



Site Plan Application – Residential, Multi-family

Mirus Partners c/o Chris Jaye, 460 Pioneer Dr.

Staff Report for Plan Commission, 8/12/15.

The City of Wis. Dells has received a SITE PLAN APPLICATION from Mirus Partners c/o Chris Jaye to construct a RESIDENCE, MULTI-FAMILY at 460 Pioneer Dr., which will sit on portions of Sauk Co, Wisconsin Dells parcels 0031, 0032, 0033, and 0035 located on the South-East corner of Fitzgerald Rd and Pioneer Dr. The request is to construct 72 units of WHEDA Section 42 Workforce Housing in 6 single story buildings running along the East side of Fitzgerald Rd. The current zoning for this property is C-4 Commercial – large scale. The multi-family residential land use is allowed as a Conditional Use in the C-4 Zoning District. A CUP was approved for this project in 2012, and renewed in 2013, 2014, and again in January of 2015.

Mirus Partners intends to purchase approximately 8.4 acres of property at the south-east corner of Fitzgerald Rd and Pioneer Dr. The property will run approximately 1,300 feet N-S along Fitzgerald Rd and 275 feet E-W along Pioneer Dr. During the initial Conditional Use Application, the concept for this project was to construct nine (9) apartment buildings and a separate clubhouse building. The Site Plan application depicts two (2) x 10-unit buildings, two (2) x 12-unit buildings, a 14-unit building, and another 14-unit building with the clubhouse attached. The unit breakdown in these buildings is as follows:

1-bedroom units: 19 = 857 sq living + 238 sf garage

2-bedroom units: 34 = 1,085 sq living + 238 sf garage

3-bedroom unit: 19 = 1,317 sq living + 238 sf garage

The Zoning code standard for multi-family residences is for a minimum of 300 sq ft.

The Zoning code identifies 6 items to be considered in decision on a Site plan for a multi-family development. These items were laid out in the staff report generated during the CUP approval process. The following are comments on the current Site plans coverage of these items:

1. **Landscaping of areas visible from the public street.** This site plan includes a landscaping plan.
2. **Minimum 30% open space.** This plan indicates approximately 20% open space, in the form of narrow strips of land between the buildings and the east and west property lines. This space is utilized for stormwater drainage swales, as well as landscaping buffers. A very large storm water pond is utilized on this site to protect adjacent properties from increased peak flows due to the steep grades south of this project. If this pond space is considered, the open space is approximately 26.5 %. If undeveloped parking areas are included, the open space is 31%
3. **Common recreation space dedicated for use by residents.** During the CUP approval it was stated that these common spaces are underutilized in facilities such as this. As such, only a 1,280 sq ft. clubhouse and small playground is included in this plan.
4. **Active outdoor recreation areas not within 15 ft of resident door or window.** No outdoor active recreation areas are included in this plan
5. **Private waterways (pools, streams, and fountains) may be used to satisfy not more than fifty percent (50%) of the required open space.** The storm water pond accounts for approximately 30% of the open space.
6. **Trash dumpsters shall be within 250 ft of the units they serve, and in an enclosure.** Approximately 14 of the 72 units appear to be more than 250 ft away from a dumpster location. Dumpster enclosures are indicated, they must provide adequate width (13 ft) to be safely serviced by City garbage collection personnel.

Also addressed in the CUP approval was the parking requirement. The zoning code requires 2 spaces for each apartment, plus one visitor space for every 8 apartments, for a total of 153 required parking stalls. The Site plan assumes that the garage and garage driveway count for the 2 stalls per apartment. However, required parking stalls should always be accessible, and the garage stall is not accessible if the driveway is being utilized. The concept plan indicated additional parking stalls that have been excluded from the Site plan for aesthetic reasons. An alternative plan was requested indicating compliance with the parking requirement. An option is to approve the original Site plan on the condition that the alternate parking be developed if an issue arises in the future, such as cars parking in the grass, driveway, or any other area besides the garage and associated drive.

One of the main concerns for this project was the storm water management. Due to the large increase in impervious area, and the steep grade downstream of this project, there are significant concerns of increase peak storm water flows causing erosion issues for the properties to the south. This Site Plan shows a large storm water control pond, with modeling that

indicates peak flows off this property will be less than current flows for up to the 100 year storm event, which is an extremely large level of control. If this modeling is correct, this should address any concerns with increased storm water issues downstream. However, the proposed pond is discharging directly to the south of the apartments, which sends the water over a gravel drive to an existing house, and onto the Paul Bunyan Restaurant and Lumberjack show. It appears that much of the water from this property could currently be following a drainage way to the east, well north of the proposed pond, and continuing east of the gravel drive, home, and restaurant. At the time of the writing of this report, the City has not had a chance to review the full storm water plan. Approval of this Site Plan shall carry the contingency that it be updated to include any changes required during the review of the storm water plan. Approval of the Site and Storm water plan should also carry the contingency that if any downstream storm water issues arise as a result of this development, the developer will be responsible for remediating these issues. It appears that the best solution may be to ensure that the outflow from the storm water pond be directed to the eastern drainage way. This requires an agreement with the current property owner, who is selling this project property to the applicant and developer, and who will retain ownership of the eastern drainage way. This agreement may be in the form of a storm water easement, granted by the existing property owner (seller) to the applicant/developer (buyer), which allows the applicant/developer (buyer) the right to construct a storm water drainage way, from the pond outlet to the existing eastern drainage way.

Another concern with this project was its affects on the neighboring properties, particularly the properties to the north and west. The landscape plan included in the Site Plan application appears to establish a buffer for the surrounding properties. It is also noted that the Site plan places the Pioneer Dr. access east of the existing residence, which should help minimize nuisances to the homes north of this project. However, additional buffers may be required in the ROW north of Pioneer access. It should be very clear to the applicant that they will be expected to complete landscaping plan as part of the initial development of the property. Approval of this plan should also be contingent that any inadequacies the City identifies with the landscape buffer upon the completion of this landscaping plan will be addressed and corrected by the developer. In addition to the buffer, proper management of a multi-family facility is crucial to prevent nuisances to the neighborhood. Approval of this project is also contingent on continued, diligent management of the property to prevent it from become a nuisance or blight to the surrounding properties and surrounding property owners. Enforcement of this contingent may include adding Zoning permit violation citations to any nuisance citations that this project may be cited for. The applicant for this Site plan will be considered responsible for any such violations, unless written notification is given to and accepted by the City as to a change in the party responsible for nuisances arising from this project.

Safety concerns for this project include the access to Fitzgerald Rd, the intersections of Pioneer and STH 12, and accommodations for pedestrian traffic on Pioneer and Fitzgerald. To improve visibility when entering or crossing STH 12 at Pioneer Dr., brush should be removed from the DOT Right Of Way along STH 12 north and south of Pioneer Dr. There also are some concerns with pedestrian traffic in this area. The buildings appear to be oriented with a 24 ft wide drive aisle, and 19 food garage aprons. A vehicle parked on the apron may project into the drive aisle and reduce the size drive aisles. Safety of pedestrian circulation inside the facility would be improved if the buildings were separated more to provide increased width to the drive aisles. At some point in the future, a sidewalk may be required along Pioneer Dr. and someday perhaps Fitzgerald Rd.

This Site plan indicates an access towards the south of the property off of Fitzgerald Rd. This access should be developed to City street specifications, and the Right Of Way be dedicated to the City to allow future access to the property to the west. The Site plan does indicate stubbing out water and sewer along this Right of Way, so the utilities can be extended to the property to the east in the future without removing the pavement accessing this apartment development.

Further review of the utility plans may be required to ensure they meet City standards. Upon initial review, the Fire Inspector commented on the need for 2 additional fire hydrants: one on Pioneer Dr. at the entrance to the facility and one on Fitzgerald road between the 2 existing hydrants which are approximately 800 ft apart.

Any approval should come with the following conditions:

1. The applicant takes control of the property as a single parcel.
2. The final Site plan is approved by City department heads.
3. The storm water plan is approved by the City. Any storm water issues that arise in the future are properly addressed, which could include constructing storm water drainage to the east to the existing drainage way.
4. Additional buffers to the surrounding properties are implemented if necessary.

Chris Tollaksen/City of Wis. Dells Planning and Zoning



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## MEMO

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**To:** Chris Tollaksen – Zoning Administrator – City of Wisconsin Dells  
**From:** Chuck Bongard, P.E.  
**Subject:** Fitzgerald Road Development  
**Date:** August 7, 2015

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I have viewed the site and reviewed the plans presented for the proposed multi-family development along Fitzgerald Road. I have the following comments and concerns:

General:

The site is relatively long north and south and narrow east to west. Access is shown on each end. The buildings are in reasonable proximity to Fitzgerald Road but I would verify that the first responders are satisfied that an additional point of access is not advisable.

As these buildings are laid out all of the traffic in and out of the site, both vehicular and pedestrian, will be along the drive aisle which is shown as 24 feet wide. I would generally consider 24 feet to be an adequate width for the travelled way but in this case with a large number of driveway aprons shown at a twenty foot depth, I am concerned that this might be too crowded. Consider that an 18 foot long (full-size) vehicle parked with 3 feet of clearance to the garage door will overhang into the drive aisle space by a foot. If two vehicles meet each other in that drive space, it will not leave much room for the pedestrians. A resident taking out the trash walking out from between two vehicles parked on the driveway will be in the line of traffic. I feel that the building should be spread further apart to allow either additional driveway depth or a pedestrian corridor along the main drive aisle. Given the length of travel from one end of the development to the other, some traffic calming measures such as speed bumps should be considered.

Site grading and drainage:

The existing site is relatively flat and drainage is from north to south. A significant detention pond is proposed at the south end of the property and the summary provided indicate that it will maintain the flow rates after development to the existing runoff rates up to and including the 100 year rainfall event. I was not provided nor did I review the actual calculations that were the basis of this summary but the results seem reasonable given the size of the pond shown. The pond outlet is a 15-inch culvert pipe shown to discharge near the south property line. There is also a pond overflow that is shown to be discharged to the east. Based on my observation at the site the majority of the drainage currently exits the site to the east where the overflow is being directed. The drainage along the private drive to the south of the property is not well defined and the pipe

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## MEMO

August 7, 2015

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discharge at the proposed location could cause issues there. I recommend that the pipe outlet be re-oriented to the drainage swale being graded to the east to the historic point of discharge.

