

# CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, OCTOBER 10, 2016 Time: 6:15PM Location: MUNICIPAL BUILDING  
300 LA CROSSE STREET, WISCONSIN DELLS, WI

	Committee Members		
Mayor Brian Landers-Chair	Alder. Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
	Tifani Jones	Dan Anchor	Jeff Delmore
<b>AGENDA ITEMS:</b>			
1	CALL MEETING TO ORDER AND ATTENDANCE		
2	APPROVAL OF THE MINUTES FROM THE SEPTEMBER 12, 2016 MEETING		
3	PUBLIC HEARING TO CONSIDER A SITE PLAN APPLICATION FROM MT. OLYMPUS FOR AN ICE CASTLE AT 1881 WISCONSIN DELLS PARKWAY (PARCEL 0147-00000 SAUK COUNTY)		
4	DISCUSSION DECISION ON ITEM #3 (ICE CASTLE- SITE PLAN)		
5	DISCUSSION DECISION ON CSM FOR MARY TOFSON TO MOVE THE LOT LINE AT 888 MEADOW LANE BETWEEN PARCELS 11291-1238 AND 11291-1240 (COLUMBIA COUNTY)		
6	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETING		
7	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (MONDAY, NOVEMBER 14, 2016)		
8	ADJOURNMENT		
9			
10			
11			
12			
13			
14			
15			
	<p>Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.</p>		
	MAYOR BRIAN LANDERS CHAIRPERSON		DISTRIBUTED OCTOBER 7, 2016

Site Plan Application  
Mt. Olympus Ice Castle  
Plan Commission, 10/10/16

The City has received a Site Plan Application from Mt. Olympus to construct an Ice Castle attraction next to Top Secret located at 1881 Wisconsin Dells Parkway.

Site Plan approval is required for any new commercial building. This will be a temporary walk thru attraction. This is a unique structure that will be constructed entirely of ice for the winter season only. The operator has stated that over the last 5 years they have created 12 ice castles in Minnesota, Utah, New Hampshire, and Alberta. They have stated that the ice is created by running water over a stacked icicle frame, so that the entire structure is one solid piece of ice that is several feet thick with no other components. They stated that maintaining a solid piece of ice prevents any uneven melting or weakening of the core structure. They also will machine the walkways every day, to keep them in a sandy type consistency without a slippery surface.

The Ice Castle is currently planned to have a footprint of approximately 60,000 sf and be located in the large parking lot next to Top Secret. The castle is lit at night. More information can be found at [icecastles.com](http://icecastles.com)

The Ice castle is expected to have a capacity of 400-500 people  
Customers to the ice castle will have access to the 7 bathroom stalls in Top Secret, which is adequate for at 385 – 635 people.

There appears to be over 500 parking stalls that will be available.

Chris Tollaksen  
City of Wisconsin Dells

# 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	300
Receipt number	157536
Application number	

**1. Applicant information**

Applicant name Mt. Olympus Park

Street address 1881 Wisconsin Dells Parkway

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number 608-254-8560

Fax number, if any \_\_\_\_\_

E-mail, if any adam@mtolympuspark.com

**2. Subject property information**

Street address	<u>1881 Wisconsin Dells Parkway</u>	
Parcel number	<u>291-0147-10000</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>A Commercial</u>	
Describe the current use	<u>Amusement Park</u>	

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

Ice Castle - walk thru attraction ([www.icecastles.com](http://www.icecastles.com))

Capacity - 400-500 people

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

Weather Dependent → Prep & Building of Ice Castle - Nov 1 → Dec 25<sup>th</sup> 2016

Open to Public → Dec 26, 2016 → March 18, 2017

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

None

SITE PLAN APPLICATION  
Wisconsin Dells, Wisconsin

Version: February 27, 2008

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

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

Consistent with current commercial activity.

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

No effect on current use.

c. Effects of the project on the natural environment

None

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

N/A

e. The overall appearance of the project

A beautiful Ice Castle

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

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

N/A

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

N/A

**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.

N/A

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

N/A

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.

