

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description: COMMON COUNCIL MEETING

Date: MONDAY, JANUARY 20, 2020 **Time:** 7:00PM **Location:** MUNICIPAL BUILDING COUNCIL CHAMBERS - 300 LA CROSSE STREET, WISCONSIN DELLS, WI

MAYOR		COUNCIL MEMBERS		
		FIRST DISTRICT	SECOND DISTRICT	THIRD DISTRICT
	Edward Wojnicz	Jesse DeFosse	Mike Freel	Ben Anderson
		Brian Holzem	Terry Marshall	Dan Anchor
OPENING				
1	Call to Order & Roll Call Attendance			
2	Pledge of Allegiance			
3	Approval of Consent Agenda Items: <ol style="list-style-type: none"> a. December 16, 2019 Common Council Meeting Minutes b. Schedule of Bills Payable dated December 31, 2019 and January 20, 2020 c. Applications for Bartender Licenses 			
AGENDA ITEMS				
4	Citizen Appearances/Public Comment for Any Non-Agenda Item			
5	Application to Appoint Jeff Maurer as the New Agent on Class A Beer & Class A Liquor License Held by Kristie's Foods Dells LLC, for Maurer's Market, 216 Washington Avenue			
6	Application for Tourist Rooming House-Short Term Rental License Submitted by Anna Hutchison for the House at 1515 Deer Run Ridge, Columbia County Parcel 11291-1534			
RESOLUTIONS				
7	Resolution to Accept the Quit Claim Deed and Dedication of Public Right-of-Way from Trappers Canyon Associates			
8	Resolution to Approve the Certified Survey Map Creating a Parcel for the New Sanitary Sewer Lift Station Associated with the New High School Project			
9	Resolution to Approve the Conveyance Agreement with the Wisconsin Dells School District for the Land Needed for the New Sanitary Sewer Lift Station			
10	Resolution to Award the New High School Utility Extension Project to the Low Bidder of Gerke Excavating, Inc.			
11	Resolution to Approve a Conditional Use Permit to RRAD Development LLC in Order to Allow Overnight Lodging at 1007 & 1009 Oak Street			
12	Resolution to Approve a Conditional Use Permit to RRAD Development LLC in Order to Allow Seasonal Workforce Housing at 175 Sweet Briar Drive			
13	Resolution to Approve the Certified Survey Map Requested by Meggie Obinski in Order to Combine Three Parcels (291-1324, 11291-1326 and 11291-1327) and Recreate as Two Parcels			
14	Resolution Supporting Efforts by the State of Wisconsin and Legislatures to Implement a Second Daily Round-Trip Amtrak Train Between the Twin Cities, Wisconsin Dells, Milwaukee and Chicago			
15	Resolution to Move the February 17, 2020 Common Council Meeting to Monday, February 24, 2020			
ORDINANCES				
16	Second Reading of Proposed Ordinance to Make Various Amendments to the Zoning Code Based on the Recommendation of the Plan Commission from a Public Hearing Held December 6, 2019			

17	First Reading of Proposed Ordinance to Correct Zoning Map Regarding Land Adjacent to the Tower View Mobile Home Park
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CLOSING

18	Business for Referral to Subsequent Meetings
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19	Adjourn
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	Nancy Holzem
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	City Clerk/Coordinator
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	Posted: 01/17/2020
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	<p>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>
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CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

ITEM 3c.

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ 30.00 Receipt No. 71362
 Council Date Granted: _____ Police Dept Verification: 12-27-19 By: JS
 License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: [Signature] Deny: _____

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name: Conrado Last LeAnn First _____ Middle
 Home Address: E12044 Side Road Street Baraboo City WI State 53913 Zip

Mail License to (if different from Home Address): 732 Oak Street, Wisconsin Dells WI 539105
Street City State Zip

Date of Birth: 2-17-68 Drivers License # C563-5206-8557-04 State WI

Phone Number: 608-434-1010

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): The Keg and Patio Bar

Have you been convicted of a felony? Yes _____ No X
 Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes _____ No X
 Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes _____ No X
 Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes _____ No X

If you answered yes to any of the above questions, please list information below or on a separate page:

<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>
	<u>n/a</u>		

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: Conrado Date: 12-27-19

**CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE**

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ 30.00 Receipt No. 71276
 Council Date Granted: _____ Police Dept Verification: 12-20-18 By: JS
 License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: Deny:

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name Hernandez Jr Anthony Alexander
Last First Middle
 Home Address 610 Commercial Avenue 107 627 Wisconsin Dells WI 53965
Street City State Zip

Mail License to (if different from Home Address): _____

Date of Birth: 03/12/2000 Drivers License # H655-0010-0092-08 State WI
Street City State Zip

Phone Number: 608-253-003

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): Mobil - Broadway Travel Mart

Have you been convicted of a felony? Yes ___ No
 Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes ___ No
 Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes ___ No
 Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes ___ No

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: [Signature] Date: 12-18-2018

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ 30.00 Receipt No. 71358

Council Date Granted: _____ Police Dept Verification: 12-27-19 By: JS

License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: [Signature] Deny: _____

30.00 New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name: Jonas Last Michaela First S Middle
Home Address: 135 C Grand Canyon Pr. Street Baraboo City WI State 53913 Zip
APT 103

Mail License to (if different from Home Address): _____

Date of Birth: 07/22/99 Drivers License # J520-5579-9808 State IL

Phone Number: 815-303-2510

List any other State(s) resided in within the last 5 years: ILLINOIS

License to be used at (Name of Wisconsin Dells Business): Broadway Travel Mart (Mobil)

Have you been convicted of a felony? Yes _____ No
Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes _____ No
Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes _____ No
Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes _____ No

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: Michaela James Date: Dec 27, 2019

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2)

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ 600.00 Receipt No. 71198
Temporary License Period (Bona Fide Clubs Only): _____ (not more than 14 days)
Council Date Granted: _____ Police Dept Verification: 12-12-19 By: JS
License #: _____ Date Issued: _____ Police Chief: Approved: _____ Denied: _____

New \$60 (attach Beverage Server Training Certificate) Renewal \$60 Temporary \$10

Name Mason Chelsea Inez
Last First Middle

Home Address 460 pioneer DR unit # 208 Wisconsin Dells, WI 53965
Street City State Zip

Mail License to (if different from Home Address): _____
Street City State Zip

Date of Birth: 05/03/97 Drivers License # M250-1099-7663-02 State WI

License to be used at (Name of Wisconsin Dells Business): R 3 G TRavel Mart Citgo

Have you been convicted of any felony? (If Yes, per State Statute 125.04(5)(c) a license cannot be issued.) Yes ___ No
Have you been convicted of any law or ordinance pertaining to the sale or consumption of alcohol? Yes ___ No
Have you been convicted of any State, Federal or Local Charges (other than speeding tickets)? Yes ___ No
Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes ___ No

If you answered yes to any of the above questions, please list information below:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me.

Signature of Applicant: Chelsea Mason Date: 12-9-2019

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ 30.00 Receipt No. 71394

Council Date Granted: _____ Police Dept Verification: 12/31/19 By: SS

License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: [Signature] Deny: _____

³⁰ New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name Van Ceune Jordan C
Last First Middle

Home Address 710 Church St Wisconsin Dells WI 53465
Street City State Zip

Mail License to (if different from Home Address): _____
Street City State Zip

Date of Birth: 06-21-92 Drivers License # V524-4239-2221-00 State WI

Phone Number: 608-852-2832

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): High Rock Cafe

Have you been convicted of a felony? Yes _____ No
Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes No _____
Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes _____ No
Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes _____ No

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State
<u>04/2015</u>	<u>OWI</u>	<u>Sunk</u>	<u>WI</u>

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: [Signature] Date: 12/30/19

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ 30.00 Receipt No. 71230
 Council Date Granted: _____ Police Dept Verification: 12/16/19 By: BS
 License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: [Signature] Deny: _____

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name Zywicki Morgan Marie
Last First Middle
 Home Address 131 Cliffside Drive Wisc. Dells WI 53965
Street City State Zip

Mail License to (if different from Home Address): 340 State Hwy 13 Wisc. Dells WI 53965
Street City State Zip

Date of Birth: 11/08/1996 Drivers License # 7200-5539-6908-08 State WI

Phone Number: 608-697-7421

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): Applebee's

Have you been convicted of a felony? Yes _____ No X
 Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes _____ No X
 Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes _____ No X
 Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes _____ No X

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: [Signature] Date: 12-12-19

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ 30.00 Receipt No. 71316

Council Date Granted: _____ Police Dept Verification: 12/20/19 By: JS

License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: X Deny: _____

New ^{30.00} \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name: Zieler Last Anthony First Michael Middle
 Home Address: 530 Washington Ave Apt #1 Street Wisconsin Dells City WI State 53965 Zip

Mail License to (if different from Home Address): _____

Date of Birth: 9/9/1987 Drivers License # 2460-0138-7379-08 State WI

Phone Number: 608-408-0381

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): High Rock Cafe

Have you been convicted of a felony? Yes _____ No X
 Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes _____ No X
 Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes X No _____
 Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes _____ No X

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State
<u>10-10-18</u>	<u>Battery</u>	<u>Sauk</u>	<u>WI</u>
<u>7-12-11</u>	<u>Disorderly Conduct</u>	<u>Columbia</u>	<u>WI</u>

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: Anthony Zieler Date: 12/20/19

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2018 to June 30, 2020 Amount Paid: \$ ~~30.00~~ 30.00 Receipt No. 71548
Council Date Granted: ~~1/16/20~~ Police Dept Verification: 1/16/20 By: BS
License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: _____ Deny: [Signature]

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name Breedlove Isaac D
Last First Middle
Home Address 411 W. Delevan St Wis dells WI 53596
Street City State Zip

Mail License to (if different from Home Address): _____
Street City State Zip

Date of Birth: 7/28/84 ID Drivers License # B634-4048-4268-05 State WI
Phone Number: 608 698-5774

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): Broadway Travel Mart

Have you been convicted of a felony? Yes _____ No
Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes _____ No
Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes _____ No
Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes _____ No

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: [Signature] Date: 1-15-20

Schedule for Successor of Agent

ITEM 5

If there is a change in agent, each club, corporation, or limited liability company who holds a retail permit to sell fermented malt beverages and/or intoxicating liquor must appoint a successor agent pursuant to sec. 125.04(6), Wis. Stats. There is a \$10 change in agent processing fee due with this form. The following questions must be answered by the Agent. The appointment must be signed by an officer of the corporation/organization or one member of limited liability company. (Only one signature is required). The appointment must be approved by the licensing authority.

CITY OF WISCONSIN DELLS Wisconsin Jan. 9 20 20
(Municipality) (Date)

1. Name of agent Jeffrey P. Maurer

- | | Yes | No | |
|----|-------------------------------------|-------------------------------------|--|
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are you of legal drinking age? |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have you been a resident of Wisconsin for at least 90 continuous days prior to the date of appointment as agent? |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a federal law violation? |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a state law violation? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you ever been convicted of a local ordinance violation? |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have you completed the required responsible beverage server program per sec. 125.04(5)(a)5, Wis. Stats.? |

UNDER PENALTY OF LAW, I declare that all of the above information is true and correct to the best of my knowledge and belief.

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Jeffrey P. Maurer
(Signature of Agent)
83330 Fox Hill Rd. Baraboo, WI 53913
(Address)

SUCCESSOR AGENT

The undersigned appoints Jeffrey P. Maurer as agent in accordance with sec. 125.04(6), Wis. Stats.

Name of Permittee Jeffrey P. Maurer

Date 1/20 20 20

By Jeffrey P. Maurer
(Signature of Officer / Member)

I hereby accept appointment as agent for Kristie's Foods Dells, LLC and assume full responsibility of the conduct of the business relative to fermented malt beverages and intoxicating liquors.

Date 1/20 20 20

Jeffrey P. Maurer
(Signature of Agent)

THE AGENT APPOINTED ABOVE MUST BE APPROVED BY THE LICENSING AUTHORITY TO BE EFFECTIVE. (See sec. 125.04(6), Wis. Stats.)

City of Wisconsin Dells WI January 20 20 20
(Municipality) (Date)

(Signature of Official)
Mayor
(Title)

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of Wisconsin Dells County of Colombia

The undersigned duly authorized officer/member/manager of Kristie's Foods Dells, LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Maurer's market ISA
(Trade Name)

located at 216 Washington Ave. Wisconsin Dells, WI 53965

appoints Jeffrey P. Maurer
(Name of Appointed Agent)

8330 Fox Hill Rd. Baraboo, WI 53913
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 20 years

Place of residence last year 8330 Fox Hill Rd. Baraboo, WI, 53913

For: Kristie's Foods Dells, LLC
(Name of Corporation / Organization / Limited Liability Company)

By: Jeff P. Maurer
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Jeffrey P. Maurer, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Jeff P. Maurer 1-20-2 1-9-20 Agent's age 62
(Signature of Agent) (Date)

8330 Fox Hill Rd. Baraboo, WI 53913 Date of birth 9-1-57
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



License Application

Tourist Rooming House - Short Term Rental

New **Renewal**

Fee \$ 300 Receipt No. 71493

(\$50 each for first 15 bedrooms, \$25 each additional)
6 Rooms

License Period: From 04-20 to June 30, 20__

Property Owner Name: Anna Mutchison

Property Owner Address: S. 4362 Fox Hill Circle Baraboo WI 53913

Property Owner Telephone Number: 608-393-7368 608-482-3377 608-963-2368

Property Owner e-mail: anna @ loqqables.com

Short Term Rental Facility Address: 1515 Deer Run Ridge

State lodging license number: 456-10273489402

Resident Agent or Property Manager: S. 4362 Fox Hill Circle Baraboo WI 53913 608-393-7368

↓ Andrei Zosul 917 Green Ln Wisc. Dells WI 53965 608-963-2427

Wi Cyber 608-432-3377 anna @ loqqables.com

Rental Period (specify six (6) consecutive months): 04-20-2020 to 09-20-20

- Required Documentation Attached: Proof of Insurance, Sellers Permit, Room Tax Permit Number
 Affidavit of Residence, Premier Resort Tax (PRT) Number
 Floor Plan with each room dimension and max. occupancy, Site Plan with available on-site parking

AMutchison
Applicant's Signature

Date

License subject to compliance with Wisconsin Dells Code Section 16.35

Note: Incomplete, false, or misleading information can delay the review process and/or be grounds for denial of license.

FOR OFFICE USE ONLY

Date of Inspection: _____ Inspected by: _____

Recommendations: _____

Request for License Approved on: _____, 20__ by the Common Council

Request for License Denied on: _____, 20__ by the Common Council

Reason for Denial: _____



City of Wisconsin Dells
Residential Dwelling
Property Owner
Acknowledgment and Affidavit of Residence

Property Address: 1515 Deer Run Ridge
City of Wisconsin Dells, Columbia County

Tax Parcel Number: 11291 15341

Property Owner/Applicant ANNA HUTCHISON

Alternate Address: 54362 Fox Hill Circle Bamboo

Property Owner E-mail: anna@logables.com WI 53913

Property Owner Phone: 608-393-1368

As the applicant for a short term rental/tourist rooming house license the property owner acknowledges as follows:

1. The property address premises is a residential dwelling defined as:
 - a. A building or structure
 - b. With facilities for living, cooking, sanitary and sleeping.
 - c. That is used or intended to be used by the owner as the owner's primary or secondary home, residence or sleeping place.
 - d. By one person or by two or more persons maintaining a common household to the exclusion of others.

2. The property owner/applicant estimates and recites that, in calendar year 2020, the property address premises will be used as the applicant's primary or secondary residence the following percentages of the calendar year:

Primary: 0 %
Secondary: 20+ %

3. The property owner/applicant acknowledges that the property address premises are subject to the limitations that the allowable total number of days of operation as a short-term rental shall not exceed 180 days which shall be consecutive and which shall be specified in advance. This acknowledgment covers the following specified 180 day period:

04-20-2020 - 09-20-2020

4. The property owner/applicant acknowledges the property address premises may not be rented for periods/intervals of less than seven (7) consecutive days.
5. At the request of the City, the property owner/applicant will provide information and records related to these acknowledgments.

Dated: 01-09 . 20 20

R. Hutchison
Applicant/Property Owner

This Acknowledgment was received by _____ on behalf of the City of Wisconsin Dells.

Dated: _____ . 20 _____

Name/Title



SHIN. FORCEMAIN

ASPHALT

GRD 930.60
STUB FM.

OUT LOT 2
DETENTION BASIN

BEARING REF. LINE
S58°54'00"E

16' WIDE EASEMENT

206.10

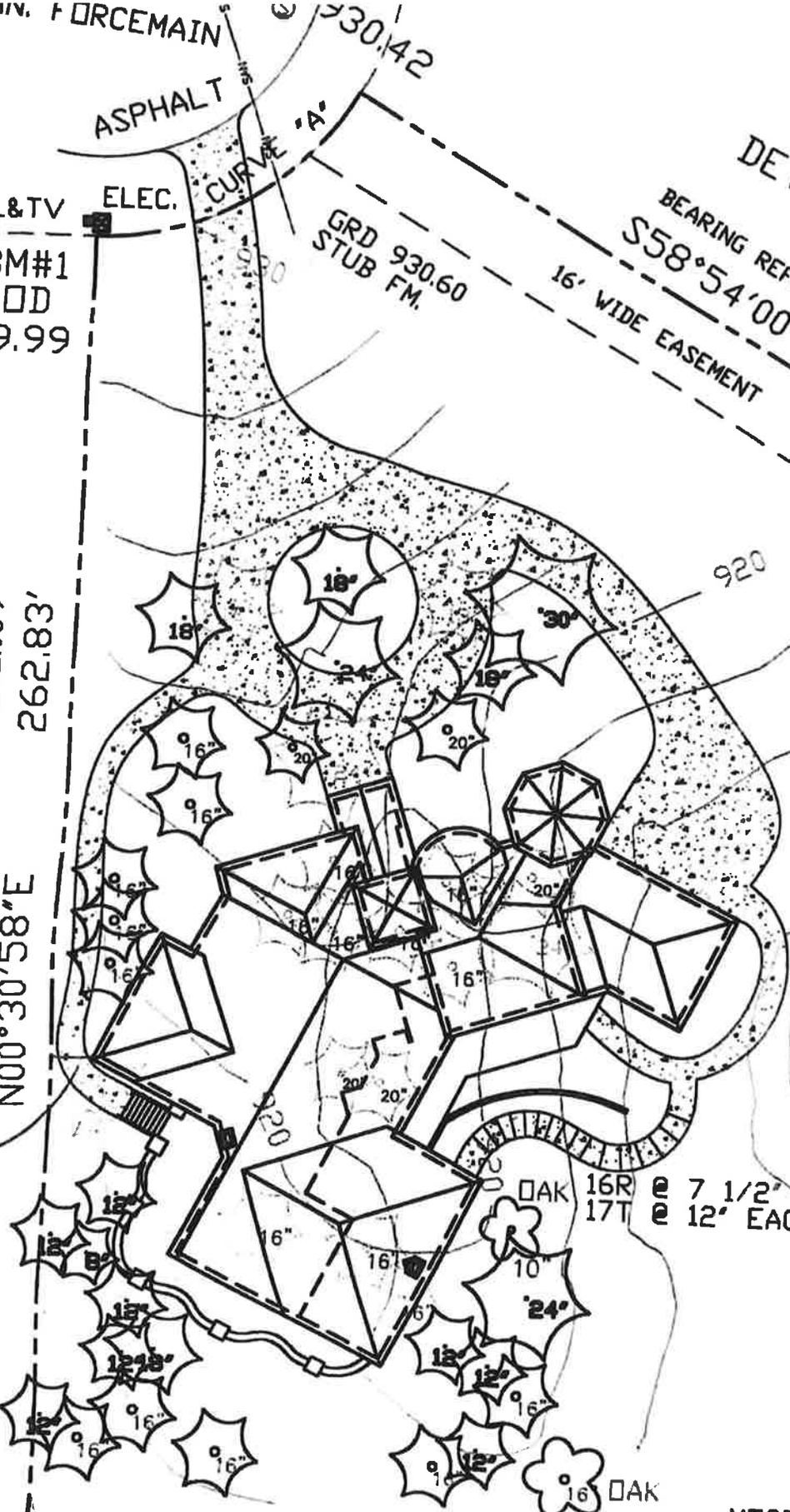
NO BUILDINGS

TEL&TV
ELEC.
BM#1
TOP ROD
EL=929.99

(262.90')
262.83'

