalls does not meet the code requirement based on maximum capacity, however they applicant does not expect to achieve maximum capacity immediately. It has been past practice to allow facilities to not fully pave their required parking as long as they have the space to expand their paved parking in the future, if necessary.

## **2. Pedestrian Crossing**

Another item of concern would be the pedestrian crossing of Woodside Way, from the parking lot to the ball fields. Approval of this site plan should be contingent on City approval of the final crossing design, with the thought that the crossing may move away from the parking lot entrance to allow separation of pedestrian crossing and vehicle traffic into and out of the parking lot.

## **3. Bathrooms**

The plan application shows 3 permanent buildings, all of which will be equipped with restrooms. A 4<sup>th</sup> restroom location as been identified at the south tip of the property. The applicant has expressed a desire for this 4<sup>th</sup> restroom facility to be temporary restrooms. It is understood that these facilities will not be porta-potties, but rather the new portable restroom facilities in trailers with sinks and flushable toilets. It should be noted that the temporary restrooms are proposed to be constructed almost directly over City water and sewer facilities. The building code standard is for path of travel to restrooms to be within 500 ft. The 3 public restroom facilities on the south portion of the property provide restroom within 500 ft of the 8 soccer fields and 6 baseball fields. However, the 2 grass soccer fields near the large parking lot to the north of the property will be much further than 500 ft from the restrooms. It is expected that when these northern fields are utilized, addition portable restroom may utilized north of Woodside Way.

Based on the occupancy projections utilized for the parking requirements, there may be a significant number of bathrooms required for this facility. Approval should be granted now if temporary bathrooms are going to be allowed to meet these requirements. Obviously, portable bathrooms could be moved to ensure they are within reasonable distances to patrons of the ball fields.

## **4. Utilities (existing easements)**

Utilities exist on the along the southern border of the property that were installed to for the Prairie Oak Subdivision. The majority of the ball fields are outside of the utility easement, but the southern most soccer field is over the utilities. The City needs to have easements in place over these utilities. The applicant must be aware that if there are any issues with these utilities, the City may have to dig them up to be repaired on short notice. The City will fill any hole to sub-grade, but will not be responsible for replacing the soccer fields to their improved state. It should also be noted that some of the utilities we installed outside of the described easement and that easement will need to be modified. Access to these utilities shall be provided through the perimeter gate surrounding this facility.

## **5. Additional Utility Easements**

To ensure property north of this development can be served by City utilities in the future, the City would like a 10 ft utility easement along the east side of the n-s backage road, so that future sanitary sewer can be installed without tearing up the road.

## **6. Hydrant Accessibility**

All hydrants are to be made accessible, primarily for emergency response. It should be noted that if the backage road along STH 13 is not constructed, the developer shall be responsible for providing adequate access, approved by the Fire Chief, to the hydrant that is to be located in that right of way. The City would also want to have access to hydrants on private property for routine exercising of valves to ensure everything will function properly if an emergency situation should occur.

## **7. Private Well**

The applicant would like to install a private well to irrigate the 2 grass soccer fields on the north of the project site. Private wells may be permitted within the City, particularly if such wells do not feed systems that utilize the public sanitary sewer. Private wells are subject to well permit requirements.

## **8. Privacy fence abutting residential properties**

This development will represent a significant change to the area. This site is surrounded by a mix of commercial, agricultural, and single family uses.

Privacy barriers should be installed in the perimeter fence adjacent to residential uses.

## **9. Future light screens, if necessary**

Lighting at this site would be designed to stay on the ball fields and not bleed off onto neighboring properties. The applicant is expected to cooperate with the City to address any issues that may occur due to lighting bleeding onto neighboring properties.

The applicant has stated that amplified announcement of play by play will not occur at the vast majority of games; play by play may only occur for the championship game of a significant tournament. Otherwise amplified announcement should only occur for emergency/weather reports.

The City has been working on developing ball fields in this area to help increase traffic to the Dells area. However, these ball fields are designed more to cater to teams rather than to a large amount of spectators. So traffic should be spread out over the entire day, rather than huge surges of traffic at one particular time (i.e. when a game ends). A Traffic Impact Analysis has been performed to help ensure roadway improvements made will be adequate to handle the traffic that this development would generate. The new access off STH 13 will be onto the new Woodside Way which will connect STH 13 to this project and continue east to 9<sup>th</sup> Ave. Woodside Way will be a four lane road from STH 13 to the parking lot entrance towards the middle of the property. East of the parking entrance Woodside Way will continue as a 2-lane road to 9<sup>th</sup> Ave. This portion of the roadway will be constructed to be easily converted to a four lane road if traffic needs increase, potentially for a new school east 9<sup>th</sup> Ave. The right of way for Woodside way will also be large enough to allow utilities to be run east to 9<sup>th</sup> Ave in the future without disturbing the roadway.