There is an internal storm sewer system with a minimal number of collection inlets shown. The north one-third of the property drains to one inlet. As shown the main drive will be a flume that will collect and convey half of the roof water and all of the driveway water to 4 collection points. I note that several of the driveway apron slopes shown are under 2 percent which means that the floor of the garage is approximately 6-inches above the flow line of the main drive. Designer should verify the carrying capacity of the driveway flume or consider raising the floor elevation on those units.

A drainage swale is shown along the east property line which will convey the east half of the roof drainage for the east row of houses. The west half of the roof drainage from the west units will flow toward Fitzgerald Road and then south to the entrance road. That road drainage then is directed onto the site and collected into a catch basin into the detention pond.

### Public improvements:

There is a 66 foot road right-of-way shown at the south entrance to provide connectivity from Fitzgerald Road to remaining lands to the east of this project. This right-of-way will create a parcel that the pond will reside on. Will this parcel be an outlot? Will that be dedicated to the City? Who is responsible for maintenance of the storm detention basin?

There is an 8-inch sanitary sewer and an 8-inch watermain shown in the 66 foot right-of-way. The balance of the site is served by private service laterals. There are existing mains and hydrants along Fitzgerald Road and Pioneer Road. Verify that fire department is satisfied that adequate hydrants are available.

The south entrance is proposed essentially as a driveway connection to Fitzgerald Road. Consider requiring curb radii and perhaps some short tapers to define this intersection. The drive entrances as proposed will provide adequate sight distance. I note that no public sidewalks exist along Fitzgerald Road or Pioneer Drive to US 12. Given the density of this development and the probability that many of the residents will be pedestrian travelers, the City needs to consider sidewalks in this area and crosswalk improvements at US 12. It may be beyond the scope of this development to require these off-site improvements but the portions that abut the property could be required.

That is the extent of my comments, please do not hesitate to call if you have any questions regarding this review.

# 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	\$300
Receipt number	
Application number	

**1. Applicant information**

Applicant name	Mirus Partners c/o Chris Jaye
Street address	7447 University Avenue, Suite 210
City	Middleton
State and zip code	WI 53562
Daytime telephone number	608-824-2294
Fax number, if any	
E-mail, if any	jaye@miruspartners.com

**2. Subject property information**

Street address	Fitzgerald Road	
Parcel number	291-0031-00000	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-Large Scale	
Describe the current use	Undeveloped Lands	

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

A 72 UNIT MULTIFAMILY COMMUNITY.

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

THE PROPOSED PROJECT ~~IS~~ WILL BE RESIDENTIAL (MULTIFAMILY).

**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.

WE DO NOT ANTICIPATE ANY NUISANCES.

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

THE PROPOSAL IS CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN.

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

WE DO NOT ANTICIPATE ANY TRAFFIC SAFETY OR PEDESTRIAN CIRCULATION ISSUES.

c. Effects of the project on the natural environment

EFFORTS WILL BE MADE TO PRESERVE EXISTING TREES/FOLIAGE ON THE SITE.

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

e. The overall appearance of the project

FOUR SINGLE STORY, COTTAGE-STYLE BUILDINGS WITH EACH UNIT HAVING INDIVIDUAL ENTRIES AND GARAGES.

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.

YES

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.

YES

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

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

YES

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.

YES

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.

YES

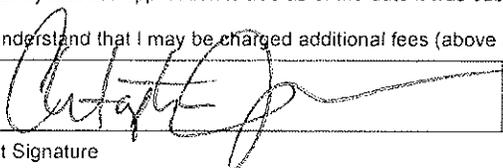
7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

**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

 | 7/31/15

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

<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.
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**SITE PLAN APPLICATION**  
**Wisconsin Dells, Wisconsin**  
Version: May 21, 2007

**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.

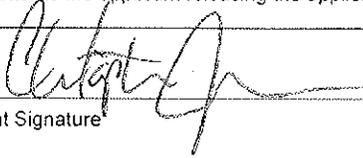
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7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

7/31/15

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

**Site Plan Check List**

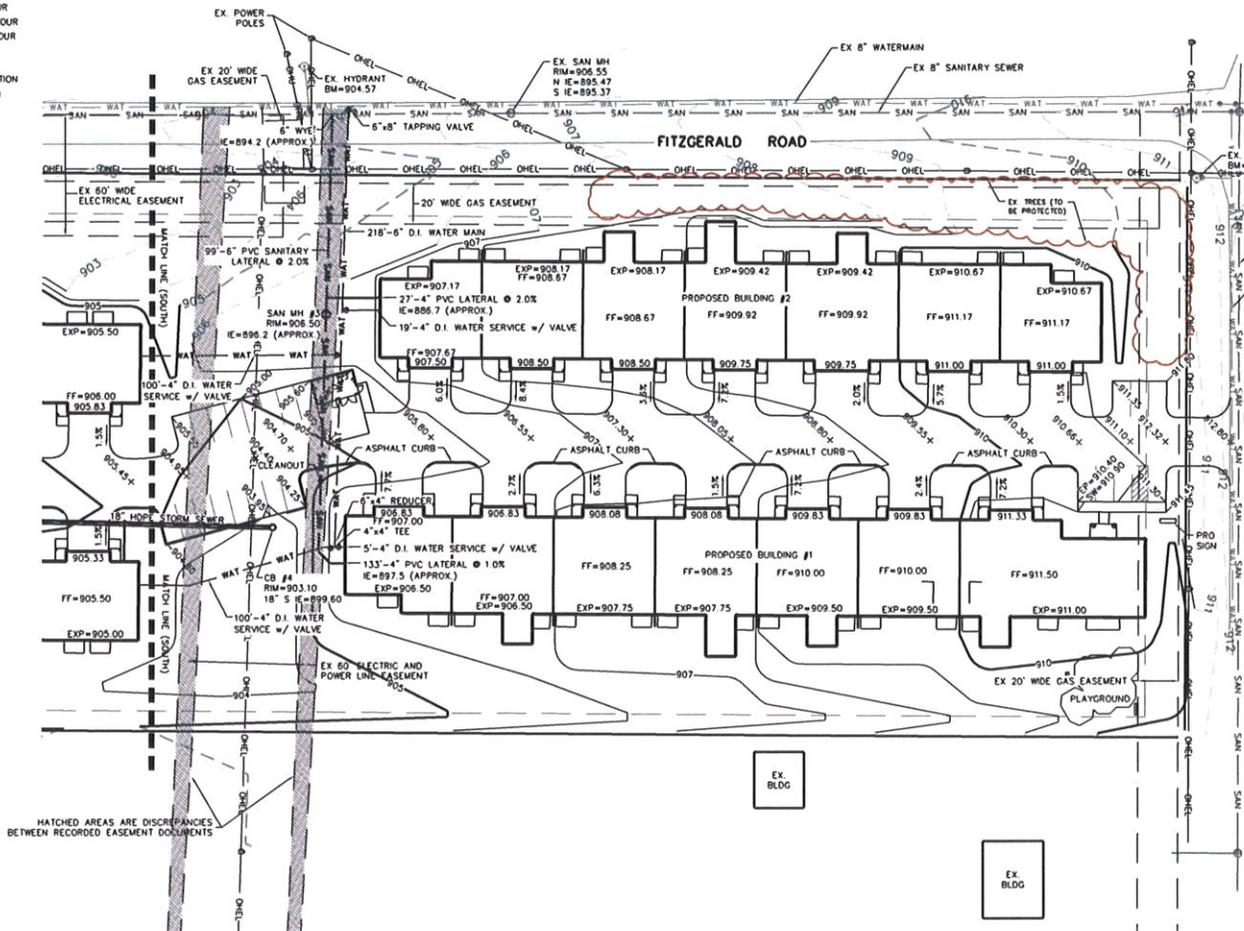
Project Information	Included ? Yes / No
Project name (e.g., business name, subdivision name)	Y / N
Applicant name	Y / N
Preparation date	Y / N
<b>Survey Information</b>	
North arrow and graphic scale	Y / N
Address of subject parcel or legal description	Y / N
Property boundaries	Y / N
Acreage of subject 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
Woodlands	Y / N
Wildlife habitat, including critical wildlife habitat	Y / N
Environmentally sensitive features	Y / N
Water resources (rivers, ponds, etc.)	Y / N
Floodplain boundaries	Y / N
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
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
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
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
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



**LEGEND**

- 900 -- EXISTING MAJOR CONTOUR
- 902 EXISTING MINOR CONTOUR
- 902 --- PROPOSED MAJOR CONTOUR
- 902 --- PROPOSED MINOR CONTOUR
- - - - - EXISTING CULVERT
- - - - - PROPOSED CULVERT
- 905.45 PROPOSED SPOT ELEVATION
- FF=906.00 FIRST FLOOR ELEVATION
- EXP=904.50 EXPOSURE ELEVATION