(N00°29'00"E)
N00°30'58"E

LANDS BY WIS. DNR



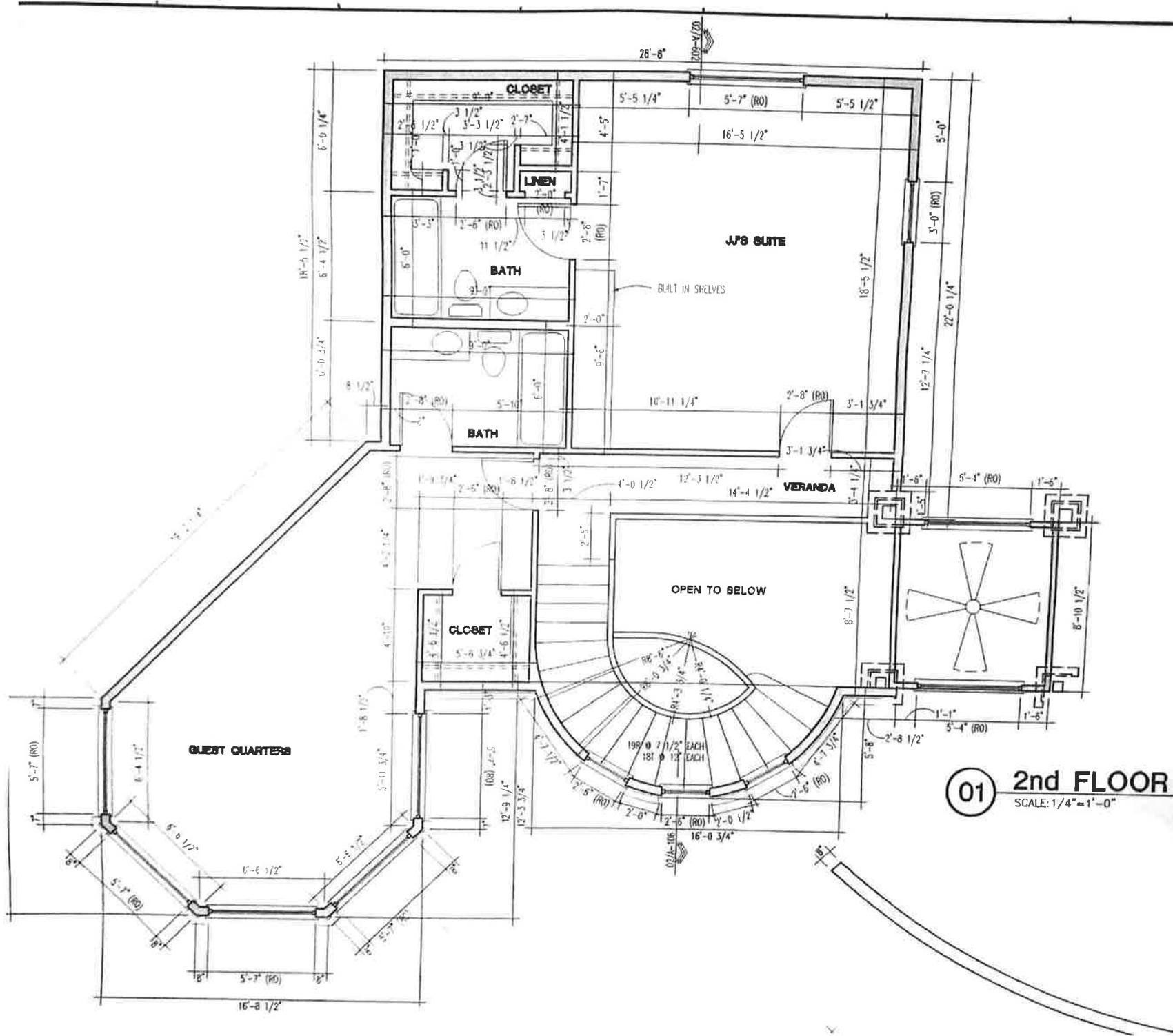
DAK 16R @ 7 1/2" EACH
17T @ 12" EACH

DAK

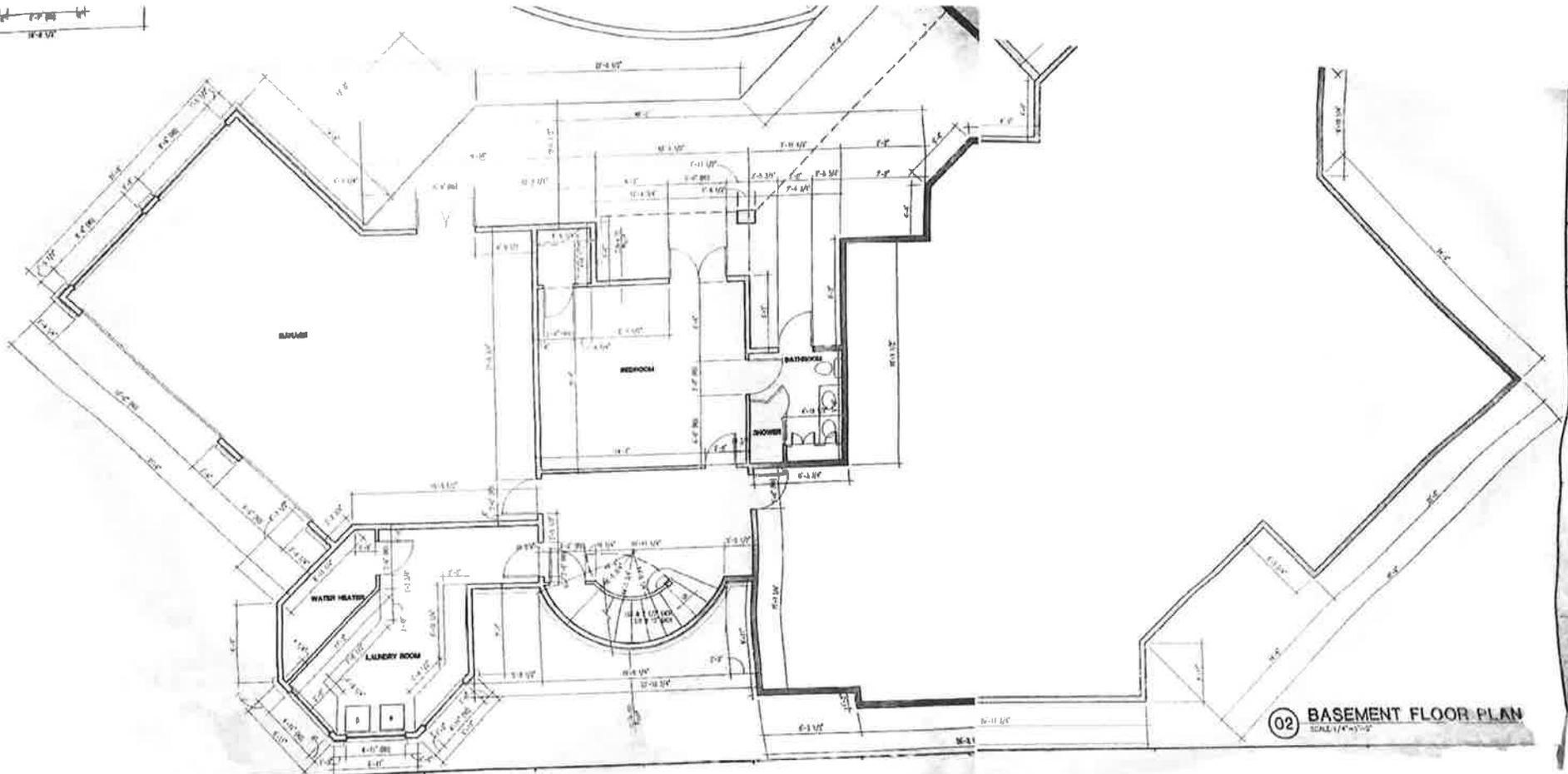
MOST TREES ARE WHITE

BM#2
' PIPE
913.54

N88°59'00"W



01 2nd FLOOR
 SCALE: 1/4"=1'-0"



02 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

1551 Deer Run Ridge (Parcel 11291 1534)
Short Term Rental
Vacation rental of Residential Property
Staff report for 01/13/2020

The City of Wisconsin Dells has received a Short Term Rental application from Anna Hutchinson to allow Short Term Rental of the home she owns at 1551 Deer Run Ridge (Parcel 11291 1534). This property is in the R-1 Residential-single family Zoning District, which permits Short Term Rental as an Accessory Use, no Zoning permit or Conditional Use Permit (CUP) is required Per City of Wisconsin Dells zoning code. City Ordinance does require an annual Short Term Rental license.

The State of Wisconsin recently passed a Statute limiting the ability of local communities to prohibit Short Term Rentals of residences. Recently the City of Wisconsin Dells implemented a new Ordinance requiring the City license for Short Term Rental in accordance with the new State Law.

The City placed the following limits on the issuance of a Short Term Rental license:

- 1) The property must be a dwelling unit utilized by the owner as a Primary or Secondary residence
- 2) Short Term Rentals are only allowed for 180 consecutive days (6 months) in any year (owner may specify which 6 consecutive months they will do Short Term Rentals).
- 3) Each Short Term Rental will be for a minimum of seven (7) days (maximum 30 days).

As part of the application submittal, the applicant submits an "Acknowledgement and Affidavit of Residence" stating the property is their Primary or Secondary residence and that they understand the limitations on the Short Term Rental of residential property in Wisconsin Dells.

This applicant has stated that they intent to utilize the property for their personal use as a second home for approximately 20% of the year. They will rent the property as a Short Term Rental from mid-April to Mid-September.

Generally, Short Term Rentals present similar issues as employee housing facilities. The existence and extent of these issues lies primarily in the management of the property. If this house were to be a "party house", it could create a substantial nuisance to surrounding properties and create issues for the City. The applicant is the owner and operator of existing overnight lodging business. It has been the experience of the City that vacations homes operated by existing overnight lodging operators generally do not create the common nuisance issues associated with overnight rentals by individual home owners. Operators overnight lodging businesses generally have a business infrastructure in place that helps ensure their facilities are property managed and maintained.

This property is a large residence, and appears to be capable of handling 28 occupants. The applicant has stated they intend to advertise the property for 16 occupants, but know some groups may show up with extra people. The building inspector will perform a pre-inspection and verify the units meet the occupancy standards. A Fire Inspection has already been performed on the property, with no significant issues identified. Annual inspection will be performed by that State as part of their licensing

process. This approval will carry the on-going condition that occupancy of the facility complies with all applicable codes, standards and requirements.

There is a large circular driveway and 3-car garage at this house. The ordinance requires 11 parking stalls, and there appears to be enough room to accommodate this number of parking stalls.

As a commercial rental, the applicant shall pay PRT & room tax on the rental of the commercial unit. The applicant shall provide the City with their identification numbers and clearly report the tax payments for this facility to the city

The applicant for this property intends to book short term rentals of this facility through their existing booking system for the Log Gables. The owner/applicant and Log Gables staff will manage and maintain the property, and will be responsible to correct any nuisances that may occur on the property. It should be made clear to the applicant that violation of conditions, poor management of the facility, or the creation of nuisances from this overnight use will result in revocation of the use license. At a minimum, if the facility is cited as a "Chronic nuisance property", and if the applicant does not address the nuisances to the satisfaction of the City, this will be considered grounds to terminate the license.

As such, approval of this license should carry the following contingencies:

1. The building inspector ensures there are no code or safety issues with the house.
2. The occupancy meets and maintains the minimum standards as verified by the building inspector.
3. The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
4. The overnight rental of the house will be subject to PRT & room tax and the applicant is responsible for providing clear accounting of the rental of this property.
5. Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the City's satisfaction can cause this permit to be revoked.
6. Applicant abide by the following restrictions:
 - a. Owner provides current, local, primary contact information to the Police Department and Zoning Office.
 - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance

Chris Tollaksen
City of Wisconsin Dells
1/9/2020

**CITY OF WISCONSIN DELLS COMMON COUNCIL
RESOLUTION**

RESOLVED, The City of Wisconsin Dells Common Council by this Resolution adopted January 20, 2020 by a vote of ____ Yes and ____ No pursuant to Wis. Stat. sec. 66.1024 accepts the Quit Claim Deed and Dedication of Public Right-of-Way as set forth in the attached Quit Claim Deed from Trappers Canyon Associates by Allen Paschen to City of Wisconsin Dells, a Wisconsin Municipal Corporation.

CITY OF WISCONSIN DELLS

Date: _____

By: _____
Edward Wojnicz, Mayor

Date: _____

By: _____
Nancy R. Holzem, Clerk/ Administrative
Coordinator

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the Northeast one-quarter of the Southwest one-quarter of Section 4, Township 13 North, Range 6 East, City of Wisconsin Dells, described as follows:

Commencing at the West one-quarter corner of said Section 4; thence $S89^{\circ}57'26''E$, 1994.54 feet along the South line of the Northwest one-quarter of said Section 4 to a point on the Northeasterly right-of-way line of U.S. Highway "12" and the point of beginning; Thence continuing $S89^{\circ}57'26''E$, 68.73 feet to a point on the Westerly right-of-way line of County Highway "A"; thence along said right-of-way line $S08^{\circ}49'46''W$, 70.55 feet to a point on the Northeasterly right-of-way line of U.S. Highway "12"; thence along said right-of-way line $N39^{\circ}41'28''W$, 90.66 feet to the point of beginning.

Said parcel contains 2,396 square feet or 0.06 acre, more or less.

EXHIBIT B

AFFIDAVIT OF ALLEN PASCHEN

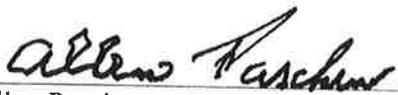
STATE OF WISCONSIN)
) ss
COUNTY OF SAUK)

Allen Paschen, being first duly sworn on oath states as follows:

1. I am an adult resident of the State of Wisconsin and I reside at Oak Park Place, 800 Waldo Street, Baraboo, Wisconsin 53913.
2. I am a retired manufacturer.
3. In the 1970's, 1980's and 1990's I was involved in the planning, management, financing and marketing of the Trappers Canyon Golf Course and residential real estate development.
4. I was an investor, partner, manager and consultant familiar with all of the entities which were created in connection with the Trappers Canyon project(s).
5. I have been advised that records maintained by the office of Sauk County Treasurer disclose that a small parcel of land (0.06 acres) in the City of Wisconsin Dells, Sauk County, Wisconsin is titled in the name of Trappers Canyon Associates.
6. That parcel has been designated Parcel "C" remnant and is depicted in the attached Exhibit C, Plat of Survey prepared for the City of Wisconsin Dells by Kerry R. Zimmerman, MSA Professional Services, Inc. Parcel "C" is legally described as follows: See Exhibit A
7. It appears that Parcel "C" should have been included in a Certified Survey Map which was prepared in connection with the sale of lands by Trappers Canyon Associates.
8. Parcel "C" was excluded from the certified survey map and was not included in subsequent sales and transfers. That is why it is still titled in name of Trappers Canyon Associates.
9. I make this Affidavit for the purpose of inducing the City of Wisconsin Dells to accept a conveyance of Parcel "C" for public right-of-way dedication purposes.
10. To the best of my knowledge the affairs of Trappers Canyon Associates and its general partners have been long terminated and all accounts settled and closed; with the exception of Parcel "C".

11. I believe I am the person best situated to clear title to Parcel "C" because the following other persons with authority to act for Trappers Canyon Associates are deceased: Robert E. Kessler, Herbert Turek and Stephen D. Kirkby.
12. I make no legal representations or warranties regarding this conveyance or my authority and disclaim all liability.
13. I make this conveyance at the request of the City of Wisconsin Dells for the purpose of dedicating Parcel "C", as described in Exhibit A, as a public right-of-way.

Dated: December 12, 2019


Allen Paschen

Subscribed and sworn to before me this
12 day of December, 2019.



Joseph J. Hasler
Notary Public, Sauk County, Wisconsin
My Commission expires is permanent.

CLIENT:
CITY OF WISCONSIN DELLS
300 LA CROSSE STREET
WISCONSIN DELLS, WI 53965
608-254-2012



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWN 13 NORTH, RANGE 6 EAST AND BEARS S89°57'26"E WCCS SAUK 83/2011

LEGEND

- STANDARD HARRISON MONUMENT
- EXISTING 3" DIAMETER IRON ROD
- ⊙ EXISTING 1 1/2" DIAMETER IRON PIPE
- △ SET 1" MAG NAIL
- SET 3" X 18" IRON ROD THAT CONFORMS WITH WISCONSIN STATUTES.