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: 8 1/2" 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

10-5-16



# Ice Castles at Mt. Olympus

10.6.2016

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Ryan Davis  
Ice Castles, LLC  
Midway, UT

## Overview

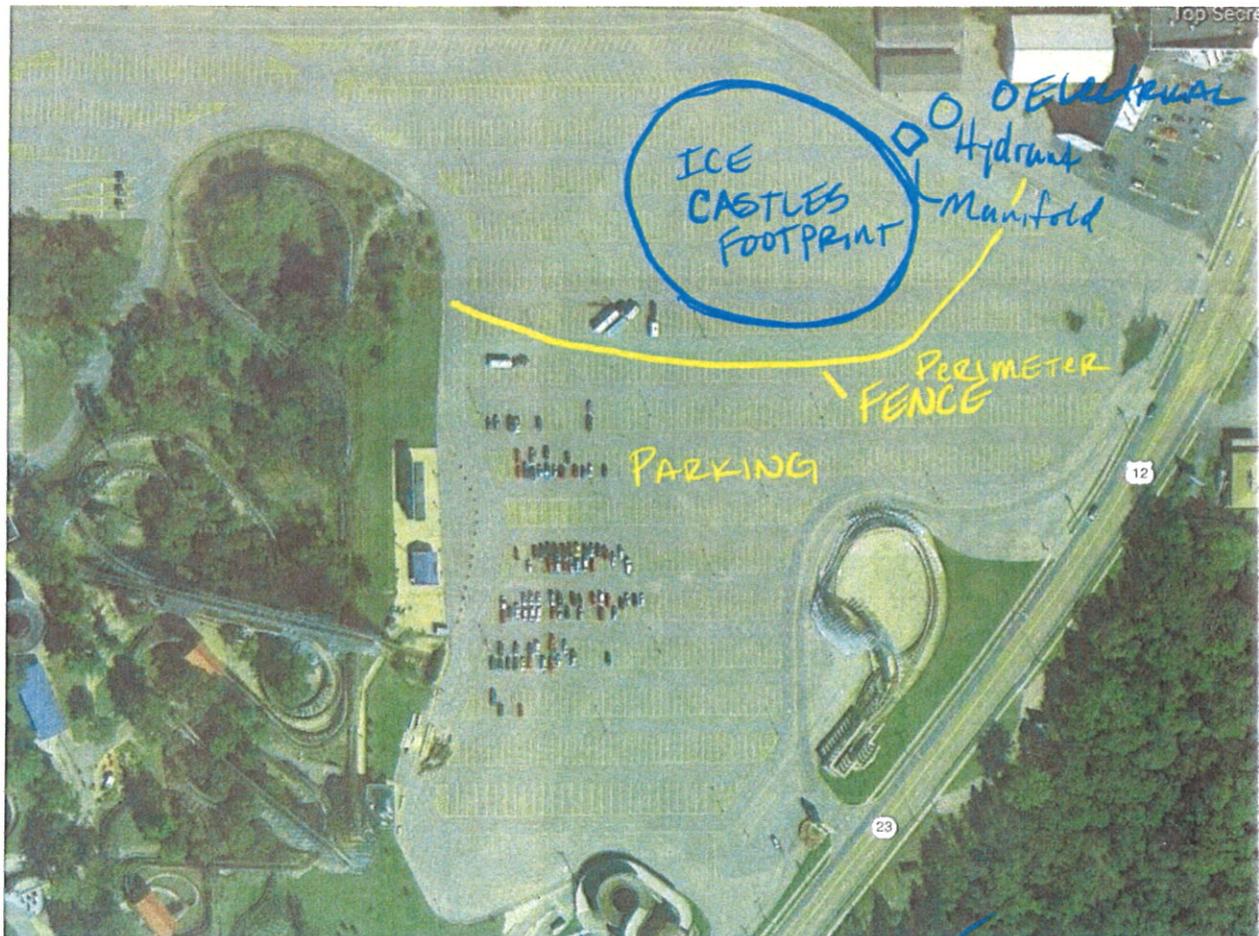
Ice Castles desires to build an Ice Castle on the parking lot north of the Mount Olympus Resort. Details are described further herein.

## Goals

1. Bring guests to Mt. Olympus in a way that is mutually beneficial to the both Mt. Olympus and Ice Castles as well as the Wisconsin Dells area.