HATCHED AREAS ARE DISCREPANCIES BETWEEN RECORDED EASEMENT DOCUMENTS

**UTILITY NOTES:**

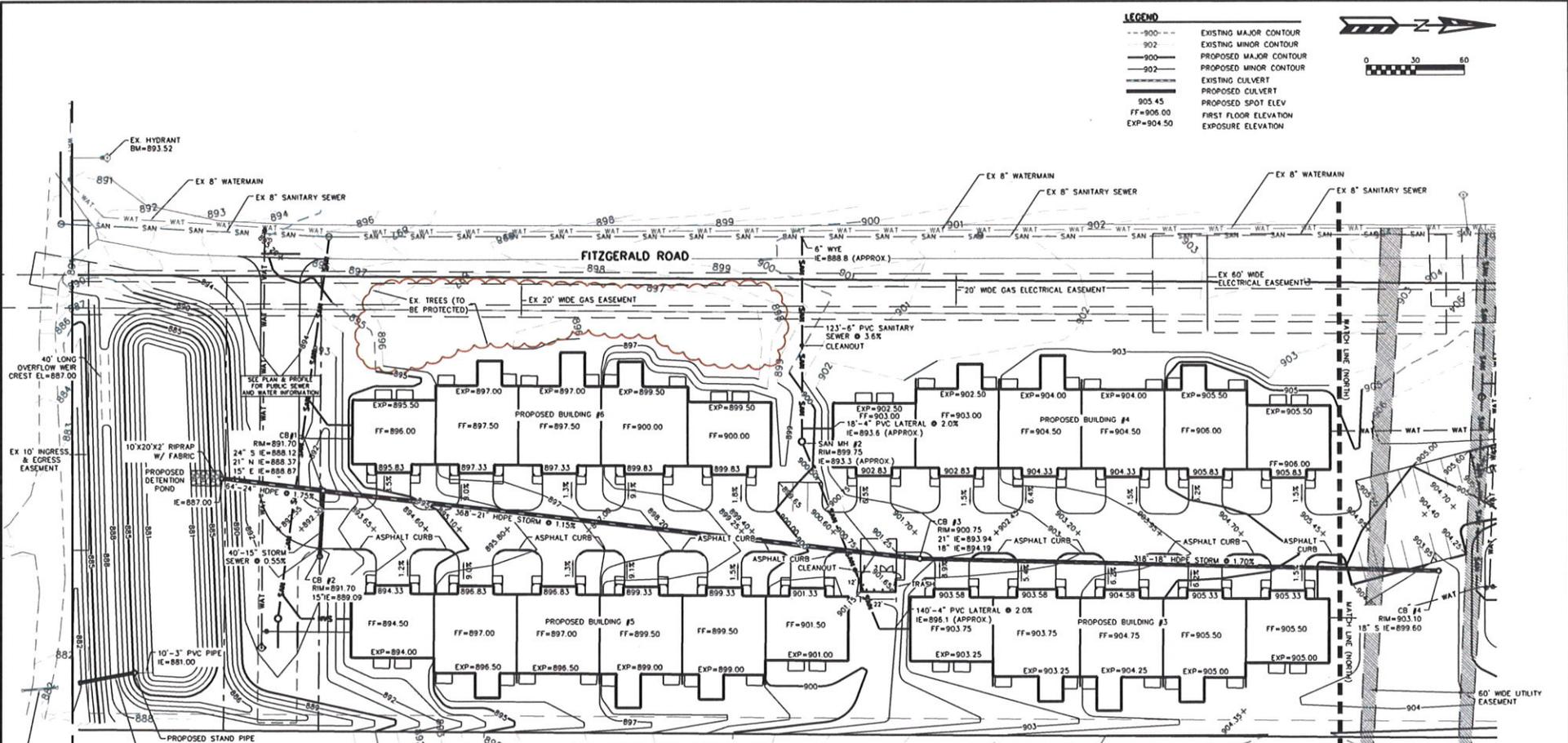
- ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF WISCONSIN DELLS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2v) OF STATE STATUTES.
- ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE CITY OF WISCONSIN DELLS UTILITY DEPARTMENT PERSONNEL.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION.

**FITZGERALD ROAD DEVELOPMENT**  
 DETAILED GRADING AND UTILITY PLAN-NORTH  
 DATED: JULY 30, 2015

C-102

**QUAM ENGINEERING, LLC**  
*Residential and Commercial Site Design Consultants*

4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**LEGEND**

- 900 -- EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- 900 — PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- 902 — EXISTING CULVERT
- 905.45 — PROPOSED SPOT ELEV
- 906.00 — FIRST FLOOR ELEVATION
- 904.50 — EXPOSURE ELEVATION

EX. HYDRANT  
BM=893.52

EX. 8" WATERMAIN

EX. 8" SANITARY SEWER

EX. 20' WIDE GAS EASEMENT

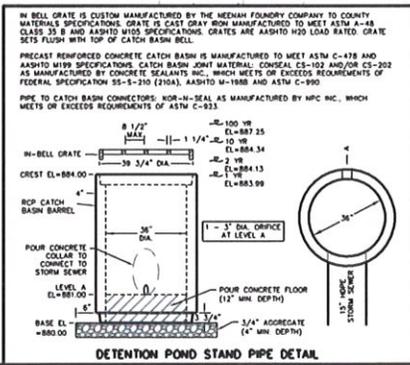
EX. 20'-12" CULVERT  
N IE=880.98  
S IE=880.19

10' LONG  
& EGRESS  
EASEMENT

10'x20'x2' RPPRAP  
W/ FABRIC  
PROPOSED DETENTION  
POND

PROPOSED STAND PIPE  
(SEE DETAIL)

35'-15" HDPE STORM SEWER @ 0.30%  
S OUTFALL IE=880.90



**UTILITY NOTES:**

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF WISCONSIN DILLS AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

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MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE CITY OF WISCONSIN DILLS UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION.

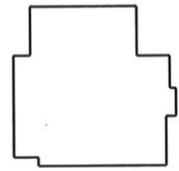
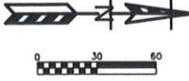
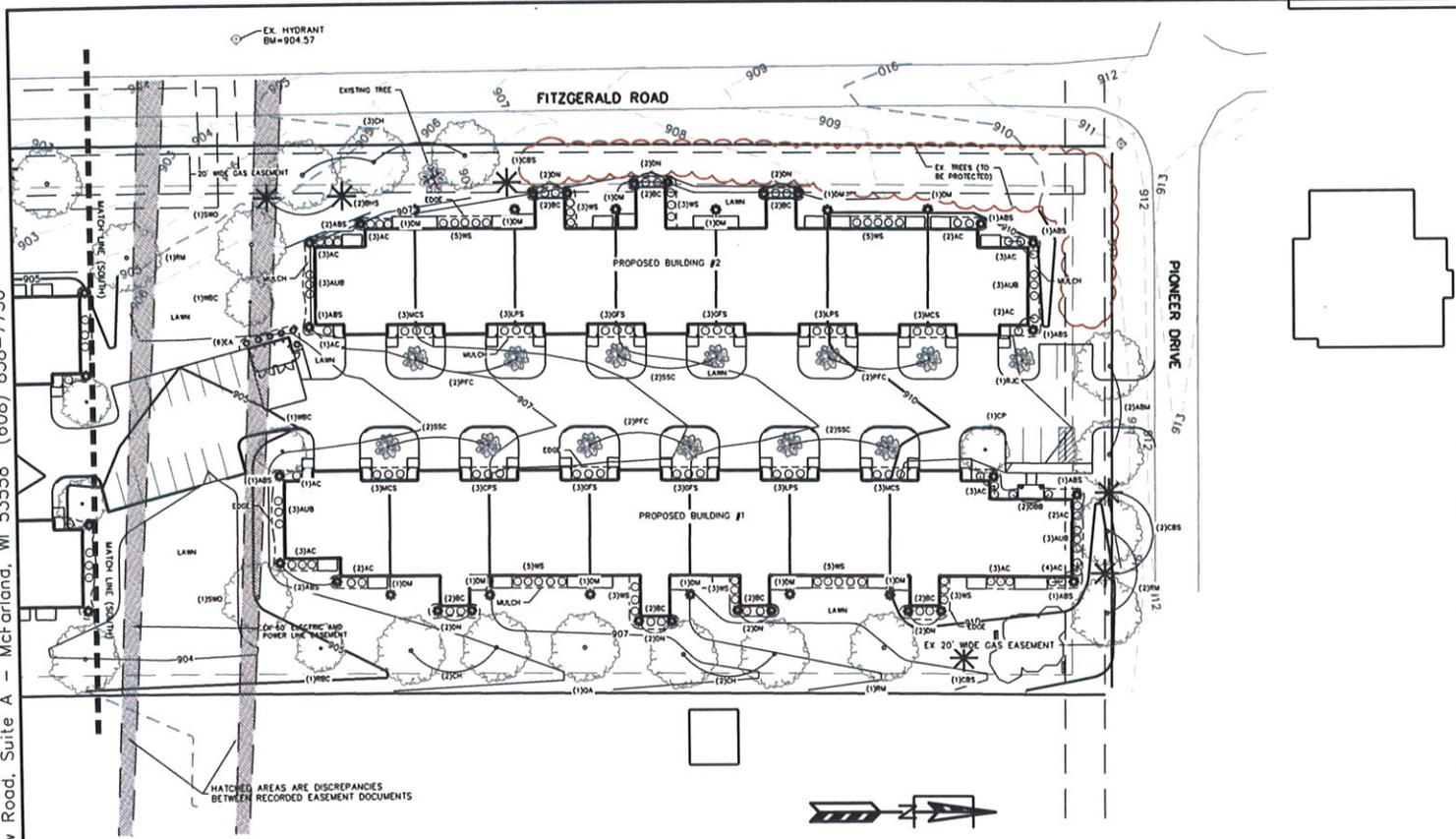
HATCHED AREAS ARE DISCREPANCIES BETWEEN RECORDED EASEMENT DOCUMENTS

**FITZGERALD ROAD DEVELOPMENT**  
**DETAILED GRADING AND UTILITY PLAN-SOUTH**  
 DATED: JULY 30, 2015

**C-103**

**QUAM ENGINEERING, LLC**  
*Residential and Commercial Site Design Consultants*

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



KEY	QUAN	SIZE	COMMON NAME	ROOT
<b>Canspy/Tall Deciduous Trees</b>				
ABM	2	2'	Autumn Blaze Maple	BB
AL	5	2'	American Linden	BB
CH	11	2'	Common Hackberry	BB
KCT	1	1 1/2'	Kentucky Coffee Tree	BB
DA	2		Quaking Aspen	BB
RB	6	8'	River Birch Clump	BB
RM	5	2'	Red Maple	BB
RO	3	1 1/2'	Red Oak	BB
SWO	4	1 1/2'	Swamp White Oak	BB
WBC	6	8'	Whitespire Birch Clump	BB
<b>Low Deciduous Trees</b>				
CP	7	1 1/2'	Galeery Pear	BB
PFC	15	1 1/2'	Prune Fire Crab	BB
RJC	1	1 1/2'	Red Jade Crab	BB
SSG	15	1 1/2'	Spring Snow Crab	BB
<b>Tall Evergreen Trees</b>				
BHS	10	4'	Black Hills Spruce	BB
CBS	7	4'	Colorado Blue Spruce	BB
<b>Deciduous Shrubs</b>				
ABS	28	4'	Autumn Brilliance Serviceberry	BB
AVB	22	36"	Arrowwood Viburnum	Pot
AC	41	18"	Alpine Currant	Pot
BC	38	18"	Black Chokeberry	Pot
DM	26	24"	Dwarf Dogwood	Pot
DN	38	18"	Diablo Ninebark	Pot
DBB	2	24"	Dwarf Burning Bush	Pot
CFS	30	18"	Gold Flame Spirea	Pot
LPS	35	18"	Little Princess Spirea	Pot
MCS	24	18"	Magic Carpet Spirea	Pot
RTD	5	24"	Red Twig Dogwood	Pot
YTD	4	24"	Yellow Twig Dogwood	Pot
WS	102	18"	White Snowberry	Pot
<b>Evergreen Shrubs</b>				
EA	20	4'	Emerald Arborvitae	BB

- NOTES
- 1) Lawn areas to be fine graded, seeded (Madison Park's seed mix), fertilized, and mulched with straw.
  - 2) Detention basin turf areas above the normal high water mark and drainage swales to be graded, seeded (Short grass prairie seed mix), fertilized, and mulched with erosion control mat.
  - 3) Drainage swales and lawns with slopes steeper than 3/1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
  - 4) Planting beds to be mulched with shredded hardwood bark to a depth of 3".
  - 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
  - 6) Designated planting beds to be separated from lawn areas with 5" crisp, shovel edge.
  - 7) Contractor responsible for maintenance until completion and acceptance.
  - 8) Owner responsible for maintenance after acceptance.