As a large unused field this property is well suited for the development of large outdoor ball fields.

This property was annexed into the City with the intention of developing an outdoor sports complex on this site. The comprehensive plan was updated in January 2013 to include this property as a potential commercial use in preparation of the development of ball fields on this site.

As most of the development of this property will be grading with relatively little creation of impervious area, this commercial development would have relatively low impact on the natural environment. This property is already mostly cleared of trees and the one significant wooded area that remains on the property will be saved and incorporated as an outdoor seating area.

This development will create a significant increase in traffic at this site. As such a Traffic Impact Analysis has been completed and a new improved intersection with STH 13 will be constructed. Construction of a new access off of STH 13 will not be able to begin until next year, after the facility is opened. Therefore, a temporary access will have to be utilized in 2014.

It is the expectation that this project will spur development of permitted uses on the surrounding properties.

The main items highlighted for consideration are:

1. Applicant would like to incorporate grass parking, with paved access to required stall and all grass for overflow stalls.
2. Potentially provide separation between the pedestrian crossing of Woodside Way and the vehicle access off Woodside Way into the parking area.
3. Applicant requests permission to utilize Temporary Bathrooms
4. The City would like utility easements that cover existing utilities on south of property and acknowledgement that the City is not responsible for ball fields surfaces that must be disturbed during emergency service of utility mains.
5. The City would like utility easements to property north of this development so that future utilities could be installed with minimal roadway disturbance.
6. Fire Hydrants are to be accessible to the City. This includes providing paved access if potential roads are not developed and allowing access to private hydrants so they can be exercised.

7. The applicant would like to create a Private well to irrigate the 2 grass soccer fields.
8. Privacy screens should be included in the chain link boundary fence where the project abuts residential properties.
9. Additional screening of field lighting should be provided to abate excessive light bleed onto neighboring properties, if a legitimate issue is found after development is completed.

As a general contingency for any project of this size, the final plans must meet approval of City staff. This project plan indicates that most of the utilities for this project will be newly installed. All utilities must be constructed to City standards and utilities that end up in road right of way will be dedicated to the City after construction.

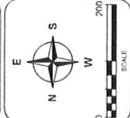
Chris Tollaksen  
Wis. Dells Public Works



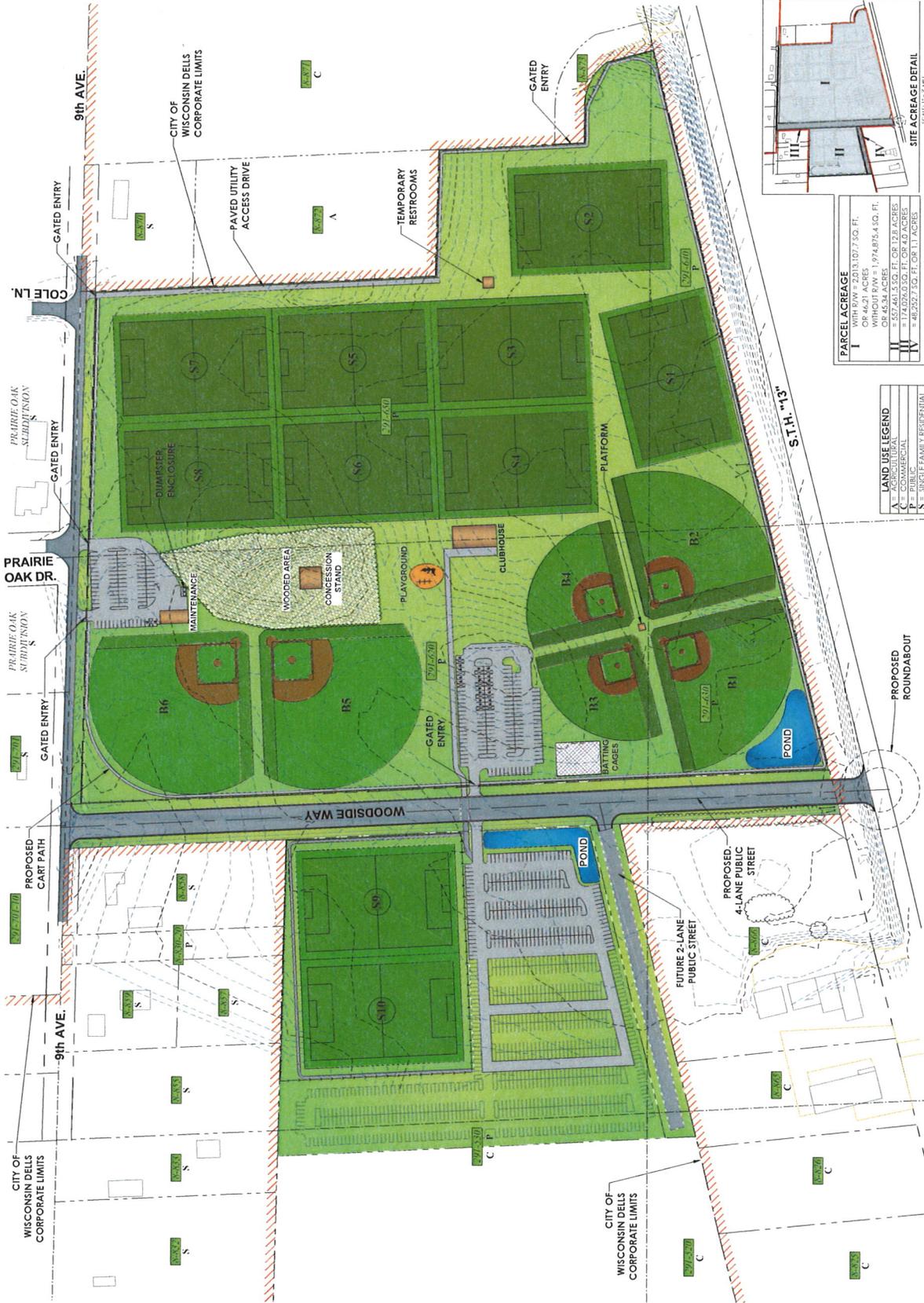
General Engineering Company  
 P.O. Box 249 • 9750 Maple Dr. • Puyallup, WA 99009  
 (206) 835-0200 • (206) 835-0222  
 www.geneng.com