## Proposed Space and Terms

The proposed location for the Ice Castle is the shown in the image below. Potential space of the ice is outlined in blue. More specific boundaries to be determined by walking the space in person in early October. The space needed is approximately 60,000 SF. The parking lot drains to the west and so some space will be used for water drainage.



Ice Castles Needs:

- **Water.** This is expected to come the hydrant that is north and east of the Ice Castles footprint, as outlined on the map.
- **Electricity.** Total need is about 400 amps. This is expected to come from the buildings on the north side of the parking area.
- **Storage / Maintenance Space.** We need space to hold two 8x20 steel containers and some working space around them. We will place these buildings behind (from the perspective of Highway 12) the Ice Castles. We will ensure that these are new units with clean paint.
- **Parking for Guests.** Parking will be in the areas to the east and south of the Ice Castles. Mt. Olympus will keep the parking lot plowed.
- **Rest Rooms.** Located at Top Secret
- **Ticket Booth.** Located at Top Secret
- **Signs.** Signs will need to be placed on the property to direct guests how to check in at Ice Castles.

## Timeline

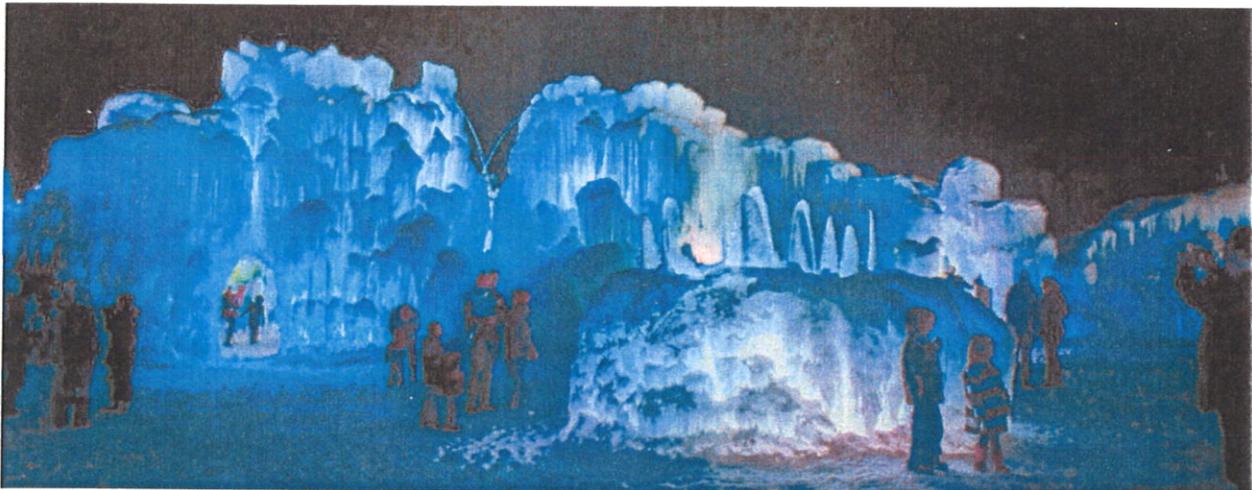
The following is an estimation of when we expect things will happen:

- October 17 - Begin staging. Delivery of containers and materials begins, as well as fabrication of materials for construction (mostly cutting pipe and smaller materials that we use to move icicles around). This will be done in the space around the containers or in Utah. If done in UT, we will just ship it to WI.
- November 1-15 - Start preparing to make ice:
  - Pipe laid out on the parking lot.
  - Place the manifold trailers (each about 6'x12').
  - Connect to electrical lines and place light stands.
- November 20 - December 5 - Turn on water
  - This date can be as early as Nov 20, but is more likely around Dec 1.
- December 26 - Open to Public
  - We don't anticipate opening earlier than 12/26, and it could be as late as 1/15. This date is very weather dependent.
- March 18 - Close to the Public.
  - This date could be as early as Feb 20 if the winter ends early and it warms up soon.
- March 20 - Begin removing lights and if needed, demolish some of the ice towers to help them melt faster.
- March 27 - April - We will have guys regularly go through the ice to clean up as much as possible. Some things, like DMX cable are expensive and cannot be fully removed until all the ice melts. We will clean up and make this look as presentable as possible during this period of time.
- Mid to late April - Ice is typically melted and cleanup is complete.