**FITZGERALD ROAD DEVELOPMENT**  
**DETAILED LANDSCAPE PLAN-NORTH**  
 DATED: JULY 30, 2015

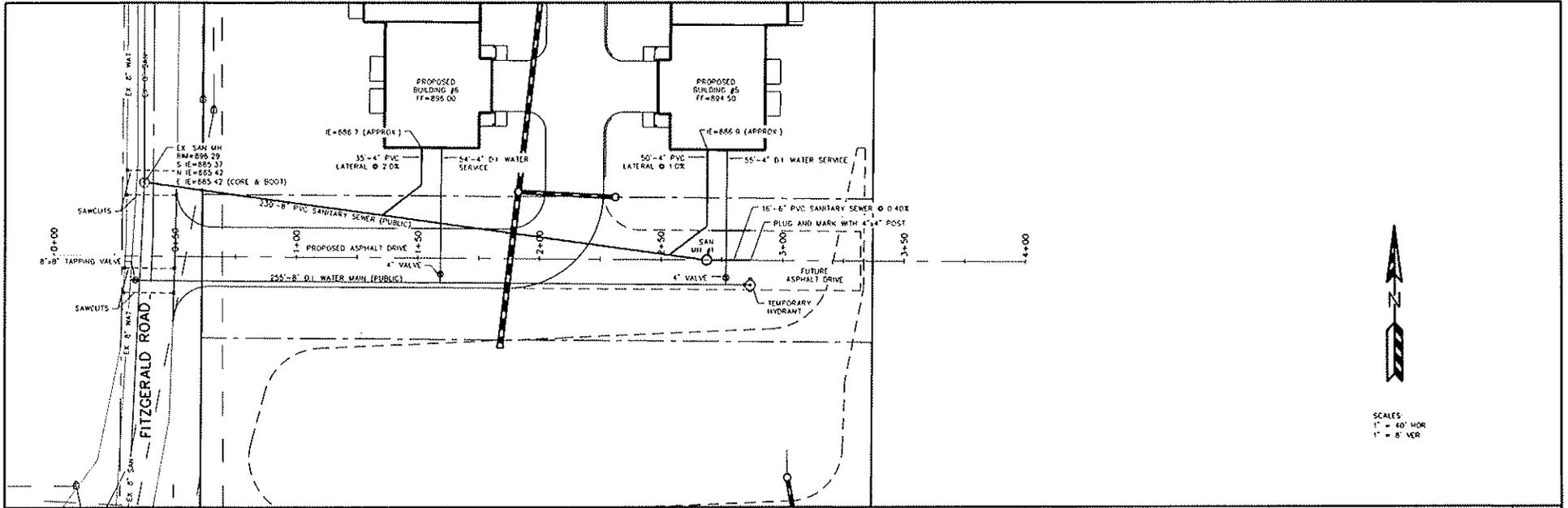
**C-104**

**QUAM ENGINEERING, LLC**  
*Residential and Commercial Site Design Consultants*

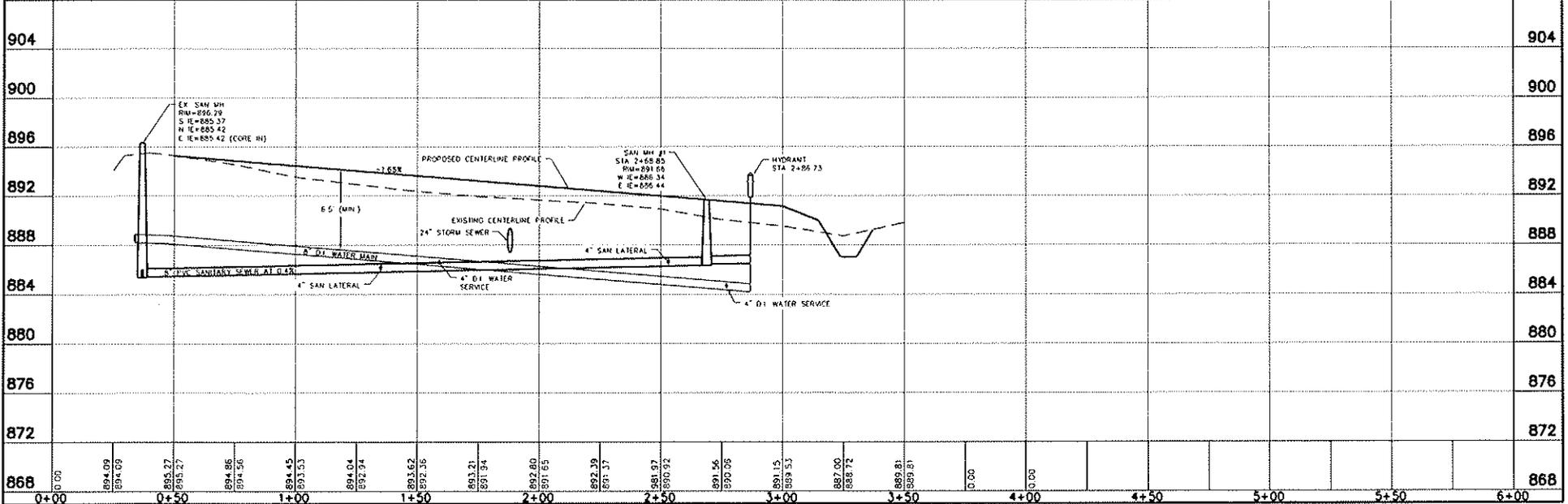
4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

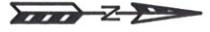






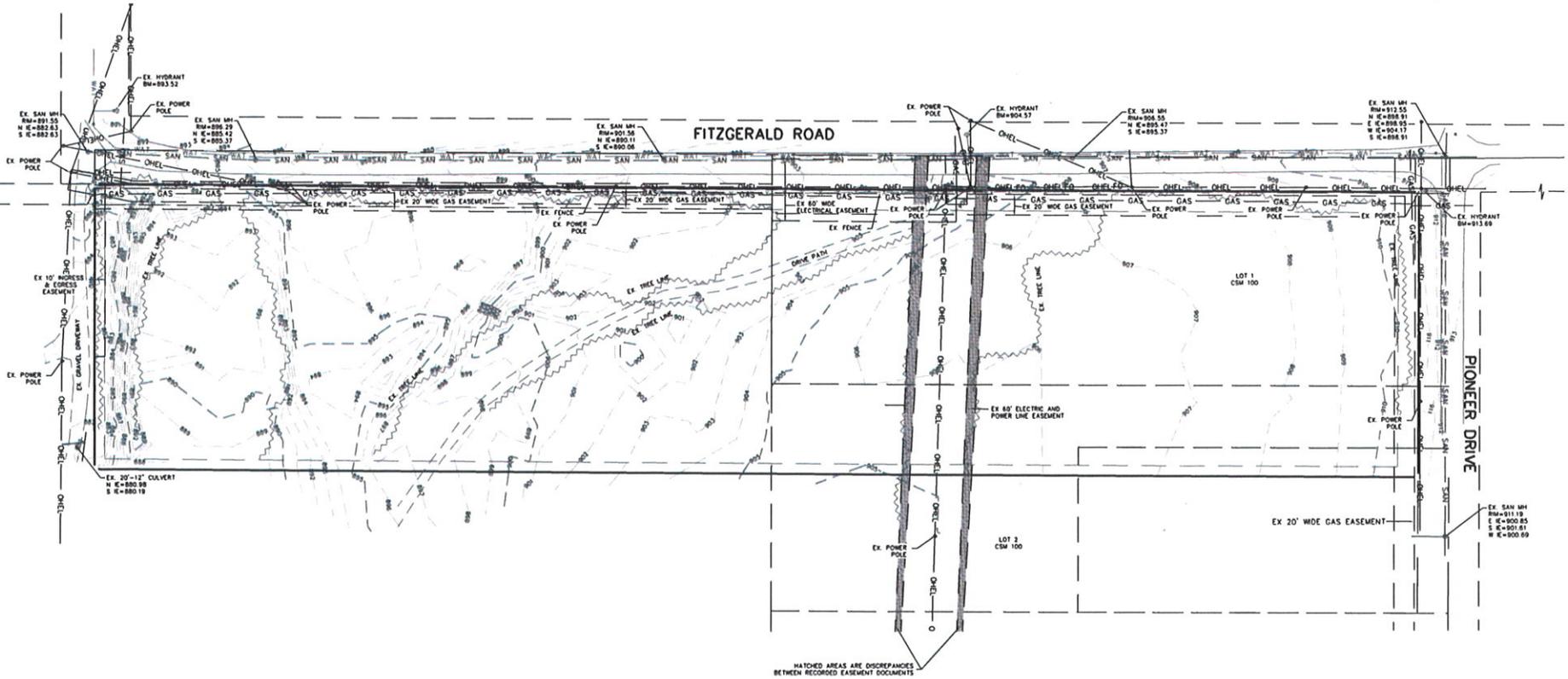
SCALES  
1" = 40' HOR  
1" = 8' VER





**LEGEND**

---900---	EXISTING MAJOR CONTOUR
---902---	EXISTING MINOR CONTOUR
-----	EXISTING CULVERT
-----	EXISTING GAS
-----	EXISTING SANITARY LINE
---OHU---	EXISTING OVER HEAD ELECTRIC
---X---	EXISTING FENCE