**PROPOSED SITE PLAN**  
 Sports Field Complex  
 Woodside Ranch  
 City of Wisconsin Dells, WI

NO.	BY	DATE
1	SRB	08/01/13



DATE: July 19, 2013  
 DRAWN BY: SRB  
 PROJECT NO.: 201301003  
 SHEET NO.: P1

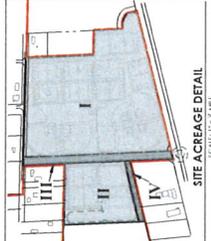


**PARCEL ACREAGE**

I	WITH ROW = 2,201,107.7 SQ. FT.
II	WITHOUT ROW = 1,974,876.4 SQ. FT.
III	OR 45.34 ACRES
IV	= 557,461.5 SQ. FT. OR 12.8 ACRES
V	= 430,976.3 SQ. FT. OR 9.8 ACRES
VI	= 40,252.7 SQ. FT. OR 0.91 ACRES

**LAND USE LEGEND**

A	AGRICULTURAL
P	PUBLIC
S	SINGLE FAMILY RESIDENTIAL



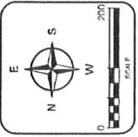
PROPOSED ROUNDABOUT



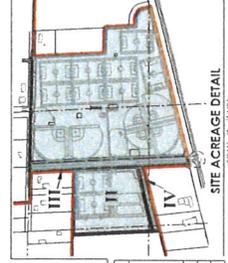
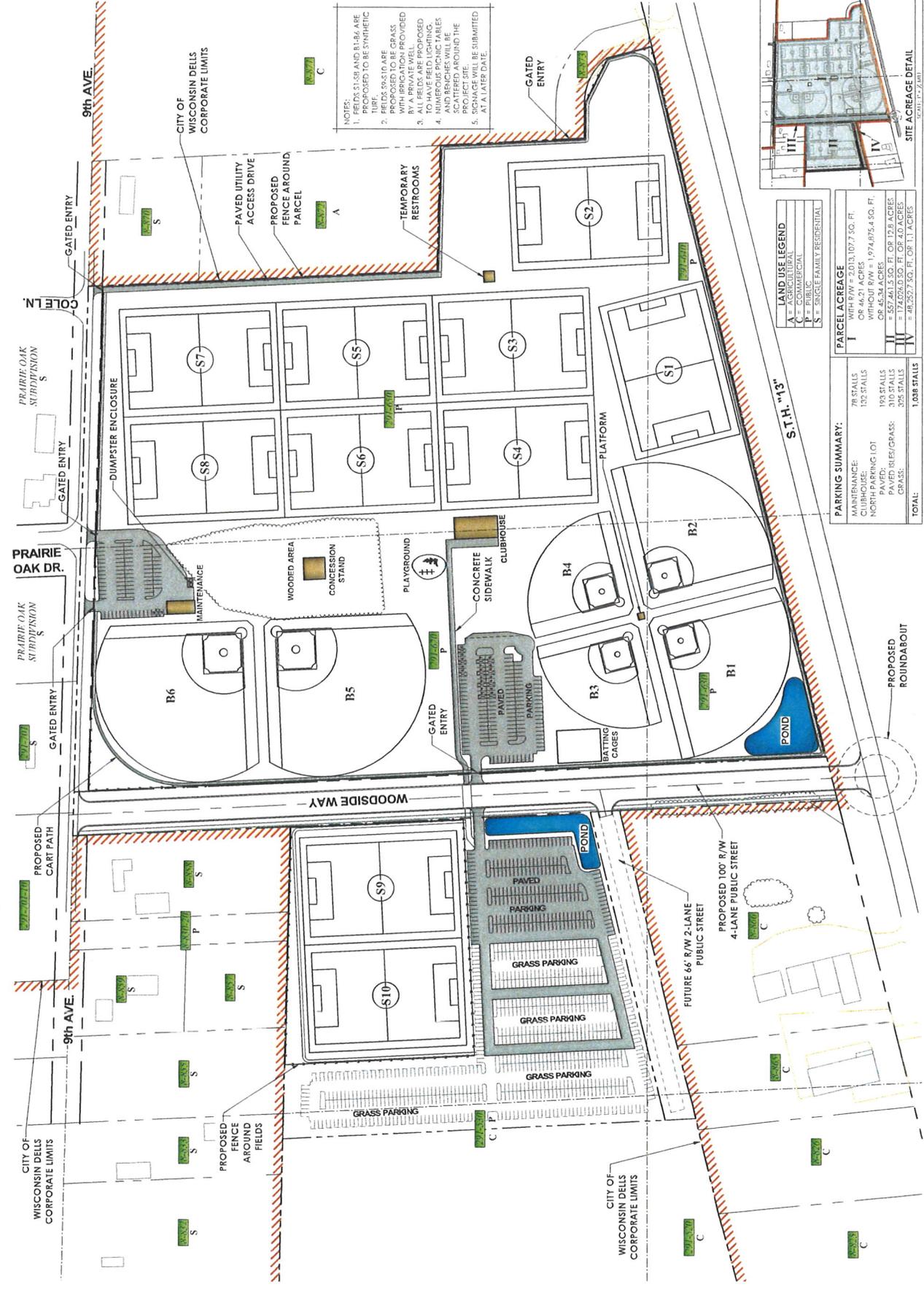
**General Engineering Company**  
 210 S. 34th & 115th Street, Lincoln, NE 68503  
 402-441-2222  
 www.gec.com