() RECORD INFORMATION
FIELD WORK COMPLETED 10/21/2019

- HWY 12 RW "1"
- HWY 12 RW "2"
- HWY 12 RW "3"
- HWY A RW "1"
- HWY A RW "2"
- HWY A RW "3"

LINE TABLE

L1	S89°57'26"E	68.73'
	(N89°20'42"E 68.57')	
L2	S08°49'46"W	70.55'
L3	N39°41'28"W	90.66'

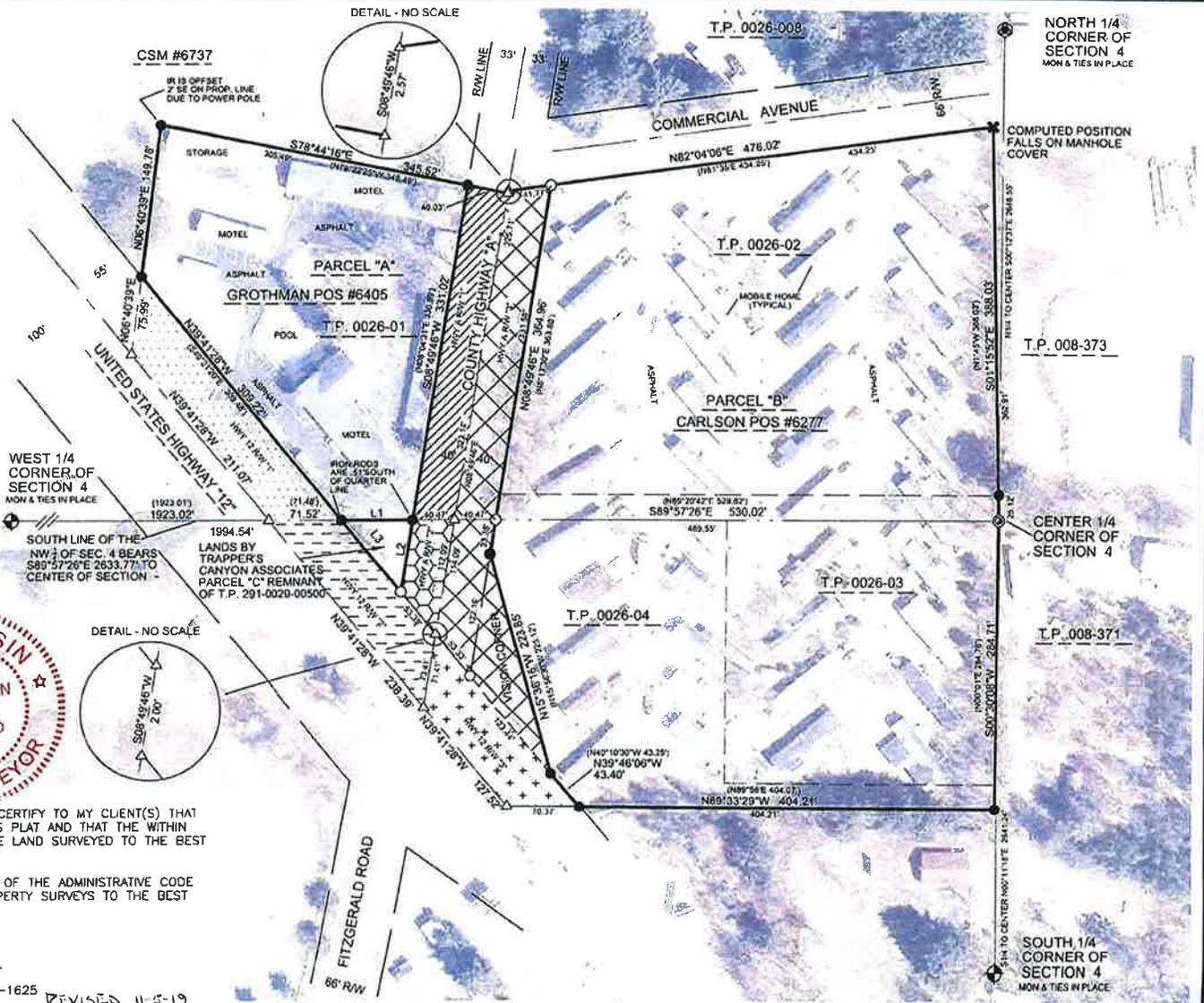


I, **KERRY R. ZIMMERMAN**, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO MY CLIENT(S) THAT I HAVE SURVEYED AND MAPPED THE PROPERTY SHOWN UPON THIS PLAT AND THAT THE WITHIN PLAT IS A CORRECT REPRESENTATION OF THE BOUNDARIES OF THE LAND SURVEYED TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT I HAVE COMPLIED WITH CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN FOR MINIMUM STANDARDS FOR PROPERTY SURVEYS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

K.R.Z. 10/21/19
MSA PROFESSIONAL SERVICES, INC.
KERRY R. ZIMMERMAN, PROFESSIONAL LAND SURVEYOR NUMBER S-1625

REVISED 11-5-19



PROJECT NAME	OCTOBER 16 15	DESIGNED BY	KRZ	DATE	10/21/19
CHECKED BY		SCALE			
ENGINEERING ARCHITECTURE SURVEYING PLANNING FINANCIAL ENGINEERING 1320 South Broadway, Baraboo WI 53913 608.336.1171 www.msaonline.com			U.S. 12 - COUNTY A EXISTING RIGHT-OF-WAY CITY OF WISCONSIN DELLS SECTION 4, TOWN 13 NORTH, RANGE 6 EAST, SAUK COUNTY, WISCONSIN		
PLAT OF SURVEY				00085094	
				1 OF 1	

EXHIBIT C

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their January 13, 2020 meeting;

IT APPROVES the Certified Survey Map associated with the location of a new Sanitary Sewer Lift Station that will be constructed near the new high school.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: January 20, 2020
Date Passed:
Date Published:



ENGINEERING | ARCHITECTURE | SURVEYING
 FUNDING | PLANNING | ENVIRONMENTAL
 1230 South Boulevard, Baraboo WI 53913
 (608) 356-2771 www.msa-ps.com
 © MSA Professional Services, Inc.

PROJECT NO. 00085092	OWNER:
DRAWN BY: KRZ	SCHOOL DISTRICT OF WISCONSIN DELLS
SURVEYOR: KRZ	811 COUNTY ROAD "H"
FILE NO. 00085092	WISCONSIN DELLS, WI 53965
SHEET NO. 1 OF 3	PH. 608-254-7769

SAUK COUNTY CERTIFIED SURVEY MAP #

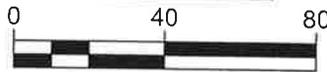
LOCATED IN PART OF THE SE1/4 OF THE
 FRACTIONAL NW1/4 OF SECTION 4, T13N, R6E,
 CITY OF WISCONSIN DELLS, SAUK COUNTY, WI



BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE
 WEST LINE OF THE NW1/4 OF SECTION 4,
 TOWN 13 NORTH, RANGE 6 EAST WHICH
 BEARS N00°32'53"W (WCCS 83/11)

GRAPHIC SCALE



1 INCH = 40 FEET



NORTHWEST CORNER
 SECTION 4
 MON. AND TIES IN PLACE

SCHOOL DISTRICT OF WI DELLS
 LOT 2 CSM No. 6737

LOT 2 CSM No. 6737

LOT 1

9,366 SQUARE FEET
 0.215 ACRE

POINT OF BEGINNING

TAX PARCEL 0026-01000
 GROTHMAN POS #6405

LEGEND

- ⊕ HARRISON CAST IRON MON.
- ⊙ EXISTING 1 1/4" IRON PIPE
- EXISTING 3/4" IRON ROD
- 3/4" X 18" IRON ROD PLACED WEIGHING 1.5 LBS. / LINEAL FT.

WEST LINE NW1/4
 N00°32'53"W 2652.21'

S89°57'26"E 2063.27'
 EAST - WEST 1/4 LINE

WEST 1/4 CORNER
 SECTION 4
 MON. AND TIES IN PLACE

CLIENT:
 CITY OF WISCONSIN DELLS
 300 LA CROSSE STREET
 WISCONSIN DELLS, WI 53965
 PH. 608-254-2012

FIELD WORK COMPLETED 12/17/2019

COUNTY HIGHWAY "A"

COMMERCIAL AVENUE

TAX PARCEL 0026-02000
 CARLSON POS #6277

TAX PARCEL 0026-00800

Wisconsin Department of Transportation, 1000 Wisconsin Avenue, Madison, WI 53706



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PROJECT NO.	00085092
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	00085092
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOCATED IN PART OF THE SE1/4 OF THE FRACTIONAL NW1/4 OF SECTION 4, TOWN 13 NORTH, RANGE 6 EAST, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

CITY OF WISCONSIN DELLS APPROVAL CERTIFICATE

Resolved that this Certified Survey Map in the City of Wisconsin Dells, School District of Wisconsin Dells, owner, is hereby approved by the City of Wisconsin Dells.

Chris Tollaksen, P&Z Administrator _____ Date _____

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Wisconsin Dells.

Nancy R. Holzem, City Clerk _____ Date _____

OWNER'S CERTIFICATE

As owner(s), I(we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

The City of Wisconsin Dells

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20__

In presence of:

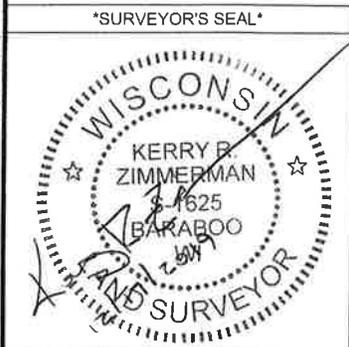
Authorized Representative _____

Authorized Representative _____

(Owner's Notary Certificate)
 STATE OF WISCONSIN
 SAUK COUNTY ss

Personally came before me this _____ day of _____, 20__, the above named person(s), to me known to be the same person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin _____
 My Commission Expires _____



CLIENT:
 CITY OF WISCONSIN DELLS
 300 LA CROSSE STREET
 WISCONSIN DELL, WI 53965
 PH. 608-254-2012



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PROJECT NO.	00085092
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	00085092
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOCATED IN PART OF THE SE1/4 OF THE FRACTIONAL NW1/4 OF SECTION 4, TOWN 13 NORTH, RANGE 6 EAST, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

LEGAL DESCRIPTION

I, Kerry R. Zimmerman, Professional Land Surveyor number S-1625, hereby certify that I have surveyed, divided and mapped a parcel of land located in the southeast one-quarter of the fractional northwest one-quarter of Section 4, Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, bounded by a line described as follows:

Commencing at the west one-quarter of Section 4, Town 13 North, Range 6 East; thence along the south line of the fractional northwest one-quarter of Section 4 S89°57'26"E, 2063.27 feet to a point on the westerly right-of-way line of County Highway "A"; thence along the westerly right-of-way line of County Highway "A" N08°49'46"E, 331.02 feet to the point of beginning;

Thence N78°44'16"W, 125.00 feet;

Thence N08°49'46"E, 75.00 feet;

Thence S78°44'16"E, 125.00 feet to a point on the westerly right-of-way line of County Highway "A";

Thence along the westerly right-of-way line of County Highway "A" S08°49'46"W, 75.00 feet to the point of beginning;

Said parcel contains 9,366 square feet or 0.215 acres, more or less and is subject to all easements and rights-of-way of record;

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes, A.E. 7 of the Administrative Code of the State of Wisconsin and the subdivision regulations of the City of Wisconsin Dells in surveying, dividing and mapping the same;

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

That I have made such survey under the direction of the City of Wisconsin Dells, Chris Tollaksen, authorized Agent.

SURVEYOR'S SEAL



CLIENT:

CITY OF WISCONSIN DELLS
 300 LA CROSSE STREET
 WISCONSIN DELLS, WI 53965
 PH. 608-254-2012

January 14, 2020

Conveyance Agreement

This Conveyance Agreement is by and between the City of Wisconsin Dells, a Wisconsin Municipal Corporation (City) and the School District of Wisconsin Dells (School District)

1. In connection with the construction of the new Wisconsin Dells High School and the City - School District Development Agreement, School District has sold and conveyed to City the following described real estate in the City of Wisconsin Dells:

Lot One (1), Sauk County Certified Survey Map ____ located in part of the SE ¼ of the Fractional NW ¼ of Section 4, T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin. See Exhibit A attached.

2. The parties acknowledge the Development Agreement provides that the School District shall "install on-site water and sanitary sewer facilities and improvements to meet the requirements of the project" and the City shall provide off-site infrastructure improvements including "sanitary sewer: lift station, generator and gravity sewer".
3. The conveyance assists the implementation of the Development Agreement.

CITY OF WISCONSIN DELLS

Dated: January ____, 2020.

Edward Wojnicz, Mayor

Dated: January ____, 2020.

Nancy R. Holzem, Clerk/ Administrative
Coordinator

SCHOOL DISTRICT OF WISCONSIN DELLS

Dated: January ____, 2020.

Jennifer Gavinski, President

Dated: January ____, 2020.

Robert McClyman, Clerk



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PROJECT NO.	00085092	OWNER:	
DRAWN BY:	KRZ	SCHOOL DISTRICT OF WISCONSIN DELLS	
SURVEYOR:	KRZ	811 COUNTY ROAD "H"	
FILE NO.	00085092	WISCONSIN DELLS, WI 53965	
SHEET NO.	1 OF 3	PH. 608-254-7769	

SAUK COUNTY CERTIFIED SURVEY MAP #

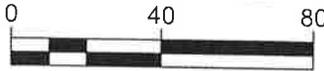
LOCATED IN PART OF THE SE1/4 OF THE
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 CITY OF WISCONSIN DELLS, SAUK COUNTY, WI



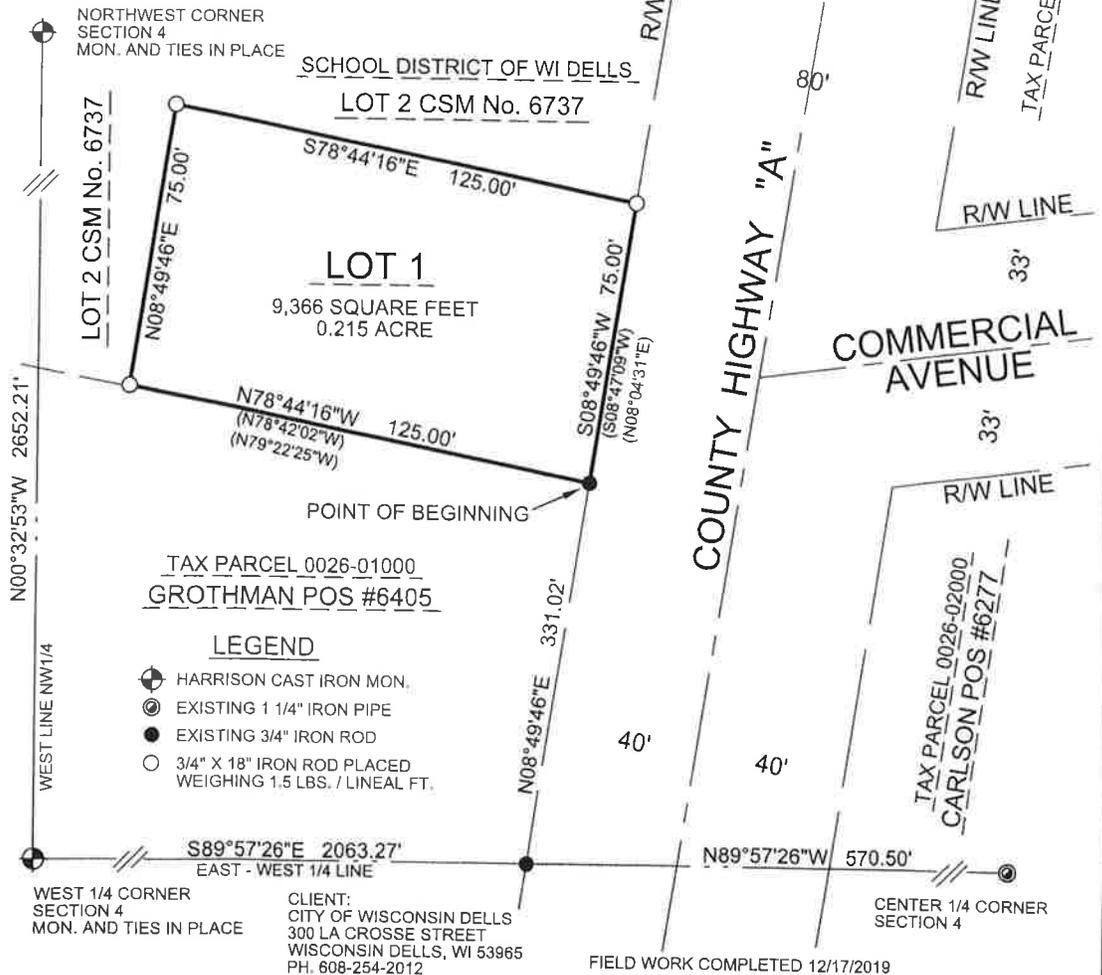
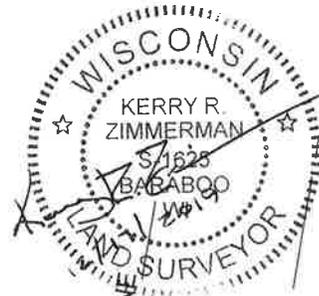
BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE
 WEST LINE OF THE NW1/4 OF SECTION 4,
 TOWN 13 NORTH, RANGE 6 EAST WHICH
 BEARS N00°32'53"W (WCCS 83/11)

GRAPHIC SCALE



1 INCH = 40 FEET





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PROJECT NO.	00085092
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	00085092
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOCATED IN PART OF THE SE1/4 OF THE FRACTIONAL NW1/4 OF SECTION 4, TOWN 13 NORTH, RANGE 6 EAST, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

LEGAL DESCRIPTION

I, Kerry R. Zimmerman, Professional Land Surveyor number S-1625, hereby certify that I have surveyed, divided and mapped a parcel of land located in the southeast one-quarter of the fractional northwest one-quarter of Section 4, Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, bounded by a line described as follows:

Commencing at the west one-quarter of Section 4, Town 13 North, Range 6 East; thence along the south line of the fractional northwest one-quarter of Section 4 S89°57'26"E, 2063.27 feet to a point on the westerly right-of-way line of County Highway "A"; thence along the westerly right-of-way line of County Highway "A" N08°49'46"E, 331.02 feet to the point of beginning;

Thence N78°44'16"W, 125.00 feet;

Thence N08°49'46"E, 75.00 feet;

Thence S78°44'16"E, 125.00 feet to a point on the westerly right-of-way line of County Highway "A";

Thence along the westerly right-of-way line of County Highway "A" S08°49'46"W, 75.00 feet to the point of beginning;

Said parcel contains 9,366 square feet or 0.215 acres, more or less and is subject to all easements and rights-of-way of record;

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes, A.E. 7 of the Administrative Code of the State of Wisconsin and the subdivision regulations of the City of Wisconsin Dells in surveying, dividing and mapping the same;

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

That I have made such survey under the direction of the City of Wisconsin Dells, Chris Tollaksen, authorized Agent.

SURVEYOR'S SEAL



CLIENT:

CITY OF WISCONSIN DELLS
 300 LA CROSSE STREET
 WISCONSIN DELLS, WI 53965
 PH. 608-254-2012



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PROJECT NO.	00085092
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	00085092
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOCATED IN PART OF THE SE1/4 OF THE FRACTIONAL NW1/4 OF
 SECTION 4, TOWN 13 NORTH, RANGE 6 EAST, CITY OF
 WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

CITY OF WISCONSIN DELLS APPROVAL CERTIFICATE

Resolved that this Certified Survey Map in the City of Wisconsin Dells, School District of Wisconsin Dells, owner, is hereby approved by the City of Wisconsin Dells.

Chris Tollaksen, P&Z Administrator _____ Date _____

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Wisconsin Dells.