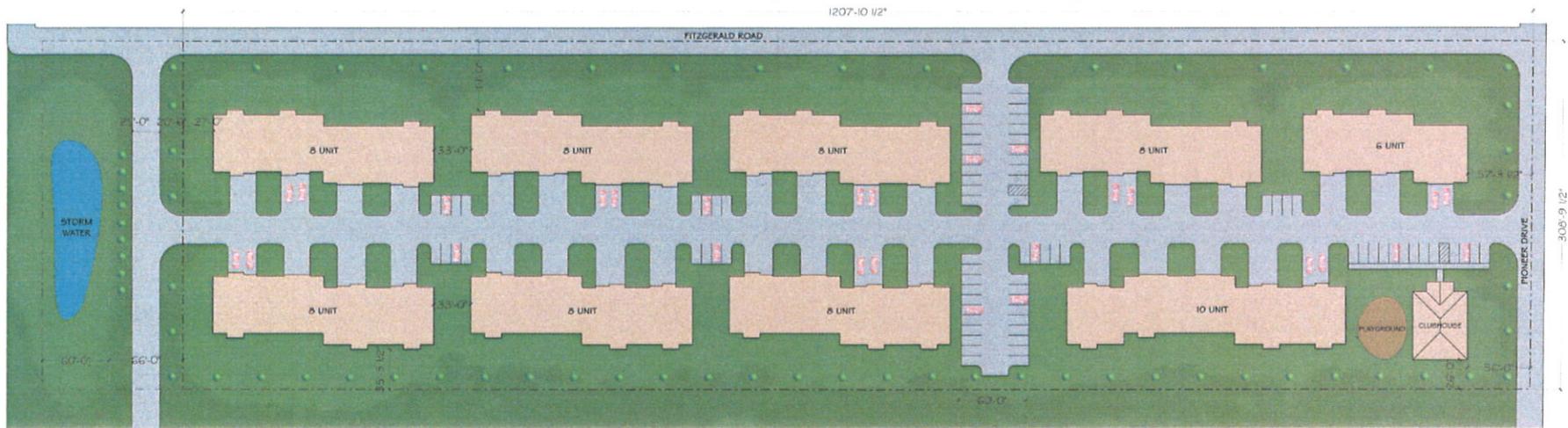
**FITZGERALD ROAD DEVELOPMENT**  
 EXISTING CONDITIONS PLAN  
 DATED: JULY 30, 2015

**C-101**

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

CUR  
CONCEPT PLAN



**Architectural Design  
Consultants, Inc.**

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Silverstone Apartments - Wisconsin Dells, WI

January 19, 2012

Conditional Use Permit  
Silverstone Multi-family at Pioneer and Fitzgerald  
Staff Report for Plan Commission, 1/09/13

The City of Wis. Dells has received a Conditional Use Permit application from Silverstone Housing Partners II, LLC to allow land use 3.4 RESIDENCE, MULTI-FAMILY on a portion of parcels 0031, 0032, 0033, and 0035 located on the South-East corner of Fitzgerald Rd and Pioneer Dr. The request is to construct 72 units of WEDHA Section 42 Workforce Housing in 9 single story buildings running along the East side of Fitzgerald Rd. The current zoning for this property is C-4 Commercial – large scale. The multi-family residential land use is allowed as a Conditional Use in the C-4 Zoning District.

The applicant had submitted an identical application last year. This project was dependant on the applicant receiving competitive WHEDA funding. The applicant did not receive that funding in 2012, but has stated they were advised by WHEDA to resubmit the project in 2013.

The boundaries for this proposed development includes portions of 4 different existing parcels. The property that this proposed development will occur on has not yet been sold to Silverstone Housing Partners. Any approval of this CUP must be contingent on the development property being consolidated into a single parcel and the applicant taking control of the property.

The developer has stated that this project will be constructed all at once.

The proposed building site meets the minimum lot size requirements for a multi-family development of this size.

The proposed buildings will be one story, so there are no concerns with the maximum building height restriction.

The current concept plan for this development has seven (7) separate 8-unit buildings, one (1) separate 6-unit building and one (1) separate 10 unit building for a total of 72 units. The development also has a clubhouse and playground area. The developer has stated that each building would contain one (1) enclosed parking space per unit. The Zoning Code Standards for a Residential, multi-family use call for two (2) parking spaces for each unit, plus an additional visitor parking space for every eight units. For a 72 unit development, the parking requirement would call for 153 parking spaces. With each building containing one (1) enclosed parking space, an additional 81 surface parking spaces would be required. The current plan only shows 72 surface parking spaces.

The CUP process is mainly an approval of the land use and general plan of a project and its compliance with the City zoning code. Before construction can begin on any new commercial building the City must approve a Site-plan application. The site plan review will be the process that will address the specific details of the project plan, including the following items called out in the Zoning Ordinance for Site plan review:

- (a) 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.
  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.

One of the main items that will have to be addressed for this project will be the storm water management. This development sits on top of a hill that could easily send peak storm water flows rushing through the parcels to the south of this development. The storm water management plan must control peak storm water discharge flows from this site and it must be robust enough to ensure that overflow from storm events that exceed the design flow is directed toward the drainage on the South-west portion of Fitzgerald Rd. and are not allowed to flow through the properties directly south or south-east of the development. There will also need to be off-site work done to handle storm water on Fitzgerald Rd. In addition, once the water gets to Hwy 13 there is a bottle neck getting the water across the highway to Hulbert Cr. This could require work to increase the capacity of flow north to south across Hwy 13 at the intersection with Hwy H.

Another item of concern is the buffering of this development from surrounding properties. There are existing residences to the north of this facility and there is a golf course resort to the west of this property. There should be a buffer established to provide a visual screen to this development and minimize the impact of this use on existing uses. The developer has stated that the property will be managed by a reputable property management company. The developer has stated that this company will ensure that nuisances such as poor property maintenance, the accumulation of trash on the property and noise issues will not be systemic.

Traffic flows should also be addressed. The plan calls for constructing a small private road on the south of the development to allow traffic to connect with Fitzgerald Rd. approximately 125 ft. north of the 90° turn on Fitzgerald. Traffic flow would be improved if the access road could connect at the 90° turn to create a tee intersection, allowing traffic from the development to exit straight out onto Fitzgerald Rd. Forcing traffic to jog left onto Fitzgerald and then immediately right could pose a hazard.

To the north, the concept plan for this project proposes an entrance into the facility from Pioneer Dr. There is an existing residence just north of the project on Pioneer Dr. and it is possible that traffic exiting the property onto Pioneer will be facing directly into the windows of this residence. Every effort should be made to avoid this situation. The intersection of Pioneer Dr. with Hwy 12 to the east of this development is also a concern. Pioneer does not intersect squarely with Hwy 12 and the intersection is at the top of a hill, therefore visibility at this intersection is not ideal. It should also be taken into account that Pioneer Dr. is the high ground route from this development to the downtown. That means that any pedestrian traffic from this site to and from the downtown will travel along Pioneer Dr, crossing Hwy 12. This could necessitate a sidewalk on Pioneer and improvements to the intersection of Pioneer and Hwy 12. Any other route would require going downhill to Hwy 13 only to have to travel back uphill to the bridge. This increase in dwelling units could necessitate additional green space and park land in this area.

This development only provides relatively narrow strips of green space along the buildings, with no large park like areas. The developer has included a small recreational building and playground area and stated that the play areas receive only light use. If a need for park space in this area arises, the multi-family condo development to the north of this site has only been partially developed and open space remains on that property that the City could utilize for park space.

Other items that must be addressed to the satisfaction of the City as part of the Site plan application are: final building locations and design, utility plan, final parking plan, solid waste storage location, lighting, and landscaping.

Future planning considerations the City must keep in mind:

1. Storm water along Fitzgerald
2. Storm water across Hwy 13 at CTH H.
3. Park space in the area
4. Improvement of Pioneer/Hwy 12 intersection
5. Sidewalk on Pioneer Dr
6. Traffic improvements along Fitzgerald

As this facility may be occupied by persons not currently residing in the area, other issues the City must consider are:

1. Increased emergency services
2. Increased school population

The City Comprehensive plan specifies this location as a targeted multi-family re-development area.

This development will generate increased traffic on Pioneer Dr. and Fitzgerald Rd. The access from this development to Fitzgerald is not ideal. There is no good pedestrian travel way along Pioneer to the downtown. The intersection of Pioneer Dr. and Hwy 12 is not ideal.

The subject property appears to be a suitable location for multi-family housing. It has enough space for a multi-family development to be constructed and buffered to minimize the impacts on neighboring properties.

This project will develop currently vacant property.

A multi-family development has the potential to create a nuisance with surrounding properties. The use of buffers and proper management of the facility could minimize these issues.

If properly constructed and buffered from surrounding property, this development should not have a negative effect on the future development of commercial uses in this area.

This project should not have a negative effect on the city's financial ability to provide public services.

Any approval of this CUP should have the following contingencies:

1. The proposed development be contained by a single parcel
2. The applicant take control of the property
3. A storm water plan be created to the satisfaction of the City
4. A buffer is established and maintained between this development and the surrounding properties. If a minimal buffer is allowed to be constructed, it is to be enhanced at the City's request, if in the City's sole discretion it is deemed necessary.

Chris Tollaksen

City of Wis. Dells Planning and Zoning

the floodplain or floodway in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process (see s. 8.0 *Amendments*) before it is effective. No changes to RFE's on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Public Works, City of Wisconsin Dells. If more than one map or revision is referenced, the most restrictive information shall apply.

(a) OFFICIAL MAPS : Based on the FIS

1. Flood Insurance Rate Maps (FIRM)

1.1. Flood Insurance Rate Map (FIRM) panel numbers 55021C0020E, 55021C0182E, 55021C0201E, dated April 2, 2008; with corresponding profiles that are based on the Flood Insurance Study (FIS) number 55021CV000B dated April 2, 2014 . (Columbia County) ;

1.1.1. Letter of Map Amendment (LOMA) Case No 15-05-1001A effective November 25, 2014 (19 Kansas Ave.) This LOMA documents that the Lowest Adjacent Grade Elevation of 19 Kansas Ave. as of November 25, 2014 is not located within the identified Special Flood Hazard Area described by FIRM panel 55021C0020E, dated 4/2/2008 (Columbia County)

1.1.

1.2. Flood Insurance Rate Map (FIRM) panel numbers 55001C0441D, 55001C00442D, DD001C0443D, 55001C0475D, dated June 17, 2008; with corresponding profiles that are based on the Flood Insurance Study (FIS) number 55001CV000A dated June 17, 2008. (Adams County);

1.3. Flood Insurance Rate Map (FIRM) panel numbers 55111C0118E, 55111C0119E, 55111C0231E, and 55111C2232E, dated December 18, 2009; with corresponding profiles that are based on the Flood Insurance Study (FIS) numbers 55111CV001CB and 55111CV002CB dated October 02, 2015~~November 20, 2013~~. (Sauk County);

1.3.1. Letter Of Map Revision (LOMR) Case No 12-05-7540P effective May 28, 2013 (Hulbert Creek). This LOMR updates FIRM panel numbers 55111C0118E and 55111C0231E dated December 18, 2009 (Sauk County);

1.3.2. Letter of Map Amendment (LOMA) Case No 14-05-7014A effective August 14, 2014 (451 Trout Rd.) This LOMA documents that the Lowest Adjacent Grade Elevation of 451 Trout Rd. as of August 14, 2014 is not located within the identified Special Flood Hazard Area described by FIRM panel 55111C0231E, dated 12/18/2009 (Sauk County)

All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in s. 4.3 (11)(b) and (c). A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

#### **20.5.0 OTHER FLOODPLAIN DISTRICTS**

Other floodplain districts may be established under the ordinance and reflected on the floodplain zoning map. These districts may include general floodplain districts and flood storage districts.