**PROPOSED SITE PLAN**  
 Sports Field Complex  
 Woodside Ranch  
 City of Wisconsin Dells  
 Adams County, WI

NO.	REV.	DATE
1	ISS	06/11/13
2	REV	06/11/13



Drawn by: BBR  
 Date: July 20, 2015  
 Project No.: 2015008  
 Sheet No.: C2.0



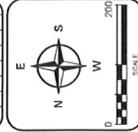




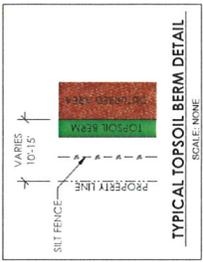
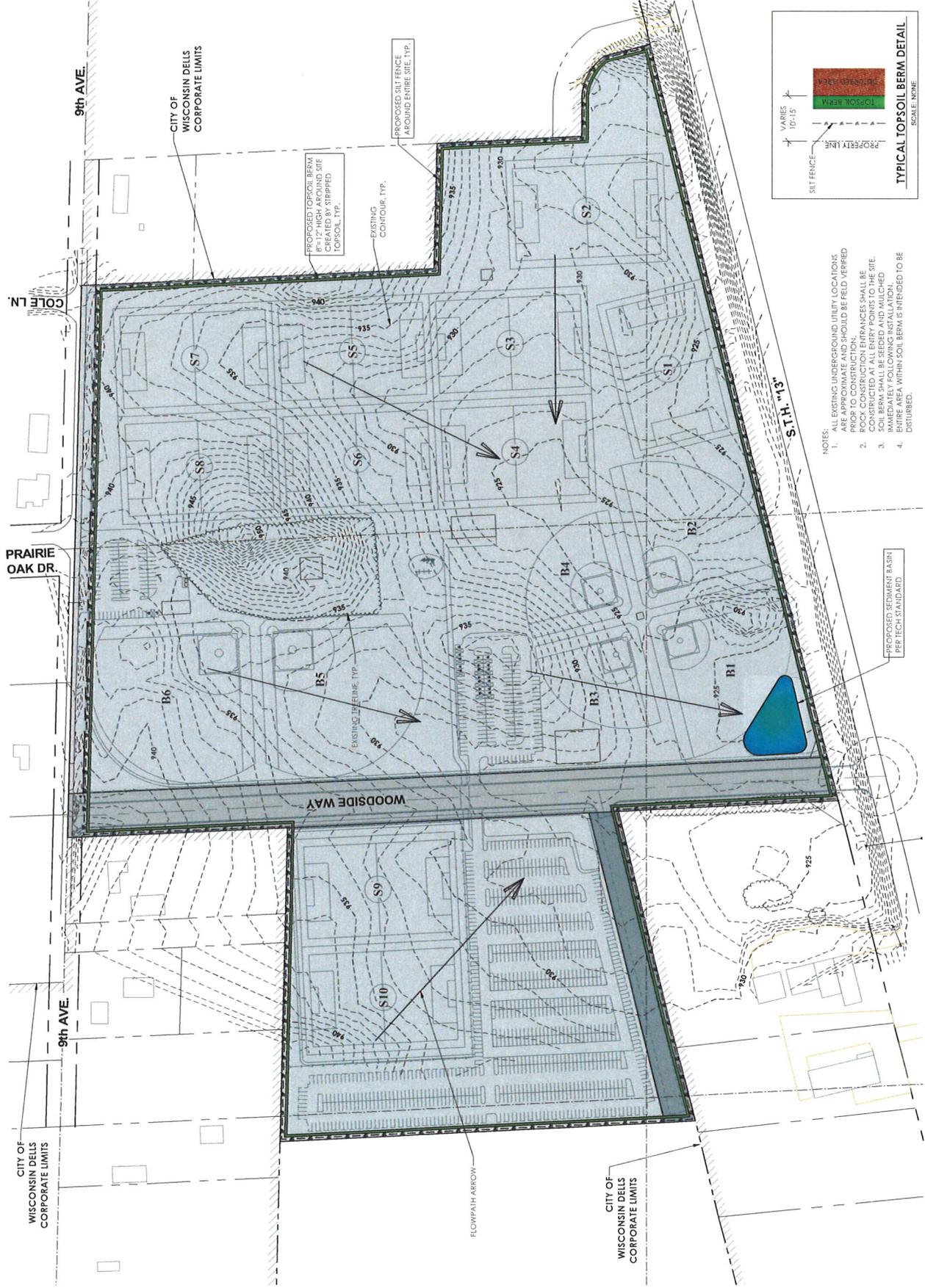
**General Engineering Company**  
 P.O. Box 340 • 915 Saint Luke Dr. • Pringle WI 53901  
 (920) 212-1199 (Office) • (920) 212-2232 (Fax)  
 www.genengr.com

**PROPOSED STORMWATER & EC PLAN**  
 Sports Field Complex  
 Woodside Ranch  
 City of Wisconsin Dells  
 Adams County, WI

NO.	REV.	DATE	REVISIONS



Drawn by: SRB  
 Date: July 20, 2013  
 Project No.: 2-0113-03  
 Sheet No.:  
**C2.2**



- NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
  2. ROCK TO CONSTRUCT ENTRANCES SHALL BE CONSTRUCTED AT ALL ENTRY POINTS TO THE SITE.
  3. SOIL BERM SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
  4. DISTURBED AREA WITHIN SOIL BERM IS INTENDED TO BE DRILLED.

PROPOSED SEDIMENT BASIN PER TECH STANDARD

FLOWPATH ARROW

WOODSIDE WAY

PRAIRIE OAK DR.

9th AVE.