Nancy R. Holzem, City Clerk _____ Date _____

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

The City of Wisconsin Dells

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20__

In presence of:

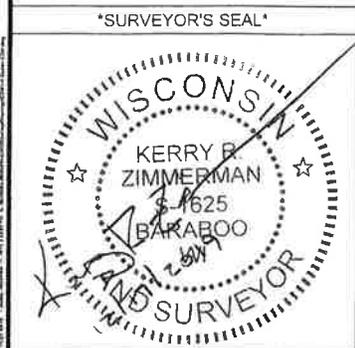
Authorized Representative _____

Authorized Representative _____

(Owner's Notary Certificate)
 STATE OF WISCONSIN
 SAUK COUNTY ss

Personally came before me this _____ day of _____, 20__, the above named person(s), to me known to be the same person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin _____
 My Commission Expires _____



CLIENT:
 CITY OF WISCONSIN DELLS
 300 LA CROSSE STREET
 WISCONSIN DELL, WI 53965
 PH. 608-254-2012



US-12

291-0026-12000

LOT 1

Commercial Ave

12

CR-A

opers Turn Dr

US-12

291-0026-00000

291-0012-00000

008-0373-00000

291-0026-00000

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their January 13, 2020 meeting;

IT AWARDS the new high school utility extension project to the low bidder of Gerke Excavating, Inc. for the amount of \$1,912,056.50.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes; _____ nays
Date Introduced: January 20, 2020
Date Passed:
Date Published:



January 2, 2020

Ed Wojnicz, Mayor
City of Wisconsin Dells
300 La Crosse Street
Wisconsin Dells, Wisconsin 53965

Re: Wisconsin Dells High School Utility Extensions
City of Wisconsin Dells

Dear Ed:

Upon review of the bids received on December 19, 2019 for the above-referenced project, it was found that they were submitted by qualified contractors. It is our recommendation that the low responsive bidder listed below be accepted and award made at your next meeting.

Gerke Excavating, Inc.
15341 State Hwy 131
Tomah, WI 54660

Bid Amount \$1,912,056.50

Please execute the enclosed Notice of Award in triplicate for the contract and return two copies to our office and keep one for your files. After receiving the executed copies, we will forward one copy of the Notice of Award and the remaining contract package to the Contractor.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in blue ink, appearing to read "Tim Mikonowicz", is written over a faint, larger version of the same signature.

Tim Mikonowicz, P.E.
Team Leader

TM:kl
Enc.

1230 South Boulevard
Baraboo, WI 53913

P (608) 356-2771
TF (800) 362-4505
F (608) 356-2770

www.msa-ps.com

CITY OF WISCONSIN DELLS HIGH SCHOOL UTILITY EXTENSIONS (#6481723)

Owner: City of Wisconsin Dells

Solicitor: MSA Professional Services, Inc - Baraboo

12/19/2019 02:00 PM CST

Section Title	Line Item	Item Description	UofM	Qty	Gerke Excavating Inc.		A-1 Excavating Inc.		Allen Steele Co Inc	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
GENERAL										
	1	Mobilization, Bonds, and Insurance	LS	1	\$39,072.07	\$39,072.07	\$77,800.00	\$77,800.00	\$272,858.00	\$272,858.00
	2	Tracking Pad	SY	450	\$8.19	\$3,685.50	\$1.00	\$450.00	\$10.15	\$4,567.50
	3	Clear Stone Drainage Check	EA	5	\$606.16	\$3,030.80	\$200.00	\$1,000.00	\$400.00	\$2,000.00
	4	Erosion Mat Class II Type B	SY	2000	\$1.75	\$3,500.00	\$1.50	\$3,000.00	\$2.85	\$5,700.00
	5	Ditch Check	EA	12	\$98.99	\$1,187.88	\$50.00	\$600.00	\$400.00	\$4,800.00
	6	Silt Fence	LF	1000	\$2.00	\$2,000.00	\$2.00	\$2,000.00	\$2.95	\$2,950.00
	7	Clearing and Grubbing	LS	1	\$3,531.36	\$3,531.36	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00
	8	Traffic Control	LS	1	\$14,070.00	\$14,070.00	\$19,000.00	\$19,000.00	\$13,860.00	\$13,860.00
	9	Imported Granular Backfill	TON	500	\$9.59	\$4,795.00	\$1.00	\$500.00	\$10.50	\$5,250.00
	10	Flowable Backfill, CLSM	CY	100	\$153.29	\$15,329.00	\$110.00	\$11,000.00	\$200.00	\$20,000.00
	11	Rock Excavation	CY	1300	\$44.97	\$58,461.00	\$0.01	\$13.00	\$0.01	\$13.00
	12	Concrete Quality Control	LS	1	\$525.00	\$525.00	\$1,000.00	\$1,000.00	\$550.00	\$550.00
	13	Turf Restoration	LS	1	\$33,181.48	\$33,181.48	\$3,000.00	\$3,000.00	\$34,964.00	\$34,964.00
LIFT STATION										
	14	Commercial Avenue Lift Station, Complete	LS	1	\$256,026.86	\$256,026.86	\$254,000.00	\$254,000.00	\$227,455.75	\$227,455.75
	15	Lift Station Site Dewatering and Temporary Shoring	LS	1	\$24,381.14	\$24,381.14	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
	16	Site Perimeter Fence with Gate	LS	1	\$29,396.85	\$29,396.85	\$31,000.00	\$31,000.00	\$32,814.00	\$32,814.00
	17	Gas Service Allowance	Allowance	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	18	Phone Service Allowance	Allowance	1	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
SANITARY SEWER										
	19	Sanitary Manhole, 48", Complete	EA	12	\$3,759.58	\$45,114.96	\$3,125.00	\$37,500.00	\$3,790.00	\$45,480.00
	20	10-inch Class 52 DI Sanitary Sewer	LF	15	\$112.09	\$1,681.35	\$136.00	\$2,040.00	\$80.20	\$1,203.00
	21	10-inch SDR 35 PVC Sanitary Sewer	LF	35	\$56.31	\$1,970.85	\$62.00	\$2,170.00	\$51.85	\$1,814.75
	22	8-inch SDR 35 PVC Sanitary Sewer	LF	2400	\$34.70	\$83,280.00	\$84.00	\$201,600.00	\$48.20	\$115,680.00
	23	8-inch C900 PVC Sanitary Sewer w/Restrained Joints (MH I to MH J)	LF	168	\$64.49	\$10,834.32	\$52.00	\$8,736.00	\$53.33	\$8,959.44

	24	6-inch SDR 35 PVC Sanitary Lateral	LF	180	\$32.75	\$5,895.00	\$42.00	\$7,560.00	\$38.12	\$6,861.60
	25	6-inch Sanitary Cleanout w/Casting	EA	2	\$988.65	\$1,977.30	\$670.00	\$1,340.00	\$715.00	\$1,430.00
	26	6-inch C900 PVC Force Main	LF	920	\$33.57	\$30,884.40	\$40.00	\$36,800.00	\$27.47	\$25,272.40
	27	Forcemain Tracer Wire	LF	950	\$1.39	\$1,320.50	\$0.50	\$475.00	\$1.30	\$1,235.00
	28	Tracer Wire Terminal Box	EA	4	\$233.73	\$934.92	\$80.00	\$320.00	\$130.00	\$520.00
	29	8-inch x 6-inch SDR 35 PVC Wye and Reconnect	EA	5	\$903.72	\$4,518.60	\$210.00	\$1,050.00	\$213.00	\$1,065.00
	30	6-inch DI Force Main Bends	EA	6	\$357.80	\$2,146.80	\$500.00	\$3,000.00	\$487.00	\$2,922.00
	31	24-Inch Steel Casing Pipe, Complete (Utility Pipe Jacking Installation)	LF	88	\$558.22	\$49,123.36	\$555.00	\$48,840.00	\$268.40	\$23,619.20
	32	Connect to Existing Sanitary Sewer Manhole, Core and Flowline	EA	2	\$1,630.02	\$3,260.04	\$2,000.00	\$4,000.00	\$600.00	\$1,200.00
	33	Connect to Existing Sanitary Sewer Main	EA	3	\$833.19	\$2,499.57	\$1,500.00	\$4,500.00	\$600.00	\$1,800.00
	34	Connect to Existing Sanitary Sewer Force Main	EA	1	\$1,074.58	\$1,074.58	\$1,500.00	\$1,500.00	\$800.00	\$800.00
	35	Remove Existing Sanitary Manhole	EA	3	\$262.41	\$787.23	\$500.00	\$1,500.00	\$500.00	\$1,500.00
	36	Demolish Existing Commercial Avenue Lift Station	LS	1	\$5,059.39	\$5,059.39	\$12,000.00	\$12,000.00	\$8,500.00	\$8,500.00
	37	Demolish Existing Pioneer Drive Lift Station	LS	1	\$5,059.39	\$5,059.39	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00
	38	Adjust Existing Sanitary Manhole Casting	EA	2	\$496.41	\$992.82	\$350.00	\$700.00	\$886.50	\$1,773.00
	39	Abandon Existing Force Main, Complete.	Ea	4	\$439.31	\$1,757.24	\$500.00	\$2,000.00	\$595.00	\$2,380.00
	40	Bypass Pumping and Piping, Complete	LS	1	\$9,968.51	\$9,968.51	\$8,000.00	\$8,000.00	\$5,000.00	\$5,000.00
WATER MAIN										
	41	12-inch DIWM	LF	3720	\$74.56	\$277,363.20	\$99.00	\$368,280.00	\$63.16	\$234,955.20
	42	12-inch Restrained Joint Water Main (at Casing Pipe)	LF	134	\$113.91	\$15,263.94	\$79.00	\$10,586.00	\$79.64	\$10,671.76
	43	10-inch DIWM	LF	360	\$65.09	\$23,432.40	\$61.00	\$21,960.00	\$54.14	\$19,490.40
	44	8-inch DIWM	LF	870	\$56.29	\$48,972.30	\$54.00	\$46,980.00	\$45.82	\$39,863.40
	45	6-inch DIWM	LF	140	\$91.39	\$12,794.60	\$54.00	\$7,560.00	\$51.71	\$7,239.40
	46	12-inch Valve and Box	EA	18	\$2,820.17	\$50,763.06	\$2,875.00	\$51,750.00	\$3,290.00	\$59,220.00
	47	10-inch Valve and Box	EA	3	\$2,300.51	\$6,901.53	\$2,350.00	\$7,050.00	\$2,686.00	\$8,058.00

	48	8-inch Valve and Box	EA	9	\$1,686.61	\$15,179.49	\$1,690.00	\$15,210.00	\$2,154.00	\$19,386.00
	49	6-inch Valve and Box	EA	12	\$1,251.26	\$15,015.12	\$1,255.00	\$15,060.00	\$1,540.00	\$18,480.00
	50	12-inch x 12-inch Tee	EA	7	\$1,138.06	\$7,966.42	\$1,220.00	\$8,540.00	\$1,674.00	\$11,718.00
	51	12-inch x 10-inch Tee	EA	1	\$1,089.73	\$1,089.73	\$1,175.00	\$1,175.00	\$1,617.00	\$1,617.00
	52	12-inch x 8-inch Tee	EA	3	\$938.31	\$2,814.93	\$1,000.00	\$3,000.00	\$1,373.00	\$4,119.00
	53	12-inch x 6-inch Tee	EA	9	\$896.52	\$8,068.68	\$970.00	\$8,730.00	\$1,330.50	\$11,974.50
	54	10-inch x 8-inch Tee	EA	2	\$809.60	\$1,619.20	\$880.00	\$1,760.00	\$1,277.00	\$2,554.00
	55	8-inch x 8-inch Tee	EA	1	\$608.93	\$608.93	\$660.00	\$660.00	\$977.00	\$977.00
	56	8-inch x 6-inch Tee	EA	3	\$547.33	\$1,641.99	\$610.00	\$1,830.00	\$917.00	\$2,751.00
	57	12-Inch Bends	EA	12	\$731.70	\$8,780.40	\$820.00	\$9,840.00	\$1,065.25	\$12,783.00
	58	10-Inch Bends	EA	3	\$534.72	\$1,604.16	\$625.00	\$1,875.00	\$799.00	\$2,397.00
	59	8-inch Bends	EA	6	\$422.57	\$2,535.42	\$500.00	\$3,000.00	\$685.00	\$4,110.00
	60	6-inch Bends	EA	2	\$321.23	\$642.46	\$400.00	\$800.00	\$556.00	\$1,112.00
	61	12-inch x 8-inch Reducer	EA	1	\$452.00	\$452.00	\$670.00	\$670.00	\$717.00	\$717.00
	62	8-inch x 6-inch Reducer	EA	1	\$318.44	\$318.44	\$440.00	\$440.00	\$530.00	\$530.00
	63	10-inch Cap and Temporary Testing/ Flushing Corp.	EA	1	\$1,175.14	\$1,175.14	\$900.00	\$900.00	\$794.00	\$794.00
	64	12-inch Cap and Temporary Testing/ Flushing Corp.	EA	1	\$1,261.33	\$1,261.33	\$1,000.00	\$1,000.00	\$956.00	\$956.00
	65	12-inch Plug	EA	2	\$422.15	\$844.30	\$350.00	\$700.00	\$566.00	\$1,132.00
	66	8-inch Plug	EA	1	\$299.51	\$299.51	\$250.00	\$250.00	\$443.50	\$443.50
	67	Hydrant, Complete	EA	12	\$3,952.85	\$47,434.20	\$3,800.00	\$45,600.00	\$4,656.00	\$55,872.00
	68	2-Inch Flushing Hydrant	EA	1	\$1,967.27	\$1,967.27	\$1,750.00	\$1,750.00	\$2,408.00	\$2,408.00
	69	24-inch Steel Casing Pipe, Complete (Utility Pipe Jacking Installation)	LF	96	\$560.88	\$53,844.48	\$545.00	\$52,320.00	\$248.62	\$23,867.52
	70	2-inch HDPE Water Service	LF	180	\$28.03	\$5,045.40	\$34.00	\$6,120.00	\$17.51	\$3,151.80
	71	2-inch Copper Water Service	LF	40	\$56.64	\$2,265.60	\$53.00	\$2,120.00	\$51.85	\$2,074.00
	72	1-inch Copper Water Service	LF	110	\$30.92	\$3,401.20	\$37.00	\$4,070.00	\$36.00	\$3,960.00
	73	2-inch Corporation, Curb Stop, Curb Box, and Connect	EA	2	\$1,773.67	\$3,547.34	\$1,700.00	\$3,400.00	\$1,971.00	\$3,942.00
	74	1-inch Corporation, Curb Stop, Curb Box, and Reconnect	EA	1	\$685.92	\$685.92	\$600.00	\$600.00	\$789.25	\$789.25
	75	Abandon Existing Water Main	EA	5	\$839.20	\$4,196.00	\$400.00	\$2,000.00	\$931.00	\$4,655.00
	76	Abandon Existing Water Service	EA	1	\$821.54	\$821.54	\$300.00	\$300.00	\$550.00	\$550.00
	77	Connect to Existing Water Main	EA	10	\$1,064.68	\$10,646.80	\$1,900.00	\$19,000.00	\$2,392.45	\$23,924.50
	78	Remove Existing Valve Box	EA	4	\$201.24	\$804.96	\$100.00	\$400.00	\$300.00	\$1,200.00
	79	Remove Existing Curb Stop and Curb Box	EA	1	\$804.96	\$804.96	\$100.00	\$100.00	\$300.00	\$300.00
	80	Remove Existing Hydrant	EA	3	\$838.72	\$2,516.16	\$200.00	\$600.00	\$750.00	\$2,250.00

	81	2-inch Rigid Utility Insulation	SF	256	\$7.64	\$1,955.84	\$2.00	\$512.00	\$6.25	\$1,600.00
	82	Adjust Existing Valve Box	EA	5	\$306.01	\$1,530.05	\$160.00	\$800.00	\$552.00	\$2,760.00
STORM SEWER										
	83	Storm Manhole, 60-inch	EA	1	\$3,163.63	\$3,163.63	\$2,955.00	\$2,955.00	\$3,969.00	\$3,969.00
	84	Storm Manhole, 48-inch	EA	3	\$2,368.51	\$7,105.53	\$1,905.00	\$5,715.00	\$2,683.50	\$8,050.50
	85	Storm Inlet, Type III	EA	9	\$1,850.36	\$16,653.24	\$1,820.00	\$16,380.00	\$1,971.00	\$17,739.00
	86	30-inch RCP Storm Sewer	LF	60	\$85.82	\$5,149.20	\$82.00	\$4,920.00	\$79.62	\$4,777.20
	87	24-inch RCP Storm Sewer	LF	260	\$59.19	\$15,389.40	\$58.00	\$15,080.00	\$58.32	\$15,163.20
	88	24-inch HDPE Pipe Culvert	LF	60	\$38.93	\$2,335.80	\$56.00	\$3,360.00	\$44.40	\$2,664.00
	89	18-inch HDPE Storm Sewer	LF	73	\$38.18	\$2,787.14	\$96.00	\$7,008.00	\$39.80	\$2,905.40
	90	15-inch HDPE Storm Sewer	LF	327	\$33.89	\$11,082.03	\$54.00	\$17,658.00	\$31.21	\$10,205.67
	91	12-inch HDPE Storm Sewer	LF	776	\$31.47	\$24,420.72	\$29.00	\$22,504.00	\$27.81	\$21,580.56
	92	24" CMP Endwall	EA	2	\$662.89	\$1,325.78	\$400.00	\$800.00	\$857.00	\$1,714.00
	93	15" CMP Endwall	EA	1	\$540.77	\$540.77	\$300.00	\$300.00	\$523.00	\$523.00
	94	4-inch Drain Tile	LF	200	\$13.04	\$2,608.00	\$6.00	\$1,200.00	\$9.00	\$1,800.00
	95	Connect to Existing Storm Sewer Structure	EA	1	\$943.09	\$943.09	\$1,900.00	\$1,900.00	\$800.00	\$800.00
	96	Connect to Existing Storm Sewer	EA	4	\$939.38	\$3,757.52	\$1,800.00	\$7,200.00	\$2,600.00	\$10,400.00
	97	Temporary Storm Pipe Connection	EA	1	\$943.09	\$943.09	\$700.00	\$700.00	\$500.00	\$500.00
	98	Remove Existing Culvert Pipe	LF	150	\$10.55	\$1,582.50	\$8.00	\$1,200.00	\$5.00	\$750.00
	99	Adjust Existing Storm Inlet Casting	EA	2	\$540.61	\$1,081.22	\$300.00	\$600.00	\$500.00	\$1,000.00
	100	Adjust Existing Storm Manhole Casting	EA	2	\$496.41	\$992.82	\$300.00	\$600.00	\$500.00	\$1,000.00
	101	Temporary Drainage Culvert	EA	5	\$665.46	\$3,327.30	\$200.00	\$1,000.00	\$1,200.00	\$6,000.00
ROADWAY										
	102	Unclassified Excavation	LS	1	\$27,341.43	\$27,341.43	\$35,000.00	\$35,000.00	\$67,993.15	\$67,993.15
	103	Asphalt Sawcutting	LF	400	\$3.31	\$1,324.00	\$3.00	\$1,200.00	\$3.00	\$1,200.00
	104	Concrete Sawcutting	LF	200	\$4.95	\$990.00	\$6.00	\$1,200.00	\$5.00	\$1,000.00
	105	Remove Asphalt Pavement	SY	6644	\$1.17	\$7,773.48	\$1.50	\$9,966.00	\$2.68	\$17,805.92
	106	Remove Concrete Pavement	SY	295	\$5.19	\$1,531.05	\$12.00	\$3,540.00	\$11.77	\$3,472.15
	107	1 1/4-inch Dense Graded Base	TON	7500	\$13.68	\$102,600.00	\$14.00	\$105,000.00	\$17.45	\$130,875.00
	108	3/4-Inch Dense Graded Base	TON	200	\$32.71	\$6,542.00	\$21.00	\$4,200.00	\$17.61	\$3,522.00
	109	Excavation Below Subgrade (EBS) with Breaker Run and Fabric	CY	300	\$30.01	\$9,003.00	\$45.00	\$13,500.00	\$48.96	\$14,688.00
	110	30-inch Concrete Curb and Gutter, Type L	LF	2600	\$15.75	\$40,950.00	\$15.50	\$40,300.00	\$16.05	\$41,730.00
	111	5-inch Concrete Sidewalk	SF	7500	\$5.25	\$39,375.00	\$5.25	\$39,375.00	\$5.35	\$40,125.00
	112	7-inch Concrete Driveway	SF	1900	\$6.30	\$11,970.00	\$6.25	\$11,875.00	\$6.42	\$12,198.00