#### **20.5.1 GENERAL FLOODPLAIN DISTRICT (GFP)**

##### **(1) APPLICABILITY**

The provisions for this district shall apply to all floodplains mapped as A, AO or AH zones.

##### **(2) PERMITTED USES**

Pursuant to s. 5.4, it shall be determined whether the proposed use is located within the floodway or floodfringe.

Those uses permitted in the Floodway (s. 3.2) and Floodfringe (s. 4.2) Districts are allowed within the General Floodplain District, according to the standards of s. 5.3, provided that all permits or certificates required under s. 7.1 have been issued.

##### **(3) STANDARDS FOR DEVELOPMENT**

S. 3.0 applies to floodway areas, s. 4.0 applies to floodfringe areas. The rest of this ordinance applies to either district.

(a) In AO/AH Zones the structure's lowest floor must meet one of the conditions listed below whichever is higher:

- 1 at or above the flood protection elevation; or
- 2 two (2) feet above the highest adjacent grade around the structure; or
- 3 the depth as shown on the FIRM.

(b) In AO/AH zones, provide plans showing adequate drainage paths to guide floodwaters around structures.

##### **(4) DETERMINING FLOODWAY AND FLOODFRINGE LIMITS**

Upon receiving an application for development within the general floodplain district, the zoning administrator shall:

(a) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures; and the flood zone as shown on the FIRM.

(b) Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood

with s. 4.3(1).

- (f) If on a per event basis the total value of the work being done under (d) and (e) equals or exceeds 50% of the present equalized assessed value the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 4.3(1).
- (g) Except as provided in subd. (h), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.
- (h) For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the minimum federal code requirements below are met and all required permits have been granted prior to the start of construction.

#### 1. Residential Structures

- a. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of s. 7.5(2).
- b. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy and shall be constructed with methods and materials resistant to flood damage.
- c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
- d. In A Zones, obtain, review and utilize any flood data available from a federal, state or other source.
- e. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 5.1(3)(4).
- f. in AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

#### 2. Nonresidential Structures

- a. Shall meet the requirements of s. 6.1(2)(h)1a-f.
- b. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in s. 7.5(1) or (2).

c. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 5.1(3)(4).

(3) A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with s. 3.3(1), flood resistant materials are used, and construction practices and floodproofing methods that comply with s. 7.5 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of s. 6.1(2)(h)1 if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

#### **20.6.2 FLOODWAY DISTRICT**

(1) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the Floodway District, unless such modification or addition:

(a) Has been granted a permit or variance which meets all ordinance requirements;

(b) Meets the requirements of s. 6.1;

(c) Shall not increase the obstruction to flood flows or regional flood height;

(d) Any addition to the existing structure shall be floodproofed, pursuant to s. 7.5, by means other than the use of fill, to the flood protection elevation; and

(e) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

4. The use must be limited to parking, building access or limited storage.

(2) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, s. 7.5(3) and ch. SPS 383, Wis. Adm. Code.

appeal.

(2) For appeals of all denied permits the Board shall:

- (a) Follow the procedures of s. 7.3;
- (b) Consider zoning agency recommendations; and
- (c) Either uphold the denial or grant the appeal.

(3) For appeals concerning increases in regional flood elevation the Board shall:

- (a) Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of s. 8.0 *Amendments*; and
- (b) Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase provided no other reasons for denial exist.

#### **20.7.5 FLOODPROOFING STANDARDS FOR NONCONFORMING STRUCTURES OR USES**

(1) No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation and submits a FEMA Floodproofing Certificate.

(2) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:

(a) certified by a registered professional engineer or architect; or

(b) meets or exceeds the following standards:

- 1. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
- 2. the bottom of all openings shall be no higher than one foot above grade; and
- 3. openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(3) Floodproofing measures shall be designed, as appropriate, to:

- (a) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
- (b) Protect structures to the flood protection elevation;
- (c) Anchor structures to foundations to resist flotation and lateral movement;
- (d) Minimize or eliminate infiltration of flood waters; and
- (e) Minimize or eliminate discharges into flood waters.

Sheet 1 of 2 sheets

**COLUMBIA COUNTY CERTIFIED  
SURVEY MAP No. \_\_\_\_\_**

Located in Lots 1 & 2, Block 45, Original Plat of Kilbourn City,  
SW1/4-SW1/4, City of Wisconsin Dells,  
Columbia County, Wisconsin.

Owner: (Lots 2 & 3) Paul and Diane Olson, PO Box 128, Breckenridge, CO. 80424  
Owner: (Lots 1 & 4) DUKW, LLC, PO Box 117, Wisconsin Dells, WI, 53965

Bearings are referenced to south line of SW1/4 of Section 3 and assumed to bear N89°11'07"E.

**SURVEYOR'S CERTIFICATE:**

I, Mark C. Carlson, professional land surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in Lots 1 & 2, Block 45, Original Plat of Kilbourn City, SW1/4-SW1/4, Section 3, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin bounded by the following described line:

Commencing at the SW corner of said Section 3; thence N44°25'54"E, 774.58 feet to southwest corner of said Lot 2 and point of beginning; thence N43°43'19"W along east line of Eddy Street, 126.21 feet; thence N1°32'03"E along said east line, 31.70 feet to northwest corner of said Lot 2; thence N1°32'03"E, 20.00 feet along said east line to south line of said Lot 1 and a meander corner along the Wisconsin River, being 30 feet, more or less, from the water's edge; thence N2°35'00"W along meander line, 99.32 feet; thence S88°33'48"E, 459.98 feet to west line of River Road; thence S1°34'00"W along west line of River Road, 240.42 feet to southeast corner of said Lot 2; thence N88°27'40"W along south line of said Lot 2, 363.07 feet to point of beginning.

Said described parcel contains 2.57 acres, more or less, including all land between meander line and water's edge of the Wisconsin River and is subject to ingress and egress easement recorded in Document #757615, Repair easement recorded in Document # 757617, Riverwalk easement recorded in Document # 700000 and is subject to and other easements of record.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Wisconsin Dells and Title 16, Chapter 2 Columbia County to the best of my knowledge, information and belief in surveying, mapping and dividing the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey under the direction of Paul Olson and Dan Gavinski.

\_\_\_\_\_  
Date Mark C. Carlson

**CITY OF WISCONSIN DELLS APPROVAL:**

Resolved by the Common Council of the City of Wisconsin Dells, Wisconsin that this Certified Survey Map, filed by Paul Olson is hereby approved and accepted by the City.

Dated: \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Motioned by: \_\_\_\_\_ Approved: \_\_\_\_\_

Second by: \_\_\_\_\_ Attest: \_\_\_\_\_

I certify that the foregoing is a correct representation of a resolution adopted by the City of Wisconsin Dells, at a regular meeting, a quorum being present on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk

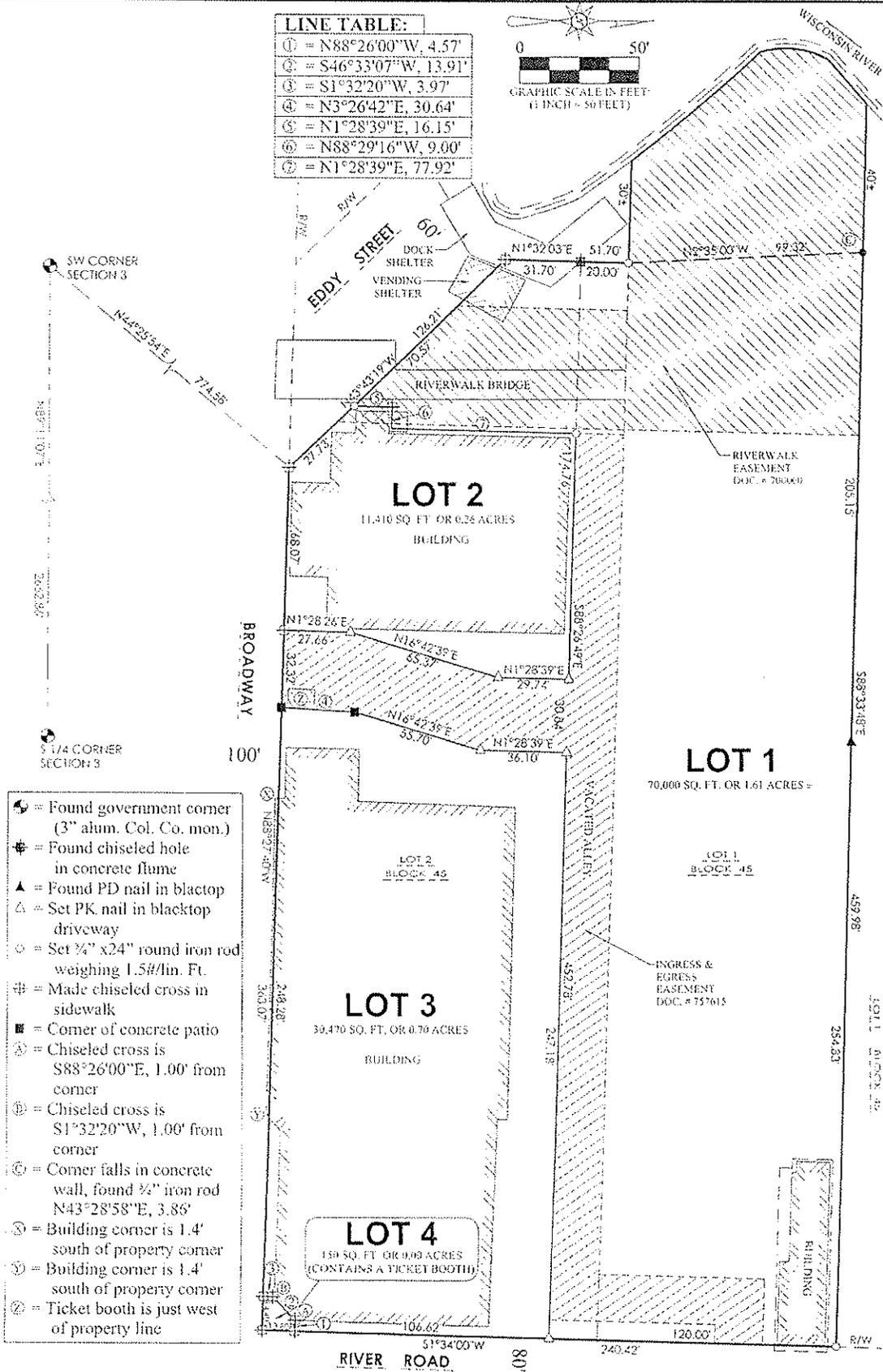
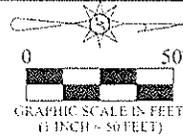
\_\_\_\_\_  
City Engineer