9th AVE.

COLE LN.

CITY OF WISCONSIN DELLS CORPORATE LIMITS

CITY OF WISCONSIN DELLS CORPORATE LIMITS

CITY OF WISCONSIN DELLS CORPORATE LIMITS

PROPOSED TOPSOIL BERM 8" HIGH AROUND SITE CREATED BY STRIPPED TOPSOIL, TYP.

PROPOSED SILT FENCE AROUND ENTIRE SITE, TYP.

EXISTING CONTOUR, TYP.

EXISTING CENTERLINE, TYP.

**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	42769
Application number	60210-2013

**1. Applicant information**

Applicant name Woodside Sports Complex  
 Street address W 4217 50<sup>th</sup> St  
 City Mauston  
 State and zip code WI 53948  
 Daytime telephone number 800-517-8360  
 Fax number, if any 608-478-0991  
 E-mail, if any lmassey@woodsideranch.com

**2. Subject property information**

Street address	<u>N/A</u>	
Parcel number	<u>291006530000, 291006300000, 291006400000</u>	
Current zoning classification(s)	<u>C4</u>	
Describe the current use	<u>Vacant farmland</u>	

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

**3. Proposed use. Describe the proposed use.**

MULTI Sport Athletic Facility, to include concessions, retail, offices, MAINTENANCE, and other related amenities, temporary restrooms.