## Expectations

The following list is our expectations or predictions of what will happen out of the site based on our experience in years past:

- **Visitors:** 70,000 - 100,000 +. The greatest factor in this is the length of the season. The longer it is colder the more people will come.
- **Media Impressions:** Last year we had 2.8 billion media impressions combined from four locations. We expect this winter to be similar, if not greater.
- We expect to open at 2pm on Weekdays and close at 9pm. Friday night we will close at 10pm or 11pm. Saturday hours will be noon to 10pm or 11pm. Sunday will be noon - 8pm. We will be closed on Tuesdays.



Sheet 1 of 2 sheets

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

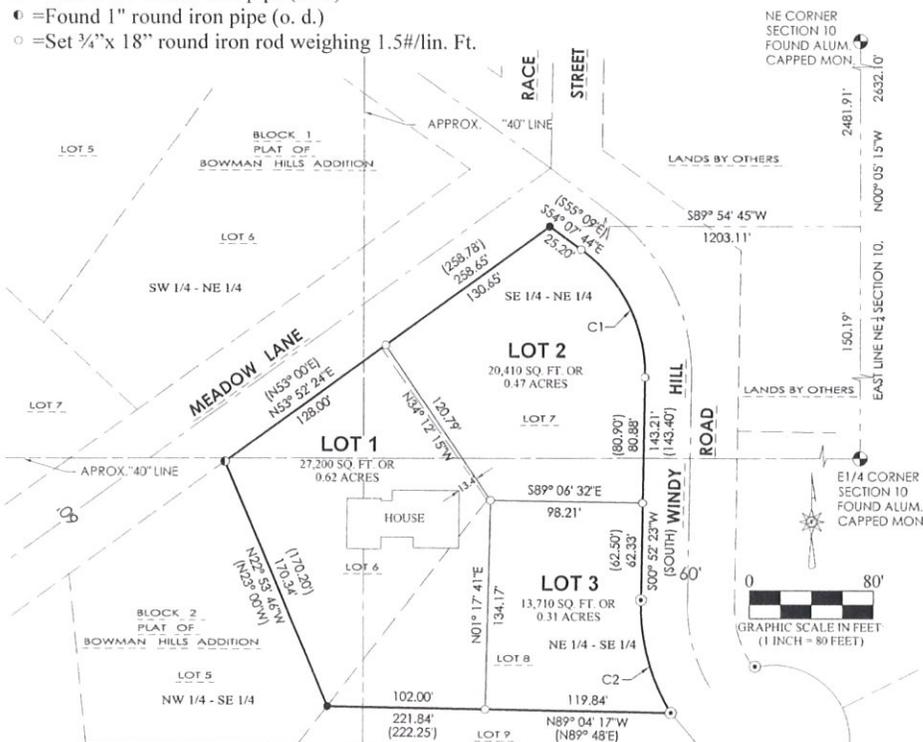
Lots 6, 7 and 8, Block 2, Plat of Bowman Hills Addition,  
 Located in SW1/4-NE1/4, SE1/4-NE1/4, NW1/4-SE1/4 and  
 NE1/4-SE1/4, Section 10, T13N, R6E, City of Wisconsin Dells,  
 Columbia County, Wisconsin.

Client and Owner: Mary Gerry Tofson Living Trust,  
 888 Meadow Lane, Wisconsin Dells, WI, 53965

Carlson Surveying, Div. of General Engineering, P O Box 340,  
 Portage, WI, 53901  
 Phone (608) 742.2169

Bearings are referenced to east line of NE1/4 of Section 10  
 which bears N00°05'15"W, Grid North, Columbia Co. Coordinate  
 System, NAD 83(91)