Carlson Surveying, a Division  
of General Engineering,  
P O Box 340, Portage, WI 53901  
Phone: (608) 742-2169

SEE SHEET 2 FOR MAP

**LINE TABLE:**

①	= N88°26'00"W, 4.57'
②	= S46°33'07"W, 13.91'
③	= S1°32'20"W, 3.97'
④	= N3°26'42"E, 30.64'
⑤	= N1°28'39"E, 16.15'
⑥	= N88°29'16"W, 9.00'
⑦	= N1°28'39"E, 77.92'



- ⊙ = Found government corner (3" alum. Col. Co. mon.)
- ⊕ = Found chiseled hole in concrete flume
- ▲ = Found PD nail in blacktop
- △ = Set PK. nail in blacktop driveway
- = Set 1/4" x 24" round iron rod weighing 1.5#/lin. Ft.
- ⊕ = Made chiseled cross in sidewalk
- = Corner of concrete patio
- ⓐ = Chiseled cross is S88°26'00"E, 1.00' from corner
- ⓑ = Chiseled cross is S1°32'20"W, 1.00' from corner
- ⓒ = Corner falls in concrete wall, found 1/2" iron rod N43°28'58"E, 3.86'
- ⓓ = Building corner is 1.4' south of property corner
- ⓔ = Building corner is 1.4' south of property corner
- ⓕ = Ticket booth is just west of property line





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Web Address: www.msa-ps.com  
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PROJECT NO.	17133000
DRAWN BY:	mal
CHECKED BY:	kz
FILE:	17133000
SHEET NO.	2 of 2

**SAUK COUNTY CERTIFIED SURVEY MAP #**

**SURVEYOR'S CERTIFICATE:**

I, Marc A. Londo, Wisconsin Professional Land Surveyor #2696, hereby certify:

That I have surveyed, divided and mapped a Certified Survey, located in the Fractional Government Lot 3 in the SE One-Quarter, Sec 4, Town 13N, Range 6 E City of Wisconsin Dells, Sauk County, Wisconsin.

That I have made such survey, land-division and map by the direction of Bridge Mall LLC, Owner of said land, described as follows:

**Legal Description:**

A parcel of land located in part of Fractional Government Lot 3 in the SE ¼ of Section 4, T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin, described as follows:

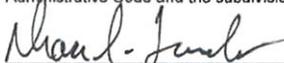
Commencing at the south one-quarter corner of Section 4, T13N, R6E thence N 00°19'35" W, 1326.19 feet;  
Thence S 00°15'06" E, 1317.88 along the south line of Fractional Government Lot 3 and the centerline of Pioneer Drive  
Thence N00°02'50" E, 33.00 feet to the north right-of-way line of Pioneer Drive and the point of beginning (P.O.B.) of this description;

Thence N 00°02'50" E, 613.12 feet along the east line of Lot 2 of Sauk County Certified Survey Map (CSM) 3837 and the easterly line of Lot 1 of Sauk County CSM 5842;  
Thence N 01°35'13" E, 67.82 feet along the easterly line of said Lot 1 of CSM 5842;  
Thence S 89°25'16" E, 309.16 feet along the southerly line of said Lot 1 of CSM 5842;  
Thence S00°02'40" W, 681.85 feet to the north right-of-way line of Pioneer Drive;  
Thence N 89°15'06" W, 311.02 feet along said north right-of-way line to the point of beginning;

Parcel contains 4.86 Acres, 211850 Sq. Ft. more or less and is subject to all easements and rights-of-way of record.

**Surveyor's Note:** The North 33 feet of Pioneer Drive from the southeast corner of Lot 2 of CSM 3837 to the southeast corner of tax parcel 0014-10000 is to be dedicated to the public for right-of-way purposes.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof made.  
That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter AE-7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Wisconsin Dells, in surveying, dividing, and mapping the same.

 8/5/2015  
Date  
Marc A. Londo, PLS-2696  
MSA Professional Services, Inc.  
1230 South Boulevard, Baraboo WI 53913

**CITY OF WISCONSIN DELLS APPROVAL**

Resolved, that this Certified Survey in the, City of Wisconsin Dells, Bridge Mall LLC, owner, is hereby approved by the City of Wisconsin Dells Board.

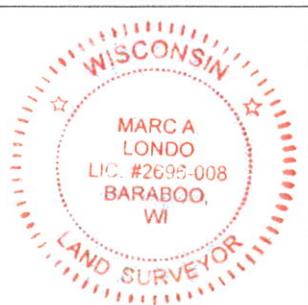
\_\_\_\_\_  
Nancy R. Holzem, City Clerk / Administrative Coordinator Date  
City of Wisconsin Dells

**WISCONSIN DELLS DEPARTMENT OF PLANNING AND ZONING APPROVAL**

Resolved, that this Certified Survey in the, City of Wisconsin Dells, Bridge Mall LLC, owner, is hereby approved by the Wisconsin Dells Department of Planning and Zoning.

\_\_\_\_\_  
Chris Tollaksen Date  
Wisconsin Dells Department of Planning and Zoning

\*SURVEYOR'S SEAL\*



**CLIENT:**

Bridge Mall LLC  
33 East Main St.  
Madison, WI 53701-1528  
(608) 310-5556

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**19.707 Foster home and treatment foster home (operated as a principal use)**

- (1) **Proximity to other such facility.** No foster home or treatment foster home that is operated by a corporation, child welfare agency, church, association of public agencies, shall be established within 2,500 feet of another such facility. An agent may apply for an exception to this requirement, and the common council at its discretion may grant the exception. (See sec. 62.23 (7)(i)(2m), Wis. Stats.)
- (2) **State licensing.** Prior to establishment of this use and at periodic intervals that may be required thereafter, the operator shall obtain and maintain a license as provided for in sec. 48.75 Wis. Stats.

**19.708 Campground**

- (1) **Generally.** In addition to the other applicable design and improvement requirements contained in this chapter, campgrounds shall comply with the provisions of this part and applicable state law.
- (2) **Maintenance responsibility.** The owner of the campground shall maintain the campground in a clean and sanitary manner.
- (3) **Accessory facilities.** Accessory facilities (e.g., laundry, food sales) may be allowed as a service to the occupants but shall be designed, operated, and located to inhibit use by non-occupants.
- (4) **Density.** The density shall not exceed 25 spaces per acre (gross).
- (5) **Recreation area.** At least 8 percent of the gross site area or 2,500 square feet, whichever is greater, shall be dedicated for on-site recreational purposes and shall be easily accessible from all spaces.
- (6) **Access.** Recreational vehicle spaces shall be arranged to permit the safe and practical placement and removal of vehicles from a private street internal to the development.
- (7) **Setbacks from property line.** A campground space shall be no closer than 40 feet to the perimeter property line of the site.
- (8) **Solid waste collection.** An off-street area for the collection of solid waste shall be provided.
- (9) **State licensing requirements.** Prior to establishment of this use and at periodic intervals that may be required thereafter, the operator shall obtain and maintain a license from the Wisconsin Department of Health and Family Services as required by state law. (See chapter HFS 178, Wis. Admin. Code.)
- (10) **Local licensing.** Prior to establishment of this use and every year thereafter, the operator shall obtain a license from the city consistent with chapter 16 of the municipal code.

**19.709 Group camp**

A group camp shall meet the same standards as a campground.

**19.710 ~~Group lodging~~ Seasonal Workforce housing facility**

- (1) **Use restrictions.** No portion of an overnight lodging facility may be used as a ~~group lodging~~ Workforce housing facility, except for those individuals that are employed at the overnight lodging facility.
- (2) **Local licensing.** Prior to establishment of this use and every year thereafter, the operator shall obtain a license from the city consistent with chapter 16 of the municipal code.
- (2)(3) **~~C-2 Commercial-downtown standards. Seasonal Workforce Housing facilities as converted hotels or motels are not desired in or near the C-2 Commercial-downtown Zoning District. Upper floor residential is acceptable for Seasonal Workforce housing.~~**

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**19.711 Tavern**

- (1) **General standards.** Taverns shall comply with locational standards as may be adopted by the state.
- (2) **Local licensing.** Prior to establishment of this use and every year thereafter, the operator shall obtain a license from the city consistent with chapter 16 of the municipal code.

**19.712 Body-piercing establishment**

- (1) **Locational standards.** A body-piercing establishment shall not be located within 600 feet of another body-piercing establishment or a tattoo establishment. For the purpose of this section, such distance shall be measured in a straight line, without regard to intervening structures or streets, from the property line of the parcel with the body-piercing establishment to the property boundary line with the other specified use.
- (2) **Sale of alcohol.** A body-piercing establishment shall not also sell, distribute, or allow consumption of alcoholic beverages on the premises.
- (3) **Building standards.** A patron who is being pierced shall not be visible from the exterior of the building through any window or entrance to the building.

# Future Land Use

City of Wisconsin Dells – Land Use Element

## Future Land Use

**Housing:** The distinction between general housing units and affordable housing units is very important to consider and has potential implications for the City in the future as the state’s Smart Growth Dividend Aid Program is finalized and implemented. The Dividend Aid Program is scheduled to be implemented in 2005, and is structured such that communities that have adopted a Smart Growth Plan and meet specified criteria earn “points”, which are to be considered in the allocation of State funds. Whether this means that a new funding source will be established or this will involve the reallocation of existing funds has not yet been determined. The two criteria that have been established thus far to earn these points include the creation of lots less than ¼ acre in area and the sale of new homes at less than 80 percent of the median housing costs for the County within which a community is located. Given these parameters, the City recognizes the need to establish areas for all types of housing catering to the multifaceted needs of its dynamic tourism based economy. Specific to the City’s future land use, several areas have been designated for specific types of development. These include:

“The distinction between general housing units and affordable housing units is very important to consider and has potential implications for the City.”