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

8A-10p, to include Focused lighting on the fields. A fence will surround the property. Play AFTER 10PM MAY OCCUR IF DELAYS OCCUR DUE TO Weather OR OTHER.

# CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

6. 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.

Exterior lighting, New Hwy 13 intersection, Parking on Site,  
PA/ANNOUNCEMENTS

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 area is not in the city's comprehensive plan, however the city had looked to develop sports fields here before.

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

A public street will be created for direct access to Hwy 13,  
with 4 Proposed Roundabout @ STH 13

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

This area has been considered for quite some time for this use.

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

Minimal on vacant farm land

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

Some traffic and volume of guests, FIELD LIGHTING (MINIMAL EFFECT)

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

N/A, THIS MAY PROMOTE ADDITIONAL COMMERCIAL DEVELOPMENT  
IN THE FUTURE

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

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

N/A
-----

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

**8. Applicant certification**

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

	7/23/13
Applicant Signature	Date

<b>Governing Regulations</b>	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:

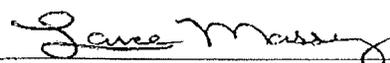
1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

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.

	7/23/13
Applicant Signature	Date

# CONDITIONAL USE APPLICATION

## Wisconsin Dells, Wisconsin

Version: May 21, 2007

### Project Map Checklist

Project Information	Included ?
Project name (e.g., business name, subdivision name)	<input checked="" type="checkbox"/>
Applicant name	<input checked="" type="checkbox"/>
Preparation date	<input checked="" type="checkbox"/>
Survey Information	
North arrow and graphic scale	<input checked="" type="checkbox"/>
Address of subject parcel or legal description	<input checked="" type="checkbox"/>
Property boundaries	<input checked="" type="checkbox"/>
Acreage of subject parcel	<input checked="" type="checkbox"/>
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	<input checked="" type="checkbox"/>
Common areas/conservancy areas (location, purpose, ownership)	<input type="checkbox"/>
Setting	
Property boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/>
Land uses within 50' of the subject parcel	<input checked="" type="checkbox"/>
Zoning district boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/>
Municipal boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/>

Site Features (Existing and Proposed)	Included ?
Wetlands	<input checked="" type="checkbox"/>
Woodlands	<input checked="" type="checkbox"/>
Wildlife habitat, including critical wildlife habitat	<input checked="" type="checkbox"/>
Environmentally sensitive features	<input type="checkbox"/>
Water resources (rivers, ponds, etc.)	<input type="checkbox"/>
Floodplain boundaries	<input type="checkbox"/>
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	<input type="checkbox"/>
Fences, buffers, and berms	<input checked="" type="checkbox"/>
Existing trees and other prominent vegetation	<input checked="" type="checkbox"/>
Transportation Facilities (Existing and Proposed)	
Streets	<input checked="" type="checkbox"/>
Driveways and road access onto public and private roads	<input checked="" type="checkbox"/>
Sidewalks / trails	<input checked="" type="checkbox"/>
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	<input checked="" type="checkbox"/>
Existing within 50' of subject parcel	<input checked="" type="checkbox"/>

# SITE PLAN APPLICATION

## Wisconsin Dells, Wisconsin

Version: February 27, 2008

**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 Woodside Sports Complex  
 Street address W 4217 50<sup>th</sup> St  
 City Mauston  
 State and zip code WI 53948  
 Daytime telephone number 800-517-8360  
 Fax number, if any 608-478-0991  
 E-mail, if any lmasssey@woodsideranch.com

**2. Subject property information**

Street address	<u>N/A</u>	
Parcel number	<u>29100650000, 29100620000</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>C4</u>	
Describe the current use	<u>Vacant Farmland</u>	

29100530000  
 29100630000, 29100640000

**3. Proposed use.** Describe the proposed use.

MULTI Sport Athletic Facility, to include concessions, retail, offices MAINTENANCE, and other related amenities

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

8A-10p, to include focused lighting on the fields. A fence will surround the property. PLAY AFTER 10PM MAY OCCUR IF DELAYS OCCUR DUE TO WEATHER OR OTHER.

**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.

Exterior lighting, New Hwy 13 Intersection, Parking on site, PA/ANNOUNCEMENTS

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

This area is not in the city's comprehensive plan, however the city had looked to develop sports fields here before.

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

A public street will be created for direct access to Hwy 13 with a proposed Roundabout @ SR 13

c. Effects of the project on the natural environment

Minimal on vacant farm land

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

Some traffic and volume of guests, field lighting (minimal offsite effect)

e. The overall appearance of the project

A pristine sports complex that will draw tens of thousands of tourists to the dells monthly.

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.

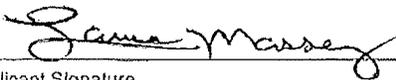
**SITE PLAN APPLICATION**  
**Wisconsin Dells, Wisconsin**  
Version: February 27, 2008

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.