	113	Curb Ramp Detectable Warning Field	SF	40	\$42.00	\$1,680.00	\$43.00	\$1,720.00	\$42.80	\$1,712.00
	114	Base Preparation for Asphaltic Surface	SY	6650	\$1.22	\$8,113.00	\$1.50	\$9,975.00	\$1.28	\$8,512.00
	115	4-inch Asphaltic Concrete Pavement	SY	6300	\$16.68	\$105,084.00	\$16.00	\$100,800.00	\$16.64	\$104,832.00
	116	Asphalt Flume	SY	11	\$22.73	\$250.03	\$79.00	\$869.00	\$82.39	\$906.29
	117	2.5-Inch Asphaltic Surface Driveway	SY	350	\$22.73	\$7,955.50	\$20.00	\$7,000.00	\$20.07	\$7,024.50
	118	Temporary Cold Patch Pavement W/Portland Cement Binder	TON	50	\$123.23	\$6,161.50	\$100.00	\$5,000.00	\$250.00	\$12,500.00
PAVEMENT MARKINGS										
	119	Marking Line Epoxy 4-Inch, Double Yellow	LF	1000	\$2.89	\$2,890.00	\$3.00	\$3,000.00	\$2.94	\$2,940.00
	120	Marking Line Epoxy 4-Inch, White	LF	500	\$1.42	\$710.00	\$1.50	\$750.00	\$1.45	\$725.00
	121	Pavement Marking Epoxy Words	EA	2	\$682.50	\$1,365.00	\$700.00	\$1,400.00	\$695.50	\$1,391.00
	122	Remove and Reinstall Roadway Sign and Post	EA	4	\$357.32	\$1,429.28	\$250.00	\$1,000.00	\$160.50	\$642.00
	123	Roadway Sign	EA	6	\$275.09	\$1,650.54	\$100.00	\$600.00	\$267.50	\$1,605.00
	124	Sign Post	EA	6	\$164.59	\$987.54	\$150.00	\$900.00	\$107.00	\$642.00
Base Bid Total:						\$1,912,056.50		\$2,078,542.00		\$2,134,233.41

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their January 13, 2020 meeting;

IT APPROVES a Conditional Use Permit to RRAD Development LLC. in order to allow Overnight Lodging at 1007 and 1009 Oak Street, Columbia County Parcel 11291-467.A, with the following contingencies:

1. Building Inspector ensure there are no code or safety issues with the house.
2. Occupancy meets and maintains the minimum standards as verified by the building inspector.
3. Applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House License.
4. Overnight rental of the house will be subject to PRT and Room Tax collection and the applicant is responsible for providing clear accounting of the rental of this property.
5. Any nuisances are addressed to the satisfaction of the city, including but not limited to noise, maintenance, and parking.
6. Applicant must abide by the following restrictions:
 - a. Owner provides current, local and primary contact information to the Police Department and the Zoning Office.
 - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisances.
 - c. Permit is non-transferable. Any new owner or operator of the property will have to obtain a new Overnight Lodging Permit.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: January 20, 2020
Date Passed:
Date Published:

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	71274
Application number	

1. Applicant information

Applicant name RRAD Development LLC
 Street address 400 County Rd. A
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608-253-4451
 Fax number, if any _____
 E-mail, if any adam@dellsresorts.com

2. Subject property information

Street address	<u>1007 & 1009 Oak Street</u>	
Parcel number	<u>11291-467 .A & 11291-466.4</u>	<small>Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.</small>
Current zoning classification(s)	<u>Commercial</u>	<small>Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: www.citywd.org</small>
Describe the current use	<u>Monthly rental + / Daily rentals thru DELLS RESORTS, INC.</u>	

3. Proposed use. Describe the proposed use.

Daily Lodging Rental to Guests

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

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

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.	
	12-16-19

Applicant Signature

Date

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

Reimbursement Agreement for Application Review Costs

<p>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.</p> <p>B. Guarantee of Payment. To guarantee reimbursement, the applicant shall submit one of the following along with this application:</p> <ol style="list-style-type: none">1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or2. a cash deposit in an amount as set by the zoning administrator. <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
	12-16-19

Applicant Signature

Date

1007 & 1009 Oak St (Parcel 11291 467.A)
Conditional Use Permit - Overnight Lodging
Vacation rental of duplex home
Staff report for Plan Commission 01 13 2020

The City of Wisconsin Dells has received a Conditional Use Permit application from RRAD Development LLC to allow Overnight rentals at their duplex property 1007 & 1009 Oak St. (Parcel 11291 467.A). This property is in the C-1 Commercial-neighborhood Zoning District, which requires a Conditional Use Permit per the City of Wisconsin Dells zoning code.

As an existing home this use should not have any significant effect on traffic flow, the natural environment or future development of the area. This house is at the edge of the applicant existing motel property on the River Rd., but is accessed from Oak St. To the west and of this property is the River Inn Resort property. To the south is vacant ravine land. Across Oak St. to the east is a home.

Overnight vacation rentals of single family or two-family (duplex) properties present similar issues as employee housing facilities. The existence and extent of these issues lies primarily in the management of the property. If this house were to be a "party house", it could create a substantial nuisance to surrounding properties and create issues for the City. This property is owned and operated by the owner and operator of the existing River Inn Resort property. It is been the experience of the City that vacations homes near and operated by existing overnight lodging operators general do not create the common nuisance issues associated with overnight rentals by individual home owners. Operators of motels hotels generally have a business infrastructure in place (i.e. on-site management and maintenance staff) that helps ensure their facilities are property managed and maintained.

This property is a two-family residence, or a duplex. So there will be two separate rental units. The building inspector will perform a pre-inspection and verify the units meet the occupancy standards. Annual inspection will be performed by that State as part of their licensing process. This approval will carry the on-going condition that occupancy of the facility complies will all applicable codes, standards and requirements.

As this house is going to be rented as part of the River Inn Resort, occupants would have access to the River Inn parking lots if required.

As a commercial rental, the applicant shall pay PRT & room tax on the rental of the commercial unit. The applicant shall provide the City with their identification numbers and clearly report the tax payments for this facility to the city

The applicant for this property intends to book short term rentals of this facility through their existing booking at the River Inn. The River Inn staff manage the property, and will be responsible to correct any nuisances that may occur on the property. It should be made clear to the applicant that violation of conditions, poor management of the facility, or the creation of nuisances from this overnight use will result in revocation of the use permit. At a minimum, if

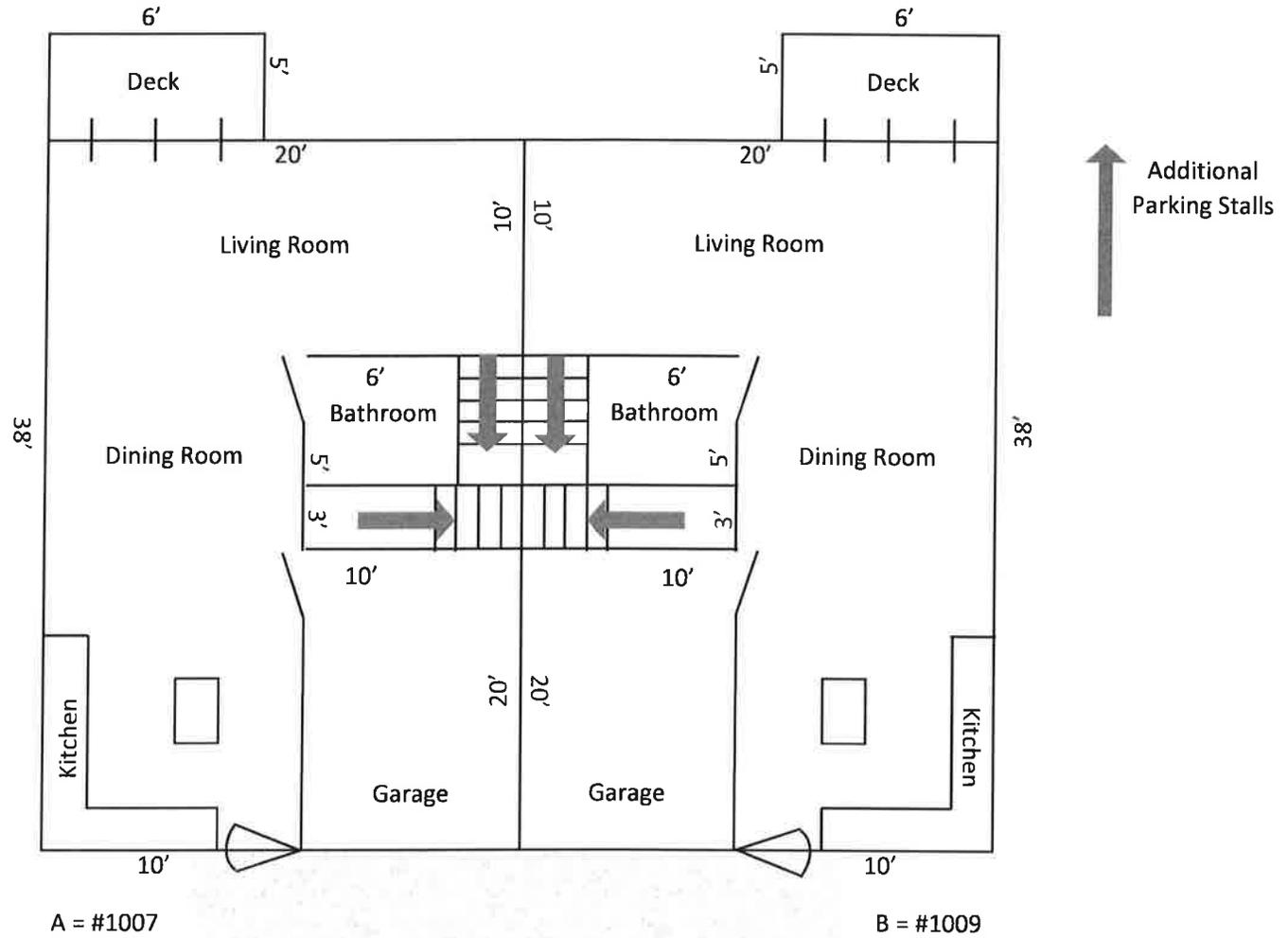
the facility is cited as a "Chronic nuisance property", if the applicant does not address the nuisances to the satisfaction of the City.

Due to the relative uniqueness of this use in the City, the issues this use has caused in the Village of Lake Delton, and the importance of the management of the use it may still be prudent for the granting of this permit to be non-transferrable and any new owner or operator of the property will have to obtain a new CUP.

As such, approval of this **CUP** should carry the following contingencies:

1. The building inspector ensures there are no code or safety issues with the house.
2. The occupancy meets and maintains the minimum standards as verified by the building inspector.
3. The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
4. The overnight rental of the house will be subject to PRT & room tax and the applicant is responsible for providing clear accounting of the rental of this property.
5. Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the City's satisfaction can cause this permit to be revoked.
6. Applicant abide by the following restrictions:
 - a. Owner provides current, local, primary contact information to the Police Department and Licensing Office.
 - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance
 - c. This permit is non-transferrable, any new owner or operator of the property will have to obtain a new Overnight Lodging permit.

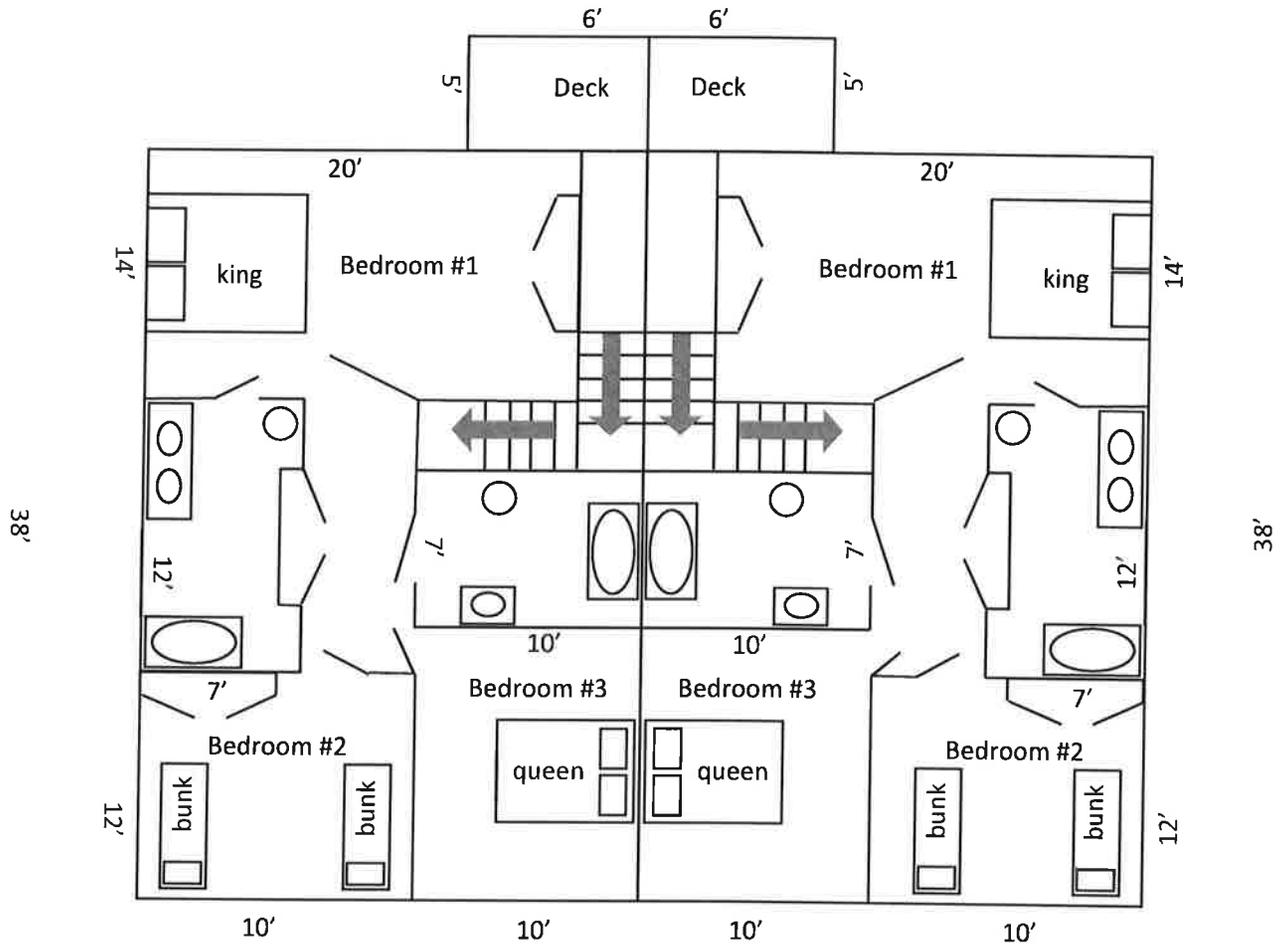
Chris Tollaksen
City of Wisconsin Dells
1/6/2020



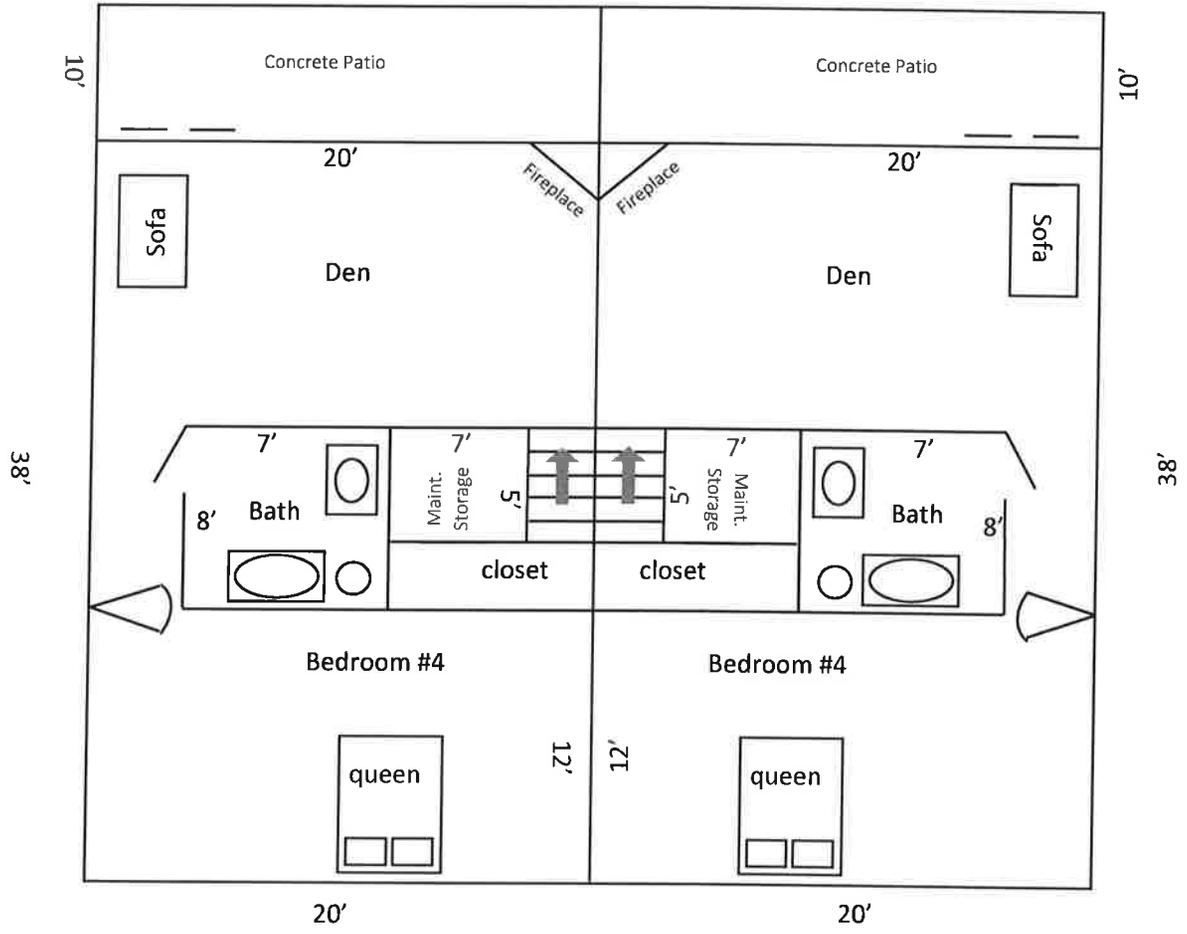
Oak St. Duplex
1st Level

8 Parking Stalls and Garage

Driveway
30 x 90



Oak St. Duplex
2nd Level



Oak St. Duplex
Lower Level

**CITY OF WISCONSIN DELLS
RESOLUTION NO. _____**

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their January 13, 2020 meeting;

IT APPROVES a Conditional Use Permit to RRAD Development LLC. in order to allow Seasonal Workforce Housing at 175 Sweet Briar Drive, Sauk County Parcel 291-0190-00000 with the following contingencies:

1. Building Inspector ensure there are no code or safety issues with the house.
2. Occupancy meets the minimum standards as verified by the building inspector.
3. Permit is valid only for the applicant and is not transferable.
4. A full second exit be installed on the second floor if the occupancy exceeds 4 occupants on the second floor.
5. If any parking concerns arise, the applicant must cooperate with the city to have them resolved.
6. If maintenance and supervision of the facility is not maintained at a satisfactory level as determined by the city in its sole judgement, citations may be issued immediately and the permit may be revoked.
7. Any issues that arise must be addressed to the satisfaction of the city.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: January 20, 2020
Date Passed:
Date Published:

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	71273
Application number	

1. Applicant information

Applicant name RRAD Development LLC
 Street address 400 County Rd. A
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608-253-4451
 Fax number, if any _____
 E-mail, if any adam@dellsresorts.com

2. Subject property information

Street address	<u>175 167 Sweet Briar Drive</u>	
Parcel number	<u>#291-0190-00000 (Part of)</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>Commercial</u>	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: www.citywd.org
Describe the current use	<u>Employee Housing</u>	

3. Proposed use. Describe the proposed use.

Employee Housing

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

24 hour occupancy

CONDITIONAL USE APPLICATION
Wisconsin Dells, Wisconsin

Version: May 21, 2007

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

None

- 6. Review criteria.** The plan commission in making its recommendation and the common council in making its decision must consider the factors listed below. Provide a response to each. (See Section 19.373 of the Municipal Code.)