- Expansion of the City to the south on its east side utilizing an extension of the existing grid pattern of development. Associated lot sizes and land uses within this pattern of development are proposed to be more traditional smaller lots in configuration with typically more affordable units being constructed. This “Smart Growth” area will also maximize the efficient delivery of public services and enhance transportation alternatives for local residents.
- Expansion of the City to the east and northeast on its east side and west of I90/94. Expansion in these locations are anticipated to afford the development of more upscale subdivisions in type and design layout. Planned unit developments, conservation and cluster subdivision designs, and traditional neighborhood designs are appropriate and encouraged in these general locations.
- Centrally located affordable housing for employees. **(2012 UPDATE)**  
4 sites have been identified as being good redevelopment locations for multi-family housing developments. While these sites have all been considered as potential multi-family sites by the City, they are located in various neighborhoods which will have various requirements for beneficial integrations. Some of these sites may only be suitable for senior housing, to allow seniors to vacate other housing which would then be available to area employees. While these sites have been targeted for redevelopment, any future projects would need to be evaluated on a case-by-case basis to ascertain: Compatibility with the neighborhood, Quality of the project, and Positive impact on the community

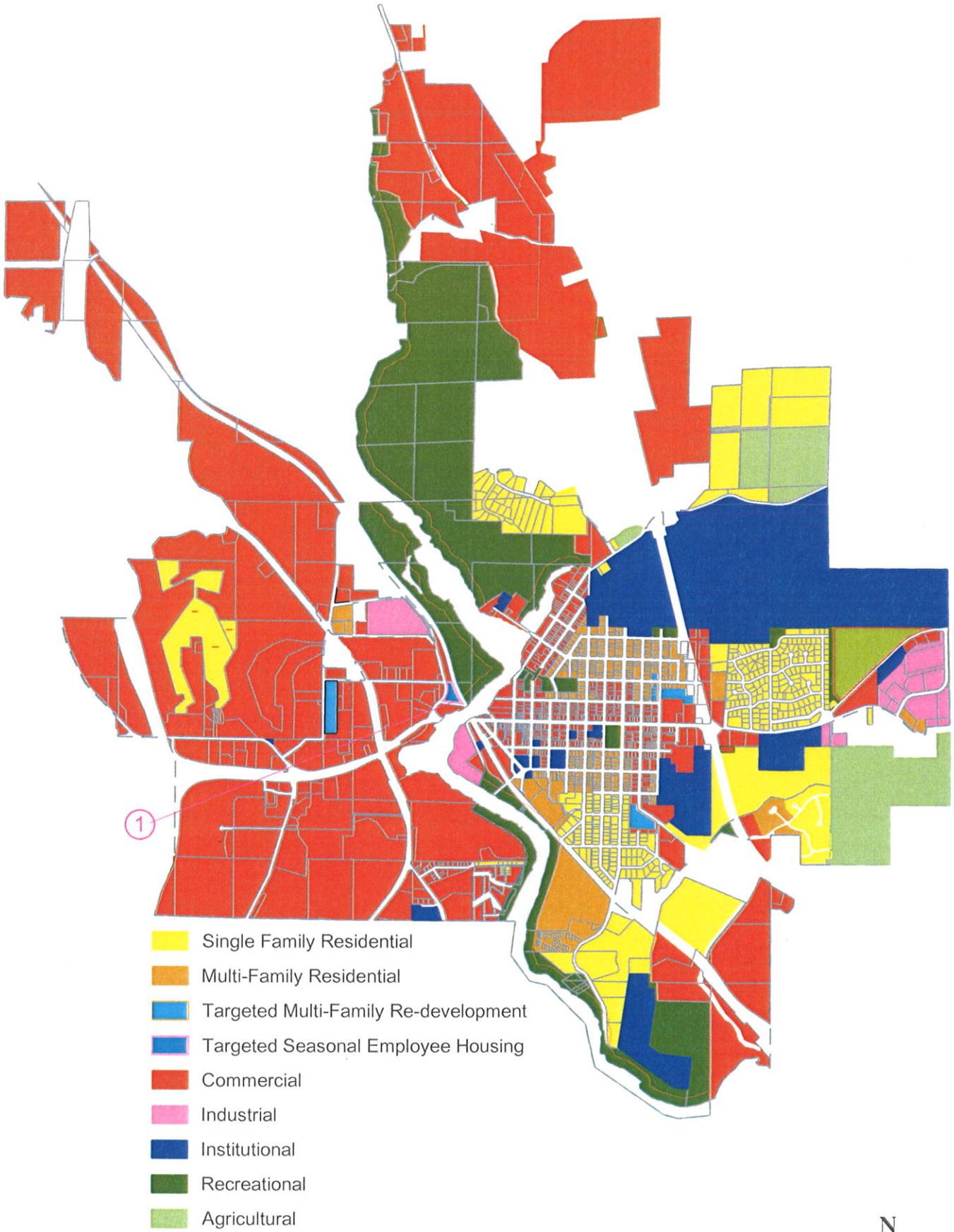
# Future Land Use

City of Wisconsin Dells – Land Use Element

- **Centrally located affordable housing for seasonal employees.** ???? locations have been identified as good sites for seasonal employee housings. This is housing that is only intended to occupied for an individual for less than 6 months, as they are seasonally employed at local businesses while on leave from their permanent residences, usually as university students. Due to the temporary nature of this occupancy, the housing may be developed to standards allowing for higher density than standard one, two, or multi-family housing, such as dormitories or congregate living facilities. These types of housing facilities typically are required to obtain annual licenses, and associated inspections, from the City. Two “Campus Concept” housing centers are being targeted for more formal development within this Land Use Plan. Locations include the existing motel corridor along North Vine and the development of current vacant parcels between Trout Road and USH12. In general, it is planned that these developments will entail sufficient rooms, goods and services in their design so as to become a self-sustaining campus neighborhood for their residents. Some concepts of basic uses that could be applied include; housing facilities; internet café, laundry facilities, open space, recreation areas, game room, bookstore, kitchen facilities, chapel, bike shop, and mail room and services.
- Vacant lot infill development. Within existing neighborhoods throughout the City, scattered vacant lots are currently available. It is the hope and plan of the City that each of these locations will be developed by their owners in correlation with surrounding uses and design characteristics.

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CITY OF WISCONSIN DELLS  
 January 2013



**Article 3**  
**Division 5**

**DOWNTOWN DESIGN REVIEW COMMITTEE**

**Sections:**

19.260	Establishment	19.264	Committee procedures
19.261	Authority	19.265	Meetings minutes
19.262	Composition and appointment of members	19.266	Schedule of meetings
19.253	Officers	19.267	Voting and quorum

**19.260 Establishment**

A ~~Downtown~~ Design review committee is established to undertake the responsibilities herein defined and as allowed by state law.

**19.261 Authority**

- (1) **Generally.** The ~~Downtown~~ Design review committee shall serve in an advisory role to the building official, plan commission and common council.
- (2) **Jurisdiction.** The ~~Downtown~~ Design review committee shall review all projects that involve ~~signage~~, construction, and/or maintenance in the C-2 Commercial downtown Zoning District-, ~~all signage throughout the City, and the addition of any non-permanent or soft sided structures (e.g. tents) for a commercial use.~~
- (3) **Right to enter property.** The ~~Downtown~~ Design review committee, along with its individual members and consultants, may enter upon land which is the subject of a pending conditional use application it has authority to act on.
- (4) **Conditional use and Site Plan applications.** The ~~Downtown~~ Design review committee shall review, hear, and make recommendations to the plan commission on those conditional use and site plan applications it has authority to act on.
- (5) **Standards.** The ~~Downtown~~ Design review committee shall have the power and authority to enact Design Standards to assist in reviewing a development application it has authority to act on.
- (6) **Comprehensive plan amendments.** The ~~Downtown~~ Design review committee may recommend changes to the city's comprehensive plan which are intended to safeguard the quality and character of the Zoning Districts within its jurisdiction. .
- (7) **Code amendments.** The ~~Downtown~~ Design review committee may develop recommended changes to this code and/or the sign code which are intended to safeguard the quality and character of the Zoning Districts within its jurisdiction. .

**19.262 Composition and appointment of members**

The committee shall consist of five (5) voting members. Voting members shall include: the Public Works Committee Chair; the Business Improvement District Committee Chair, or designee; the Community Development Authority Chair, or designee; and two (2) C-2 District real property owners or tenants (to be appointed by the Mayor).

**19.263 Officers**

The Public Works Committee Chair shall serve as chair of the ~~Downtown~~ Design review committee.

**19.264 Committee procedures**

- (1) The ~~Downtown~~ Design review committee shall review ~~all~~ projects involving signage, construction and/or maintenance, including: ~~all~~ new building construction, any exterior alteration or additions to existing buildings, all new signage or decorations, changes to existing colors.
- (2) The ~~Downtown~~ Design review committee shall evaluate projects on a case by case basis to ensure the exterior architectural appeal and functional plan of the proposed project will not, within the discretionary judgment of the committee, be contrary to generally accepted design standards or to the underlying aesthetic values of the downtown business district.
- (3) If the Committee denies, modifies, or conditions an application, it shall give written notice of the action, reasons and rationale to the applicant and the building official.

**19.265 Meeting minutes**

The ~~Downtown~~ Design review committee shall keep minutes of its proceedings, showing the vote of each voting member upon each question, or, if absent or failing to vote, indicating such fact. Minutes once approved by the committee shall be filed with the city clerk and shall constitute a public record.

**19.266 Schedule of meetings**

Meetings shall be held at the call of the chairperson and at such other times as the ~~Downtown~~ Design review committee may determine.

**19.267 Voting and quorum**

- (1) **Requirements for quorum.** A quorum shall consist of 3 voting members.
- (2) **Requirements for voting.** A decision of the committee shall be by majority vote of the members present at a meeting in which a quorum is in attendance and voting.

19.268 to 19.269

reserved

**Article 5**  
**Division 5**  
**GENERAL STANDARDS**

**19.675 Permanent structure with washroom**

All commercial activities shall be conducted within or on a premises having a permanent building equipped with a washroom having hot and cold running water, wash basins, towels or equivalent, and a toilet. The common council may waive this requirement pursuant to the procedures for acting on a conditional use permit application. The addition of a non-permanent structure, such as a tent, to an existing commercial activity with a permanent structure, must be approved by the Design Review Committee.