7/23/13

Applicant Signature

Date

SITE PLAN APPLICATION  
Wisconsin Dells, Wisconsin  
Version: February 27, 2008

<b>Governing Regulations</b>	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
------------------------------	---

**SITE PLAN APPLICATION**  
**Wisconsin Dells, Wisconsin**  
Version: February 27, 2008

**Reimbursement Agreement for Application Review Costs**

**A. Payment for Eligible Costs.**

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

**B. Guarantee of Payment.**

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

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

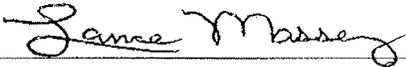
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7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

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

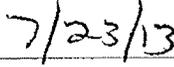
If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

**C. Termination of Guarantee.**

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



Applicant Signature



Date

# SITE PLAN APPLICATION

## Wisconsin Dells, Wisconsin

Version: February 27, 2008

### Site Plan Check List

Project Information	Included ? Yes / No
Project name (e.g., business name, subdivision name)	(Y) / N
Applicant name	(Y) / N
Preparation date	(Y) / N
<b>Survey information</b>	
North arrow and graphic scale	(Y) / N
Address of subject parcel or legal description (TAX PARCEL)	(Y) / N
Property boundaries	(Y) / N
Acreage of subject parcel	(Y) / N
<b>Project Development Information</b>	
Easements/rights-of-ways (location, width, purpose, ownership)	(Y) / N
Common areas/conservancy areas (location, purpose, ownership)	Y / (N)
<b>Setting</b>	
Property boundaries within 50' of the subject parcel	(Y) / N
Land uses within 50' of the subject parcel	: (Y) / N
Zoning district boundaries within 50' of the subject parcel	(Y) / N
Municipal boundaries within 50' of the subject parcel	(Y) / N
<b>Site Features (Existing and Proposed)</b>	
Ground contours when any slope exceeds 10 percent	(Y) / N
Wetlands	Y / N NA
Woodlands	(Y) / N NA
Wildlife habitat, including critical wildlife habitat	Y / N NA
Environmentally sensitive features	Y / N NA
Water resources (rivers, ponds, etc.)	(Y) / N NA
Floodplain boundaries	Y / N NA
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	Y / N NA
Fences, buffers, and berms	(Y) / N
Pervious and impervious surfaces by type	(Y) / N
Site amenities (benches, fountains, etc.)	(Y) / N
Existing trees and other prominent vegetation	(Y) / N
Trees / shrubs to be planted, including a plant list and specs.	Y / (N)
Trees / shrubs to be retained	(Y) / N
<b>Outdoor Lighting (Existing and Proposed)</b>	
Location	Y / N PRELIMINARY ONLY
Fixture specifications	Y / N
<b>Utilities (Existing and Proposed)</b>	
Location	(Y) / N
Type (sewer, telephone, etc.) (buried or overhead, if applicable)	(Y) / N
<b>Stormwater Facilities (Existing and Proposed)</b>	
Location	Y / N PRELIMINARY ONLY
Specifications for each facility	Y / N
<b>Solid Waste Collection</b>	
Location	(Y) / N
Enclosed	(Y) / N

Transportation Facilities (Existing and Proposed)	Included ? Yes / No
Streets	(Y) / N
Driveways and road access onto public and private roads	(Y) / N
Sidewalks / trails	(Y) / N
Clear visibility triangles (location and dimensions)	Y / (N)
<b>Buildings / Structures (footprint, use, etc.)</b>	
Existing and proposed within subject parcel	Y / N PRELIMINARY ONLY
Existing within 50' of subject parcel	Y / N
<b>Signs (Existing and Proposed)</b>	
Location	Y / (N)
Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the	Y / (N)
<b>Parking</b>	
Number of stalls	(Y) / N
Dimensions of stalls	(Y) / N



Adams Co, Wis. DELLS

Item 10

PARCEL 01000-0100

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53801  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL: **WISCONSIN LAND SURVEYORS**  
SCOTT P. HEWITT  
S-2229  
PORTAGE, WI.