- a. Consistency of the proposed use with the city's comprehensive plan and neighborhood plan or other subarea plan, if any
- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
Employees are instructed in proper pedestrian crossing.
- c. The suitability of the subject property for the proposed use
Well suited.
- d. Effects of the proposed use on the natural environment
None
- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
None
- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district
None
- g. Effects of the proposed use on the city's financial ability to provide public services
N/A

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

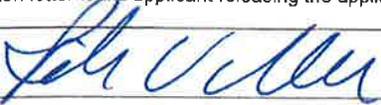
7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. **Applicant certification**

<input type="checkbox"/> I certify that the application is true as of the date it was submitted to the City for review.	
<input type="checkbox"/> I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.	
	12-16-19
Applicant Signature	Date

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

Reimbursement Agreement for Application Review Costs

<p>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.</p> <p>B. Guarantee of Payment. To guarantee reimbursement, the applicant shall submit one of the following along with this application:</p> <ol style="list-style-type: none">1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or2. a cash deposit in an amount as set by the zoning administrator. <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
	12-16-19
Applicant Signature	Date

Conditional Use Permit – RRAD Development LLC
175 Sweet Briar
Seasonal Workforce Housing Facility
Staff Report for Plan Commission, 01/13/2020

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from RRAD Development LLC for a Seasonal Workforce Housing Facility at 175 Sweet Briar Dr., Sauk County, City of Wisconsin Dells parcel 291-0190-00000.

The applicant had been utilizing the Continental Motel at 2020 Wisconsin Dells Parkway for Seasonal Employee Housing for a past number of years. When applying to utilize the old motel for housing in 2019 the applicant had stated that they did not intend request another CUP for housing at 2020 Wisconsin Dells Parkway after the 2019 season. The applicant has stated that they still required some housing and are pursuing alternate locations.

This application is for a building within the American World Campground and RV Resort. This building is not part of the American World Resort. This building will be used to house employees of the American World Resort.

Current City Ordinance requires 50 sq ft per person in the sleeping room. The City has encouraged new facilities to provide more space per person in facilities that contain only sleeping quarters, such as a motel. However, consideration has been given for homes with separate living and dining space to allow closer to 50 square feet in the sleeping rooms. The applicant has indicated they would like to rent to 14 seasonal employees. The building code allows a maximum of 15 occupants in a single family home before the structure must comply with the commercial building code.

The applicant has submitted a rough sketch of the floorplan, and it appears some of the rooms are close to the minimum size requirement. There is a separate kitchen and dining/living room on the first floor and the basement appears to have a large rec. room area that could be utilized. It is expected that the building inspector will verify the appropriate occupancy during inspection, and the applicant will comply.

City standards require 1 parking stall for each 400 sq ft in each sleeping room. This house has three (3) sleeping rooms with less than 400 sq ft each. So the requirement would be for 3 parking stalls. The applicant has indicated there are 4 parking stalls in front of the house. It is also noted that the applicant owns and operates a RV park adjacent to the house, with significant amount of parking areas adjacent to the house. As such, there appears to be plenty of spaces to provide extra parking for this housing, if necessary. It is normal for the use to be allowed, with the condition that if any parking issues arise, the applicant will take the necessary steps to address them.

City standards require at least 1 bathroom for every 6 occupants. The applicant as indicated that there are three (3) bathrooms in the house, which would accommodate 18 occupants.

The City has required full second exits be installed in houses that are proposing to have more than four (4) occupants sleeping above the first floor. The applicant has indicated that there will be four (4) occupants on the second floor. A standard single family home is considered to be four (4) occupants, and a standard home only requires egress windows from each sleeping on the second floor. As such, egress windows from each sleeping room would seem adequate for up to four (4) occupants.

It is noted that this facility appears to have a second floor door to a second floor porch, which is better than just an egress window.

As with any other lodging facility, the management of the facility is of the utmost importance. The fact that the applicant operates a resort around the house eases the concern of potential nuisances. The applicant must ensure that the facility does not become a chronic nuisance. Even if nuisances are resolved immediately, the re-occurrence of nuisances would be considered a sign of poor management and grounds for revocation of any permit that may be granted. Any approval should be contingent on the applicant continuing to operate the Resort and this Seasonal Employee Housing facility.

It should be clear that if they intend to rent year round that could involve multiple inspections, with additional inspection fees. These inspections would be to ensure that the facilities are not allowed to degrade throughout the year. It should also be required that if the facility is to be rented in the winter months, the facility must be in compliance with the state rental weatherization program.

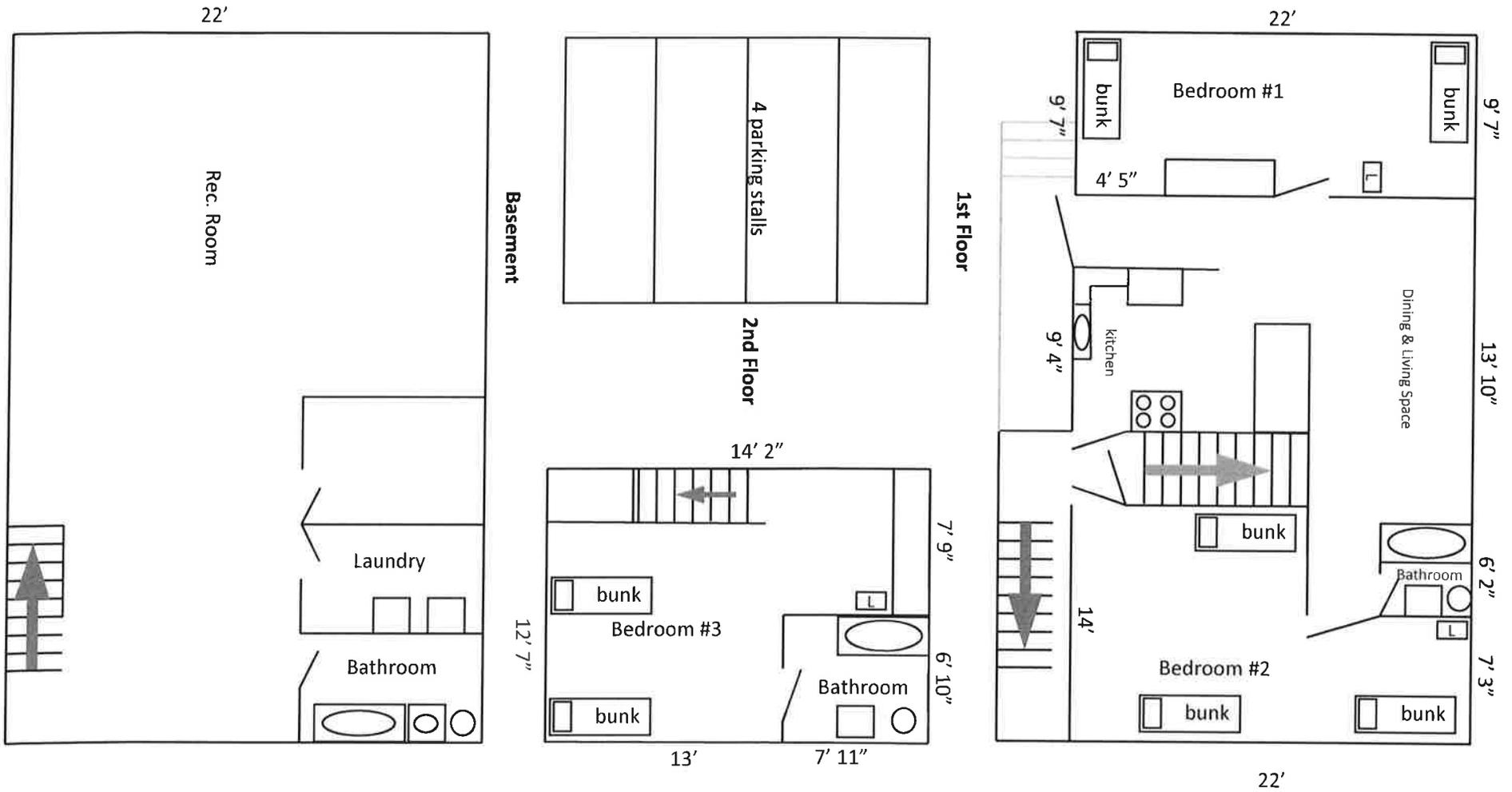
Any permit issued for a Seasonal Workforce housing Facility is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the neighborhood, the permit may be revoked.

It should also be noted that any approval of the Seasonal Workforce Housing Facility use is granted solely to the current applicant, and cannot be transferred to another party. Any sale of the property will immediately terminate the permit, and any subsequent operator will be required to obtain a separate CUP for this facility.

Approval of this application come with the following Conditions:

1. The building inspector ensures there are no code or safety issues with the house.
2. The occupancy meets the minimum standards as verified by the building inspector.
3. This permit is valid only with the applicant and is non-transferrable.
4. A full second exit is installed on the second floor if the occupancy exceeds four (4) occupants on the second floor.
5. If any parking concerns arise, the applicant cooperates with the City to have them resolved.
6. If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the City is its sole judgment, citations may be issued immediately and the permit may be revoked.
7. Any issues that may arise must be addressed to the satisfaction of the City.

Chris Tollaksen
City of Wis. Dells



175 Sweet Briar Ln. Employee House



Sweetbriar Dr

175

161

165

155

570183-0001

1

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their January 13, 2020 meeting;

IT APPROVES the Certified Survey Map requested by Meggie Obinski in order to combine three Columbia County Parcels (11291-1324, 11291-1326, and 11291-1327) at 1501 Pleasant View Drive and recreating them as two parcels.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: January 20, 2020
Date Passed:
Date Published:

As prepared by:

GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SUPERIOR STREET, P.O. BOX 373 PORTAGE, WI 53001
PHONE: PORTAGE: (608) 742-7785 SAUK: (608) 644-6877
FAX: (608) 742-0434 E-MAIL: surveylog@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 919-535

DRAFTED BY: A. MAST

CHECKED BY: SO

PROJ. 919-535

DWG. 918-535

SHEET 1 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____ Page _____

BEING LOTS 46, 47, 48 AND 49, AND PART OF VACATED ARROWHEAD COURT, FIRST ADDITION TO OAKLAWN SUBDIVISION LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 2, T. 13 N., R. 6 E., CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN. CONTAINING 79,887 SQ.FT. 1.834 ACRES

BASIS OF BEARINGS:

IS THE WEST LINE OF THE SW1/4, SECTION 2 WHICH BEARS S00°38'26"E AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).

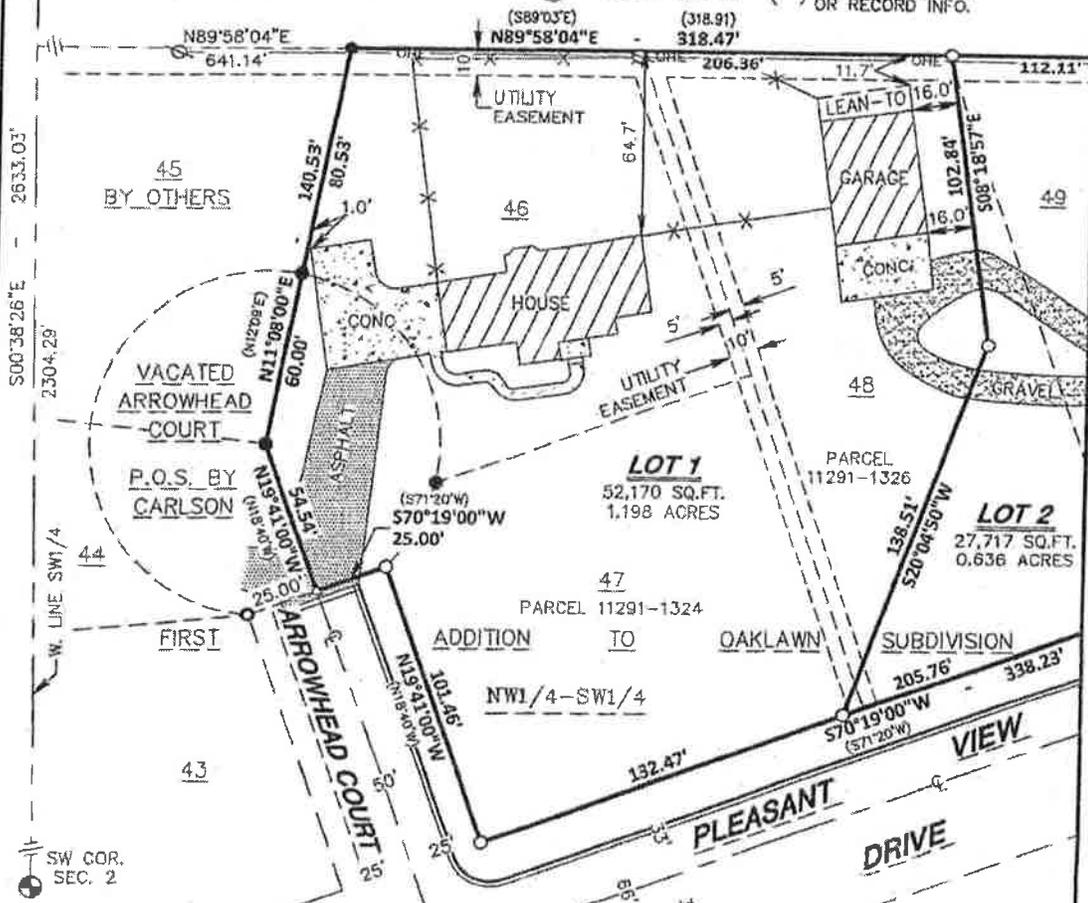


SCALE: 1" = 50'

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 2" IRON PIPE FND.
- ⊕ 3 1/2" ALUM. MON. FND.
- △ RAILROAD SPIKE SET
- ⊙ POWER POLE
- OHE- OVERHEAD UTILITY LINE
- X-X- FENCE
- () PREVIOUS SURVEY OR RECORD INFO.

UNPLATTED LANDS BY OTHERS



OWNER: LOTS 46 & 47

EUGENE J. JR. & RENEE A. MORSE
1501 PLEASANT VIEW DRIVE
WISCONSIN DELLS, WI 53965

OWNER: LOTS 48 & 49

JEAN ANN MATTEI
737 SUPERIOR STREET
WISCONSIN DELLS, WI 53965

CLIENT:

MEGGIE OBNISKI
5791 WILLIAMSBURG WAY
FITCHBURG, WI 53719

COPY

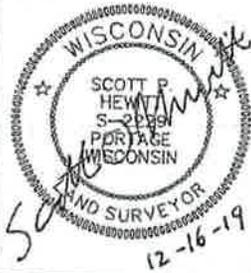
As prepared by:

GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

825 EAST SUPERIOR STREET, P.O. BOX 373 PORTAGE, WI 53001
PHONE: PORTAGE (800) 742-7788 SAUKS (608) 644-8877
FAX: (608) 742-0434 E-MAIL: survey@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 919-535

DRAFTED BY: A. MAST

CHECKED BY: SO

PROJ. 919-535

DWG. 919-535

SHEET 2 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

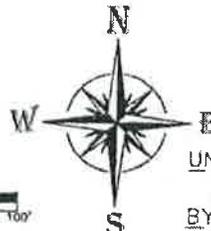
GENERAL LOCATION

Volume _____ Page _____

BEING LOTS 46, 47, 48 AND 49, AND PART OF VACATED ARROWHEAD COURT, FIRST ADDITION TO OAKLAWN SUBDIVISION LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 2, T. 13 N., R. 8 E., CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN. CONTAINING 79,887 SQ.FT. 1.834 ACRES

BASIS OF BEARINGS:

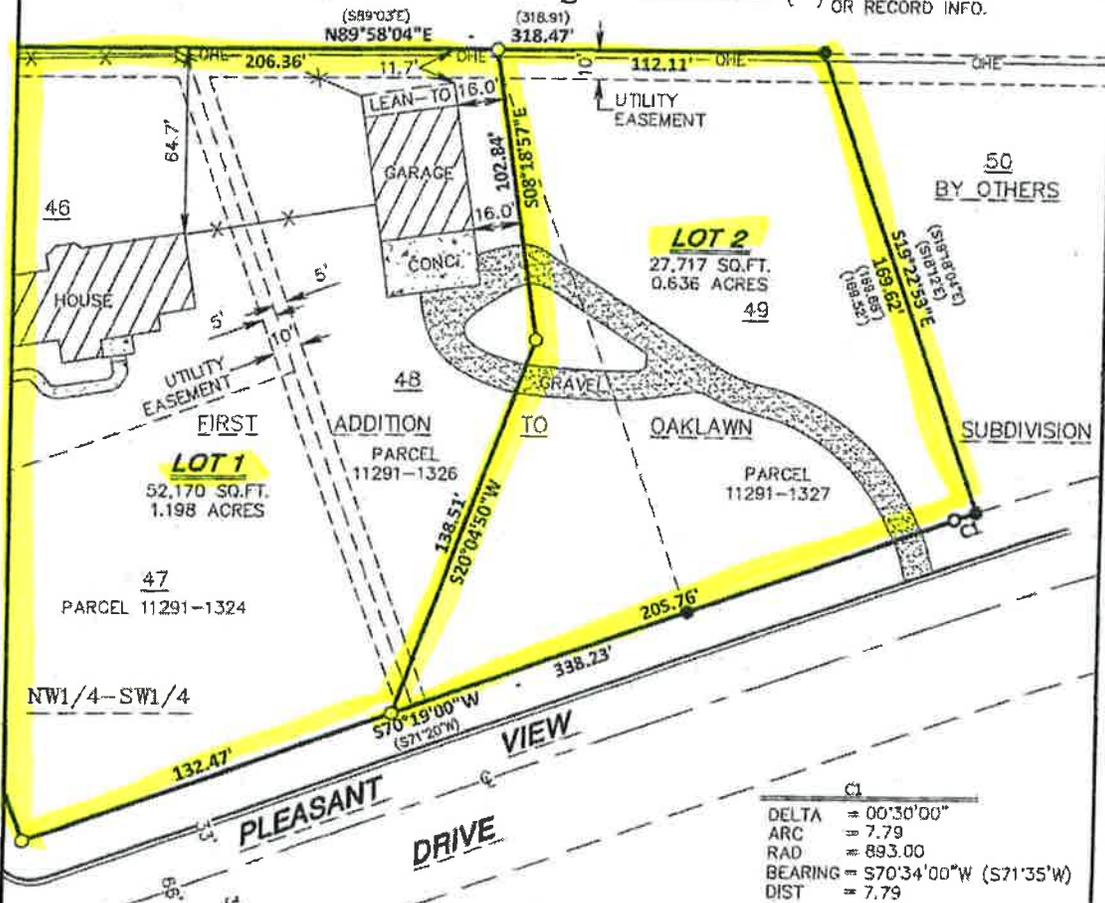
IS THE WEST LINE OF THE SW1/4, SECTION 2 WHICH BEARS S00°38'26"E AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).