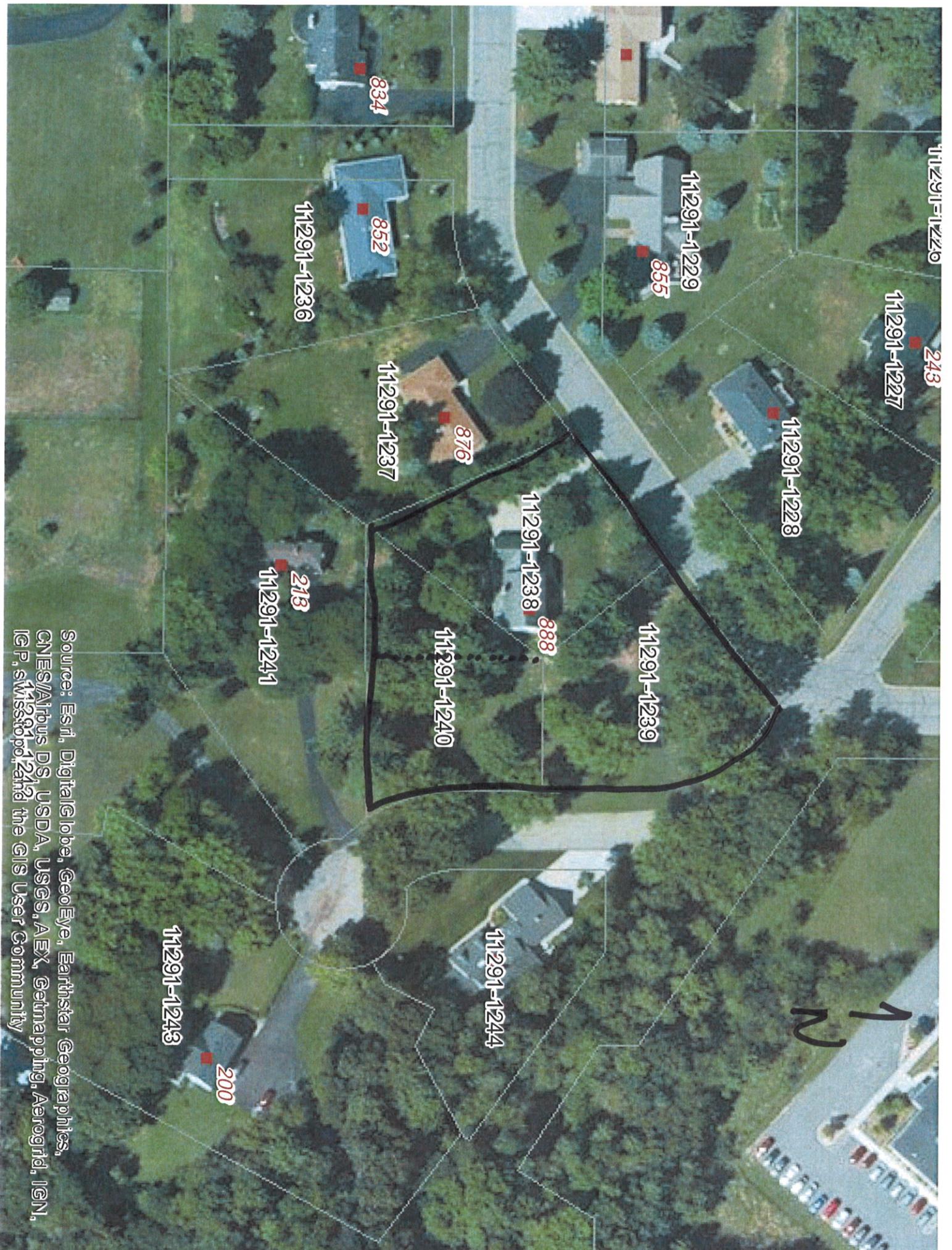
- ⊕ = Found government corner (as shown)
- = Found 3/4" round iron rod
- ⊙ = Found 2.5" round iron pipe (o. d.)
- ⊙ = Found 1" round iron pipe (o. d.)
- = Set 3/4"x 18" round iron rod weighing 1.5#/lin. Ft.



**CURVE TABLE:**

CURVE:	RADIUS:	DELTA:	ARC:	CHORD:	TANGENT BEARING IN:	TANGENT BEARING OUT:
C1	100.00'	55°08'56" (55°09')	98.23'	S26°33'04"E, 92.58' (S27°34'30"E)	N01°01'24"E	N54°07'32"W
C2	130.00'	33°27'08" (33°00')	75.90'	S15°08'30"E, 74.83' (S16°30'E, 73.89')	S01°35'04"W	S31°52'04"E





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community