*Scott P. Hewitt*  
8-01-13

**G & A FILE NO. 613-246**

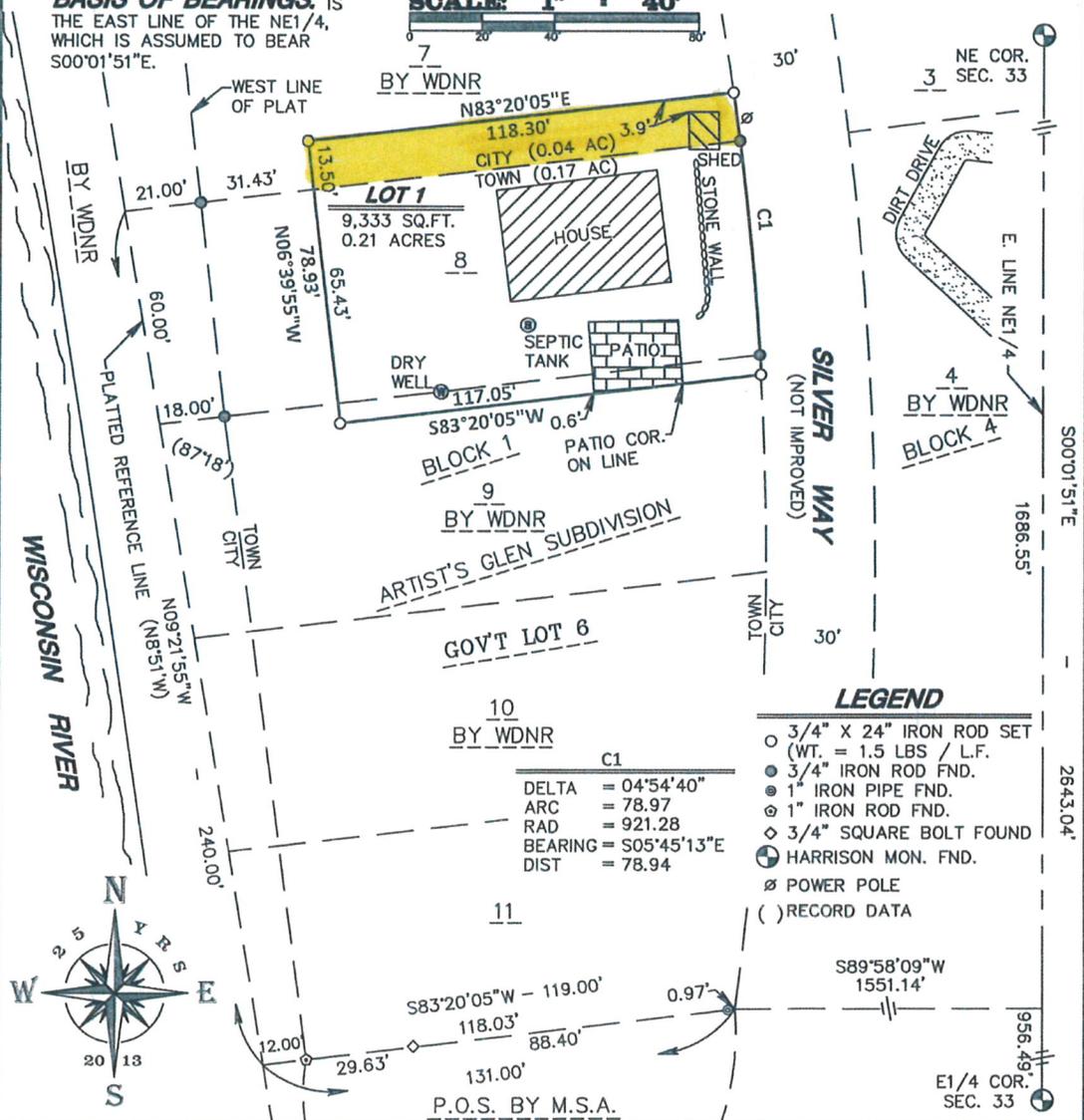
DRAFTED BY: A.L.HOEL  
CHECKED BY: SPH  
PROJ. 613-246  
DWG. 613246CSM SHEET 1 OF 2

**ADAMS COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**LEGAL DESCRIPTION**

Volume \_\_\_\_\_ Page \_\_\_\_\_  
BEING A PART OF LOTS 8 & 9, BLOCK 1, ARTIST'S GLEN SUBDIVISION, LOCATED IN GOVERNMENT LOT 6, SECTION 33, T. 14 N, R. 6 E, TOWN OF DELL PRAIRIE, AND A PART OF LOT 7, BLOCK 1, ARTIST'S GLEN SUBDIVISION, LOCATED IN GOVERNMENT LOT 6, SECTION 33, T. 14 N, R. 6 E, CITY OF WISCONSIN DELLS, ADAMS COUNTY, WISCONSIN.

**BASIS OF BEARINGS:** IS THE EAST LINE OF THE NE1/4, WHICH IS ASSUMED TO BEAR S00°01'51"E.

**SCALE: 1" = 40'**



**OWNER:** FRANK B. & ANTOINETTE SIKORSKI  
749 MARK AVENUE  
DES PLAINES, IL 60016

**CLIENT:** FRANK B. & ANTOINETTE SIKORSKI  
749 MARK AVENUE  
DES PLAINES, IL 60016