SCALE: 1" = 50'

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 2" IRON PIPE FND.
- ⊕ 3 1/2" ALUM. MON. FND.
- △ RAILROAD SPIKE SET
- ⊙ POWER POLE
- OHE- OVERHEAD UTILITY LINE
- X-X- FENCE
- () PREVIOUS SURVEY OR RECORD INFO.



DELTA	= 00°30'00"
ARC	= 7.79
RAD	= 893.00
BEARING	= S70°34'00"W (S71°35'W)
DIST	= 7.79

OWNER: LOTS 46 & 47
 EUGENE J. JR. & RENEE A. MORSE
 1501 PLEASANT VIEW DRIVE
 WISCONSIN DELLS, WI 53965

OWNER: LOTS 48 & 49
 JEAN ANN MATTEI
 737 SUPERIOR STREET
 WISCONSIN DELLS, WI 53965

CLIENT:
 MEGGIE OBNISKI
 5791 WILLIAMSBURG WAY
 FITCHBURG, WI 53719

COPY

As prepared by:
GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53001
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-2877
 FAX: (808) 742-0434 E-MAIL: gsurveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 919-535

DRAFTED BY: A. MAST
 CHECKED BY: SO
 PROJ. 919-535
 DWG. 919-535 SHEET 3 OF 3



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

BEING LOTS 46, 47, 48 AND 49, AND PART OF VACATED ARROWHEAD COURT, FIRST ADDITION TO OAKLAWN SUBDIVISION LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 2, T. 13 N., R. 6 E, CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN. CONTAINING 79,887 SQ.FT. 1.834 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Meggie Obniski**, I have surveyed, monumented, mapped and divided Lots 46, 47, 48 and 49 and a part of vacated Arrowhead Court, First Addition to Oaklawn Subdivision located in the Northwest Quarter of the Southwest Quarter, Section 2, Town 13 North, Range 6 East, City of Wisconsin Dells, Columbia County, Wisconsin described as follows:

Beginning at the Northwest corner of said Lot 46;
 thence North 89°58'04" East along the North line of Lots 46, 48 and 49, 318.47 feet to the Northeast corner of said Lot 49;
 thence South 19°22'53" East along the Easterly line of said Lot 49, 169.62 feet to the Southeasterly corner thereof and being in the Northerly right-of-way line of Pleasant View Drive;
 thence Southwesterly along a 893.00 foot radius curve to the left in said Northerly right-of-way line having a central angle of 00°30'00" and whose long chord bears South 70°34'00" West, 7.79 feet;
 thence South 70°19'00" West along the Northerly right-of-way line Pleasant View Drive, 338.23 feet to the Southwesterly corner of said Lot 47;
 thence North 19°41'00" West along the Westerly line of said Lot 47 and the Easterly right-of-way line of Arrowhead Court, 101.46 feet;
 thence South 70°19'00" West along the Northerly right-of-way line of Arrowhead Court, 25.00 feet;
 thence North 19°41'00" West, 54.54 feet;
 thence North 11°08'00" East along the Westerly line of said Lot 46 and the Southerly extension thereof, 140.53 feet to the point of beginning.
 Containing 79,887 square feet, (1.834 acres), more or less. Being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Section AE 7 of the Wisconsin Administration Code and Chapter 236.34 of the Wisconsin State Statutes and the City of Wisconsin Dells Land Division Ordinances to the best of my knowledge and belief.

Scott P. Hewitt
SCOTT P. HEWITT
 Professional Land Surveyor, No. 2229
 Dated: December 16, 2019
 File No: 919-535

PLANNING & ZONING APPROVAL

This Certified Survey Map in the City of Wisconsin Dells is hereby approved by the Planning & Zoning Administrator.

 Planning & Zoning Administrator

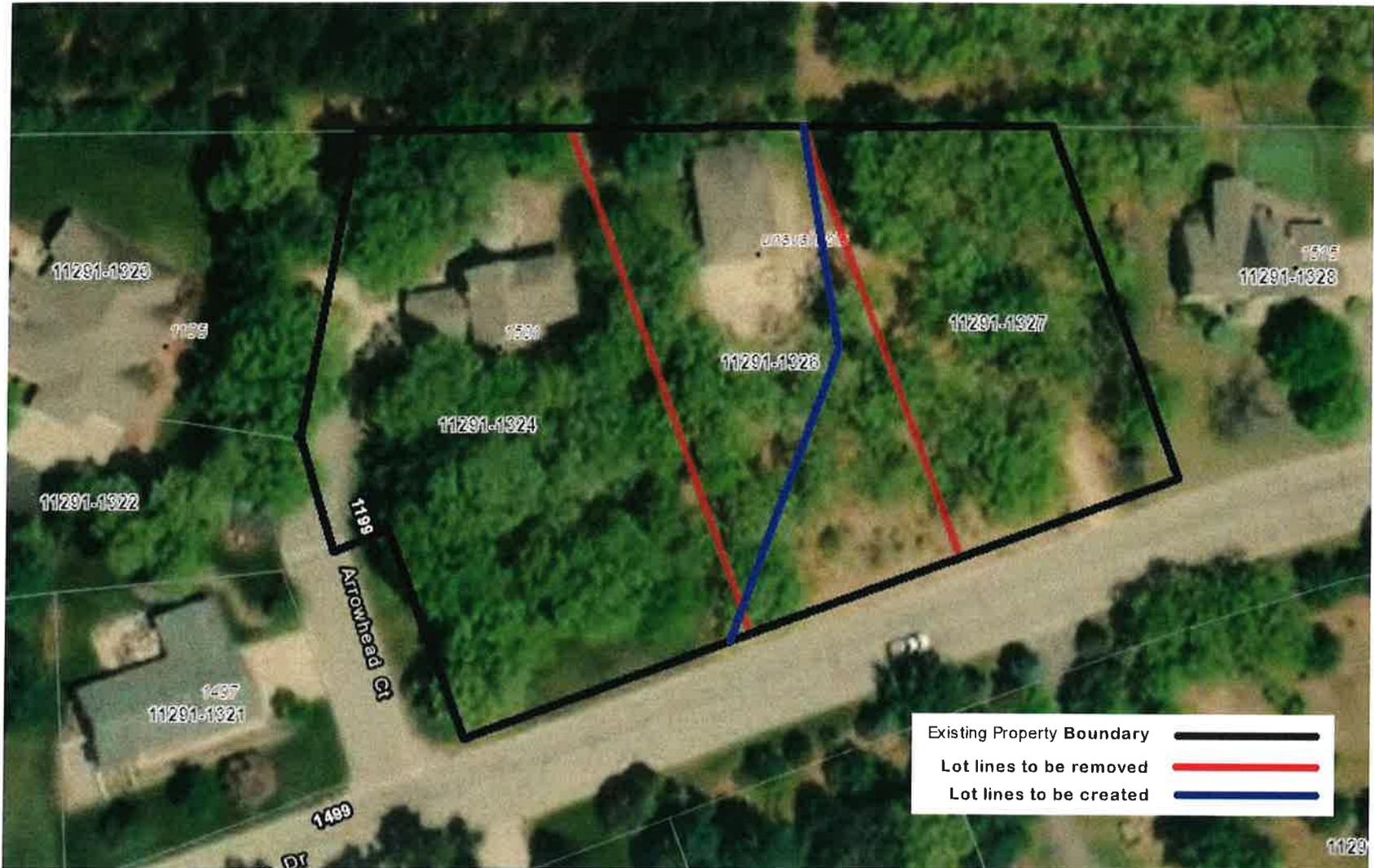
 Date

OWNER: LOTS 46 & 47
 EUGENE J. JR. & RENEE A. MORSE
 1501 PLEASANT VIEW DRIVE
 WISCONSIN DELLS, WI 53985

OWNER: LOTS 48 & 49
 JEAN ANN MATTEI
 737 SUPERIOR STREET
 WISCONSIN DELLS, WI 53985

CLIENT:
 MEGGIE OBNISKI
 5791 WILLIAMSBURG WAY
 FITCHBURG, WI 53719





1501 Pleasant View Dr. Rd (Parcels 11291-1324, 11291-1326, 11291-1327)
Certified Survey Map (CSM)
Staff report for Plan Commission 1 13 2020

The City has received a Certified Survey map from Eugene & Renee Morse for property they own at 1501 Pleasant View Dr. This property is Zoned R-1 Residential-single family.

This property currently exists as three (3) separate lots, with a home on one lot, a detached garage on the middle lot, and a vacant lot at the end. This CSM will actually combine the property into two (2) lots, bringing the home and garage onto the same lot and created a larger vacant lot which could be sold and or used for a future building site.

Both properties appear to meet all lot dimensional standards.

There is an existing gravel drive that accesses the garage from the vacant lot. It is understood that if the vacant lot is sold it is between the two (2) private parties on how to handle the existing gravel access road.

If the existing access road is removed and a new drive is created, the new drive shall comply with the applicable motor vehicle use set-backs. The current motor vehicle set-back is 5 ft.

Chris Tollaksen
City of Wisconsin Dells
1 13 2020

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

ITEM 14

WHEREAS, passenger rail service is increasingly being recognized as a critical modal choice for small and medium sized communities, providing reasonably priced, safe, accessible transportation to complement the highway network; and

WHEREAS, Wisconsin Dells is served by the Amtrak Empire Builder with one train in each direction every day on a route linking the community with the economic centers of Milwaukee, Chicago, and Minneapolis-St. Paul, as well as Portage, Columbus, Lacrosse, and Tomah, among others in neighboring states. Amtrak provides direct passenger rail service from Wisconsin Dells to 45 cities and towns all the way to the Pacific Northwest, and connects with other cities nationwide.

WHEREAS, Wisconsin Dells' tourist industry is the number one job creator in the County, with 4 to 5 million annual visitors, many who come from the Twin Cities and Chicago metropolitan area, and passenger rail service is a component of bringing people to our attractions, as well as bringing employees to the community, which is crucial to the success of our businesses.

Whereas, the single daily round-trip train is limited in its ability to bring more visitors and workers to the Wisconsin Dells given its limited schedule and often sold-out trains.

WHEREAS, Amtrak has set record ridership with thirty-two and one half million trips provided in Federal Fiscal Year 2019, earning \$3.3 billion in revenue, and reducing Federal operating support to the lowest ever, \$29 million. 13, 631 customers boarded and alighted from Amtrak trains at the Wisconsin Dells station in Federal Fiscal Year 2018. This would increase to as much as 23,000 with the addition of a two daily trains, indicating the value that increased passenger rail service could have for residents of Columbia County; and

WHEREAS, Wisconsin Department of Transportation, like 17 other U.S. states, has an operating contract with Amtrak to supplement service along the existing Chicago to Milwaukee route with 14 additional train departures six days per week with and twelve on Sunday, because travel utility and demand is best served with multiple frequencies (departures and arrivals) each day providing competitive travel service that prompts motorists to opt not to drive and expanding the capacity of the existing transportation network between Milwaukee and Chicago with seats on trains; and

WHEREAS, the U.S. Federal government appropriated \$1.4 billion for rail-specific, competitive grants available for states to implement passenger rail improvement projects, making this mode a priority for the nation's mobility; and

WHEREAS, the Southeast Wisconsin business community sees the value of frequent passenger rail service as critical to efficient travel for employees, allows productive use of time during travel, and increases the attractiveness of Southeast Wisconsin as a business location and tourism destination, and the Wisconsin Dells wants experience similar benefits; and

WHEREAS, the City of Wisconsin Dells wants to experience the economic and mobility benefits made possible by more frequent passenger train departures, such as that being experienced by communities on 28 Amtrak-state partnered passenger rail corridor serves across the U.S; and

WHEREAS, Improving the ease of access to Wisconsin Dells for business and tourism will enhance Wisconsin Dells' attractiveness and facilitate worker retention economic growth; and

WHEREAS, the Wisconsin Dells wants to grow economically and encourage development, and improved passenger rail service beyond the single daily round-trip will be a powerful tool to do this.

Whereas, the Wisconsin Dells recognizes that transportation investments that benefit Wisconsin residents and businesses require public support for construction and ongoing operations, as long as projects have a positive return on investment.

THEREFORE, BE IT RESOLVED that the City of Wisconsin Dells Council strongly supports continued efforts by the State of Wisconsin and the Wisconsin legislature to implement a second daily round-trip train between the Twin Cities, Wisconsin Dells, Milwaukee, and Chicago, and asks that all reasonable measures be taken to begin the service.

Dated the 20th day of January, 2020.

Edward E. Wojnicz
Mayor

Attest:

Nancy R. Holzem
City Clerk/Coordinator

Vote: ____ ayes ____ nays ____ abs

Introduced: January 20, 2020

Passed:

Published:

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin,

IT APPROVES moving the Monday, February 17, 2020 Common Council meeting to Monday, February 24, 2020.

Edward E. Wojnicz, Mayor

Attest: _____
Nancy R. Holzem, City Clerk

Vote: ____ ayes, ____ nays ____ abs.
Date Introduced: January 20, 2020
Date Passed:
Date Published:

ORDINANCE NO. A-849
(Zoning Code Updates)

ITEM 16

The City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

To make several zoning code changes based on the recommendation of the City Plan Commission from their Public Hearing on December 6, 2019.

SECTION II: PROVISIONS AMENDED AND CREATED

- A. Exhibit 5-1 Principal Uses by District is amended
- B. Exhibit 5-2 Accessory Uses by District is amended
- C. Code Sec. 19.110 is amended
- D. Code Sec. 19.674 is amended
- E. Code Sec. 19.677 is created
- F. Code Sec. 19.678 is created
- G. Code Sec. 19.710(3) is created
- H. Code Sec. 19.803(1) is amended
- I. Code Sec. 19.823 is amended

SECTION III: PROVISIONS AS AMENDED AND CREATED

Amendments and Creations as attached as Exhibit A.

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication and as provided by statute.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code Chapter 19

Edward E. Wojnicz, Mayor

Nancy R. Holzem, Clerk/Coordinator

First Reading: December 16, 2019

Second Reading:

Published: December 26, 2019

5-1. Principal uses by district - continued

8.0	General Services	A-1	A-2	D-1	R-1	R-2	R-3	R-5	R-9	C-1	C-2	C-3	C-4	M-1	I-1	Special Standards
8.1	Administrative services	-	-	-	-	-	-	-	-	C	P	P	P	P	-	
8.2	Body-piercing establishment	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.712
8.3	Commercial kennel	-	-	-	-	-	-	-	-	C	P	P	P	P	C	19.713
8.4	Financial services	-	-	-	-	-	-	-	-	C	P	P	P	P	-	
8.5	Funeral home	-	-	-	-	-	-	-	-	C	P	P	P	P	-	
8.6	General services	-	-	-	-	-	-	-	-	C	P	P	P	P	-	
8.7	Professional services	-	-	-	-	-	-	-	-	C	P	P	P	P	-	
8.8	Sexually-oriented business	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.714
8.9	Tattoo establishment	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.715
8.10	Veterinary clinic, large animal	C	C	-	-	-	-	-	-	C	P	P	P	P	P	19.716
8.10	Veterinary clinic, small animal	C	C	-	-	-	-	-	-	C	P	P	P	P	P	19.717
8.11	Skilled trade services	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
9.0 Rental and General Repair																
9.1	General repair	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
9.2	Large equipment rental	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
9.3	Small equipment rental	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
10.0 Vehicle Trade and Service																
10.1	Specialty vehicle sales and rental	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
10.2	Vehicle fuel sales	-	-	-	-	-	-	-	-	C	Cf5	P	P	P	P	
10.3	Vehicle repair	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.718
10.4	Vehicle sales and rental	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.719
10.5	Vehicle services	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
11.0 General Storage																
11.1	Agricultural commodity storage facility	P	P	-	-	-	-	-	-	C	P	P	P	P	P	
11.2	Fuel tank farm	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.720
11.3	Mini-storage facility	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
11.4	Truck terminal	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
11.5	Warehouse	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
12.0 Recreation / Sports / Entertainment																
12.1	Amusement ride	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.721
12.2	Animal menagerie	-	-	-	-	-	-	-	-	C	P	P	P	P	P	19.722
12.3	Casino	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
12.4	Indoor entertainment	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
12.5	Indoor recreation	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
12.6	Golf course / driving range	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
12.7	Miniature golf	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
12.8	Outdoor entertainment	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
12.9	Park	P	P	P	C	C	C	C	C	C	C	C	C	C	C	
12.10	Recreational trail	P	P	P	C	C	C	C	C	C	C	C	C	C	C	
12.11	Sports/fitness	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
13.0 Community Services / Uses																
13.1	Administrative governmental center	-	-	-	C	C	C	C	-	C	P	P	P	P	P	19.723
13.2	Animal shelter	C	C	-	-	-	-	-	-	C	P	P	P	P	P	19.724
13.3	Cemetery	P	P	-	P	P	P	P	-	C	P	P	P	P	P	
13.4	Civic use facility	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
13.5	Community center	-	-	-	C	C	C	C	-	C	P	P	P	P	P	
13.6	Community cultural facility	-	-	-	C	C	C	C	-	C	P	P	P	P	P	
13.7	Community garden	P	P	-	C	C	C	C	C	C	P	P	P	P	P	
13.8	Public safety facility	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
13.9	Worship facility	-	-	-	C	C	C	C	-	C	P	P	P	P	P	

5-1. Principal uses by district - continued

		D-1														Special Standards
		A-1	A-2	[1]	R-1	R-2	R-3	R-5	R-9	C-1	C-2	C-3	C-4	M-1	I-1	
14.0 Health Care																
14.1	Health care office	-	-	-	-	-	-	-	-	C	P	P	-	P	-	
14.2	Health care center	-	-	-	-	-	-	-	-	-	-	P	-	C	-	
15.0 Education																
15.1	Commercial education facility	-	-	-	-	-	-	-	-	-	C	P	-	C	-	
15.2	Educational facility (K-12)	-	-	-	C	C	C	C	-	C	-	P	-	C	-	
15.3	Educational facility (higher education)	-	-	-	-	-	-	-	-	C	-	P	-	C	-	
15.4	Instructional facility	-	-	-	-	-	-	-	-	C	P	P	C	C	-	
16.0 Solid Waste Management																
16.1	Composting facility	P	P	-	-	-	-	-	-	-	-	-	-	-	C	19.725
16.2	Recycling center	-	-	-	-	-	-	-	-	-	-	-	-	-	P	19.726
16.3	Solid waste transfer station	-	-	-	-	-	-	-	-	-	-	-	-	-	P	19.727
17.0 Telecommunications and Utilities																
17.1	Concealed telecommunications antennae	P	P	-	-	-	-	-	-	P	P	P	P	P	P	19.728
17.2	Unconcealed telecommunications antennae	C	C	-	-	-	-	-	-	-	-	-	-	-	C	19.728
17.3	Utility installation	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
18.0 Transportation																
18.1	Bus/rail transit terminal	-	-	-	-	-	-	-	-	-	P	P	P	C	-	
18.2	Marina	C	C	-	-	-	-	-	-	C	C	C	C	C	C	
18.3	Parking lot, off-site	-	-	-	-	-	-	-	-	C	C	C	C	C	C	
18.4	Parking structure	-	-	-	-	-	-	-	-	-	C	C	C	C	C	
18.5	Railroad line	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
18.6	Street	P	P	-	P	P	P	P	P	P	P	P	P	P	P	
18.7	Taxi cab dispatch terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	
19.0 Industrial																
19.1	Artisan shop	-	-	-	-	-	-	-	-	P	P	P	P	C	P	
19.2	Contractor yard	-	-	-	-	-	-	-	-	-	-	-	-	-	P	19.729
19.3	Industrial, heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	C	
19.4	Industrial, light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	

Key to table:

- The use is not permitted in the district
- C The use is allowed through the conditional use process
- P The use is permitted provided the standards are met, if any

Notes:

1. Non-residential buildings and structures may be allowed in this district through the conditional use process when used in conjunction with a permitted use.
2. In this district, one two-family residence is permitted, subject to site plan approval, on those lots denoted for such use on the face of final subdivision plat or certified survey map as approved by the common council after May 21, 2007.
3. Refer to Section 19.636 for special provisions that may apply
4. Refer to Section 19.637 for special provisions that may apply
5. This use is limited to lands East of Church Street.

5(e)

Exhibit 5-2. Accessory uses by district

20.0	Accessory Use	A-1	A-2	D-1	R-1	R-2	R-3	R-5	R-9	C-1	C-2	C-3	C-4	M-1	I-1	Special Standards
20.1	Adult family home	-	-	-	P	P	P	P	P	P	-	-	-	P	-	19.800
20.2	Amateur radio station	-	-	-	P	P	P	P	P	-	-	-	-	P	-	19.801
20.3	ATM, exterior	-	-	-	-	-	-	-	-	C	P	P	P	C	-	19.802
20.3	ATM, interior	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
20.4	Bed and breakfast	-	-	-	C	C	C	-	-	C	-	-	-	C	-	19.803
20.5	Boat dock	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
20.6	Drive-up service window	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-
20.625	Exterior Activity Area	P	P	-	C	C	C	C	C	P	P	P	P	C	P	19.804
20.7	Family day care home	-	-	-	P	P	P	P	P	P	P	P	P	P	-	19.805
20.8	Fence	P	P	-	P	P	P	P	P	P	P	P	P	P	-	19.806
20.9	Foster home and treatment foster home	P	P	-	P	P	P	P	P	P	P	P	P	P	-	19.807
20.10	Garage, nonresidential	P	P	-	-	-	-	-	-	C	C	C	C	C	C	19.808
20.11	Garage, residential	-	-	-	P	P	P	P	P	P	-	-	-	P	-	19.809
20.12	Home occupation	-	-	-	C	C	C	-	-	C	-	-	-	C	-	19.810
20.13	LRG Scale Private outdoor food & bev. service	-	-	-	-	-	-	-	-	C	C	C	C	C	-	19.811A
20.135	SM Scale Private outdoor food & bev. service	-	-	-	-	-	-	-	-	C	P	P	P	C	-	19.811B
20.14	Outdoor display incidental to indoor sales	-	-	-	-	-	-	-	-	-	P	P	P	C	-	19.812
20.15	Outdoor furnace	P	P	C	C	C	-	-	-	C	-	C	C	C	C	19.813
20.16	Parking lot, on-site	P	P	C	-	-	P	P	P	P	P	P	P	P	P	-
20.17	Play structure (residential)	P	P	-	P	P	P	P	P	P	P	P	P	P	-	19.814
20.18	Private kennel	P	P	-	P	P	P	P	P	P	-	-	-	P	-	19.815
20.19	Private stable	P	P	-	-	-	-	-	-	-	-	-	-	-	-	19.816
20.20	Roadside produce stand	P	P	-	-	-	-	-	-	-	-	-	-	-	-	19.817
20.21	Standby electrical power generator	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19.818
20.22	Storage container	-	-	-	-	-	-	-	-	-	C	C	C	-	P	19.819
20.23	Swimming pool (residential)	P	P	-	P	P	P	P	P	P	-	-	-	P	-	19.820
20.24	Upper-floor residential	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-
20.25	Walk-up service window	-	-	-	-	-	-	-	-	C	C	C	C	C	-	19.821
20.26	Wharf	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
20.27	Wind energy system	P	P	C	C	C	C	C	C	C	C	C	C	C	C	19.822
20.28	Yard shed (residential)	P	P	-	P	P	P	P	P	P	-	-	-	P	-	19.823
20.29	Industrial District Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	C	19.825
20.30	Short Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19.826

Key to table:
 - The use is not permitted in the district
 P The use is permitted provided the standards are met, if any
 C The use is allowed through the conditional use process

Exhibit 5-3. Temporary uses by district

21.0	Temporary Use	A-1	A-2	D-1	R-1	R-2	R-3	R-5	R-9	C-1	C-2	C-3	C-4	M-1	I-1	Special Standards
21.1	Circus	-	-	-	-	-	-	-	-	-	P	P	P	-	-	19.901
21.2	Farmers' market	C	C	-	-	-	-	-	-	P	C	C	C	C	-	19.902
21.3	Itinerant sales	-	-	-	-	-	-	-	-	C	C	C	C	C	-	19.903
21.4	On-site construction office	-	-	-	-	-	C	C	-	-	C	C	C	C	-	19.904
21.5	On-site real estate sales office	-	-	-	C	C	C	C	-	-	C	C	C	C	-	19.905
21.6	Outdoor vendor	-	-	-	-	-	-	-	-	-	C	C	C	C	-	19.906
21.7	Seasonal product sales	P	P	-	-	-	-	-	-	C	-	P	P	C	P	19.907
21.8	Public Sidewalk café	-	-	-	-	-	-	-	-	C	P	-	-	C	-	19.908
21.9	Snow disposal site	P	P	-	-	-	-	-	-	-	P	-	-	-	P	19.909
21.10	Street performance	-	-	-	-	-	-	-	-	-	C	-	-	-	-	19.909

Key to table:
 - The use is not permitted in the district
 C The use is allowed through the conditional use process

C

5(c)

Camping Unit A structure, including a tent, camping cabin, yurt, recreational vehicle, mobile home, or manufactured home, bus, van, or pickup truck. [from State Admin ATCP 79.03(6) – Tent previously defined in Campground Ordinance as part of RV definition]

CFR An acronym for Code of Federal Regulations.

City attorney The position of city attorney for the city of Wisconsin Dells.

City clerk The position of city clerk for the city of Wisconsin Dells.

City engineer The position of city engineer for the city of Wisconsin Dells.

Common council The governing body of the city of Wisconsin Dells.

Commercial zoning district A zoning district established by this code that has a “C” followed by a number as its abbreviation (e.g., C-1).

Comprehensive plan The document the common council has adopted consistent with sec. 66.1001, Wis. Stats.

Conditional use See land use, conditional

Conditional Use Permit A permit authorizing establishment of a conditional use consistent with the provisions of this code.

Condominium A form of ownership with unrestricted right of disposal of one or more units in a multiple unit project with the land and all other parts of the project held in common ownership or use with owners of the other units.

Cone of depression The area around a well, in which the water level has been lowered at least one-tenth of a foot by pumping of the well.

Conservancy zoning district A zoning district established by this code that has a “D” followed by a number as its abbreviation (e.g., D-1).

Covenant A legally binding agreement contained in a deed, declaration, or other legal document or on the face of a plat that restricts or regulates the use of specified real property.

Curb The barrier used to separate roads and other vehicle use areas from the surrounding environs.

D

Date of completeness The date an application is deemed complete by the city.

Deck An above-ground, unroofed platform extending from a building and intended for outdoor living.

Development standards Regulations that govern the initial development of a parcel of land, including the construction of structures and infrastructure.

District See zoning district.

Dwelling unit A single building or portion thereof providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

E

Establish To construct, place, insert, or excavate.

F

Family An individual living alone in a dwelling unit, or 2 or more individuals related by blood, marriage, adoption, or other legal means, or a group of not more than 4 individuals who are not so related who live together as a single housekeeping unit in a dwelling unit.

Finding A written conclusion or determination considered in reaching a decision.

Five-year time of travel The recharge area upgradient of the cone of depression, the outer boundary from which it is determined or estimated that groundwater will take five years to reach a pumping municipal well.

Floor area The total horizontal area contained within the outside perimeter of a building.

Fugitive dust The solid airborne particulate matter resulting from any activity conducted on a parcel zoned, or used, for industrial purposes.

H

5(b)

Hawking ~~The act of calling out or otherwise attempting to attract attention to a business enterprise. To make or cause to be made for the purpose of advertising or announcing his vocation or presence, or in connection with the buying or selling of any goods, wares, merchandise, services or any thing whatsoever, or with the carrying on of any trade, occupation, vocation or profit making activity, an immediate or excessive use of the voice, or of any bell, gong, horn, instrument, article or device.~~

Hazard Any condition, whether man-made or natural, that presents a tangible danger to the public health, safety, and general welfare.

Hazardous substance Any material regulated by the Emergency Planning and Community Right-to-Know Act of 1986 42 USC 1101-11050, as may be amended.

Hazardous waste A waste or combination of wastes that because of its quantity, concentration, or physical, chemical, or infectious characteristics, may (1) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of or otherwise managed.

Height A line of measurement between two given points contained in a plane that is perpendicular to ground level.

I

Impervious surface The portion of a lot that substantially reduces or prevents the infiltration of stormwater into the ground. It includes areas of compacted soil and surfaces such as buildings, sidewalks, parking lots, driveways, and similar features.

Industrial zoning district A zoning district established by this code that has an "I" followed by a number as its abbreviation (e.g., I-1).

L

Land development Any activity that must comply with the provisions of this code.

Land use As the context indicates (1) the development that has occurred on the land; (2) development that is proposed for the land; or (3) the use permitted for the land under this code.

Permit A written governmental authorization allowing the holder to take action not otherwise allowed.

Permitted use See land use, permitted by right.

Person Any individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Planned development district (PDD) A zoning district established by this code that has "PDD" followed by a number as its abbreviation (e.g., PDD-1).

Plan commission The plan commission created by the common council pursuant to state law.

Playhouse A small, freestanding accessory building, either at ground level or elevated, used exclusively by children for play.

Pollution or pollutants The presence in the outdoor atmosphere, ground, or water of any substance, contaminant, noise, or any other manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air, soils, or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Porch A part of a building with a roof of its own that covers an entrance.

Principal building The primary building or structure on a lot housing a principal use.

Principal land use See land use, principal

Public notice The way in which a government uses or is required to use to formally notify people of a proposed governmental hearing or action.

R

5(c)

Recharge area The area which encompasses all areas or features that, by surface infiltration of water that reaches the zone of saturation of an aquifer (i.e., supplies groundwater to a well).

Recreational vehicle A vehicular type unit primarily designed as a temporary living quarters for recreational, camping, or travel use that either has its own motor power or is mounted on or drawn by another vehicle. This can include a Private RV, Travel Trailers, Pop-up Trailers, Pickup Coaches, Motor Homes, and/or Camping Trailers.

Recreational vehicle park A tract of land available to and principally used by the public for camping, where people can park recreational vehicles for camping and sleeping purposes.

Recreational vehicle space A designated portion of a recreational vehicle park designed for the placement of a single recreational vehicle for the exclusive use of the occupants.

Regulated substances A chemical or chemical mixture that is a health hazard. Health hazards for chemicals and chemical mixtures are typically identified on Material Safety Data Sheets (MSDS) available from the substance manufacturer or supplier. Substances packaged for consumption for humans or animals are not considered regulated substances. Regulated substances include (1) chemicals for which there is scientific evidence that acute or chronic health effects may result from exposure including carcinogens, toxic and highly toxic agents, irritants, corrosives, sensitizers, hepatotoxins, agents that act on the hematopoietic system, reproductive toxins, and agents which damage the lungs, skin, eyes, or mucous membranes as defined in 29 CFR 1910.1200, Appendix A, Health Hazard Definitions (Mandatory); (2) mixtures of chemicals which have been tested as a whole and have been determined to be a health hazard; (3) mixtures of chemicals which have not been tested as a whole but which contain any chemical which has been determined to be a health hazard and comprises 1.0 percent or greater of the composition on a weight per unit weight basis; (4) mixtures of chemicals which include a carcinogen if the concentration of the carcinogen in the mixture is 0.1 percent or greater of the composition on a weight per unit weight basis; (5) ingredients of mixtures prepared within the groundwater protection overlay district in cases where

street right of way and the opposing side lot line from the rear lot line to the rear of the building. A minimum rear yard depth may be specified for the district in which the lot is located. (Exhibit 2-1)

Yard, side A yard as described for each of the following types of lots (1) interior lot, the area that extends between the front and rear yards from the side lot line to the side of the building. A minimum side yard depth as may be specified for the district in which the lot is located; and (2) corner lot, the area as described for an interior lot, except when a side yard abuts a street right of way, the side yard extends between the front yard and the rear lot line from the side lot line to the side of the building. A minimum side yard depth may be specified for the district in which the lot is located. (Exhibit 2-1)

Z

Zone of saturation The area of unconsolidated, fractured, or porous material that is saturated with water and constitutes groundwater.

Zoning district A geographic area as delineated on the zoning map that identifies a base zoning district.

Zoning permit A permit issued prior to the issuance of a building permit to ensure that the proposed use is consistent with the allowable uses within the district in which it is to be located.

19.111 Land use definitions

For the purpose of this code, certain land uses are defined below and shall have the meaning ascribed to them.

1.0 AGRICULTURAL USES

- 1.1 Agriculture, horticulture A place and/or building, or portion thereof, used or is intended for growing fruit, vegetables, flowers, agricultural crops, and other plants typically grown on farming operations in the region.
- 1.2 Agriculture, livestock A place and/or building, or portion thereof, used to raise livestock of all types. Examples of livestock include cattle, horses, mules, llamas, pigs, goats, ostriches, and sheep.
- 1.3 Greenhouse A place and/or building, or portion thereof, used or is intended for growing and selling fruit, vegetables, flowers, and other types of plants within an enclosed building, whether using sunlight or artificial lighting.

2.0 RESOURCE-BASED USES

- 2.1 Aggregate extraction operation A place used or is intended to remove any aggregate resource from the ground in any manner, or to stockpile or process any aggregate resource for sale as an industrial or commercial product by either retail, wholesale, contract purchase or other considerations, including uses by a governmental agency. The term does not include on-site leveling, grading, filling, or removing of earth materials in conjunction with a farm use, road construction, or for on-site construction projects.
- 2.2 Forest management The harvesting, thinning, and planting of trees including all associated forest management activities whether for commercial or noncommercial purposes. The term includes temporary skidding yards necessary to store and sort logs harvested on the premises. The term does not include processing, permanent skidding yards, and the like.
- 2.3 Game farm A place and/or building, or portion thereof, used or is intended for purposes of obtaining, rearing in captivity, keeping, and selling game farm animals or parts thereof as authorized by state law.
- 2.4 Hunting and fishing preserve A place used or is intended primarily for hunting and/or fishing and may or may not be open to the public for a fee. The term includes shooting preserves and duck clubs. The term does not include lands that are leased for private individual use.

5(g)

~~2.5 Industrial Retail. Retail sales and activities related to the products manufactured on premises.~~

3.0 RESIDENTIAL USES

**Division 5
GENERAL STANDARDS**

Sections:

19.670	Licensing with the city	19.673	Outdoor speakers
19.671	Licensing with state agencies	19.674	Special provisions for residential premises
19.672	Cart returns	19.675	Permanent structure with washroom

19.670 Licensing with the city

In addition to meeting the requirements contained in this article, specified land uses and activities shall also meet the regulations for licensing with the city which may now exist or may be adopted. (See chapter 16 of the municipal code.)

19.671 Licensing with state agencies

If a land use or any related activity requires a license from the state, or its agent, such license shall be obtained prior to the establishment of such use or activity and shall be maintained for the life of the use or activity, so long as required by the state or its agent.

19.672 Cart returns

- (1) **Applicability.** Each retail project that provides on-site parking in excess of 100 vehicle parking spaces shall provide shopping cart returns as provided in this section.
- (2) **Number.** A least one cart return shall be provided for each 100 parking spaces.
- (3) **Specifications.** The cart return shall be at least 170 square feet in area and be constructed of durable materials that are compatible with the building and outdoor lighting standards.
- (4) **Placement.** No cart return shall be located within 25 feet of the building entrance, unless there is no other practicable location.

19.673 Outdoor speakers

Sound emanating from an outdoor speaker associated with any non-residential establishment shall not be audible from a lot in a residential zoning district.

5(c)

19.674 Special provisions for residential premises

- (1) **Occupancy of a dwelling unit.** A dwelling unit shall be occupied by no more than one family.
- (2) **Short-term rental.** Except as provide din this code A dwelling unit shall not be leased, rented, or otherwise occupied for a period of time shorter than 4 months, except for managed condominium projects.
- (3) **Use of recreational vehicle or camping unit for occupancy.** A recreational vehicle shall not be used for occupancy while on a residential premises, except for guests not exceeding 5 days in a calendar month. No camping unit that is a temporary structure, such as a tent, may remain when not occupied as allowed under this section.
- (4) **Firewood storage.** No more than two cords of firewood shall be stored out of doors on the parcel.

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.

19.676 Design Review Approval

All projects that involve construction, maintenance, and/or any item addressed in the adopted Design Standards in the C-2 Commercial Downtown Zoning District Standards shall obtain a Certificate of Appropriateness per the adopted Design Standards. In addition, all signage throughout the city is subject to review and approval by the Design Review Committee.

5(c)

19.677 Camping Units restricted outside of Licensed Campground. It shall be unlawful, except as provided in this code or by special permission from the City, for any person to park any recreational vehicle, or establish any camping unit, outside of an approved campground or campground resort. The parking of only one unoccupied recreational vehicle in an accessory private garage building or in a rear yard (in compliance with motor vehicle set-backs) is permitted, providing no living quarters shall be maintained or any business practiced in said recreational vehicle while such is so parked or stored.

Exceptions: A Camping Unit on a private residential premises may be occupied by non-paying friends or relatives for no more than five (5) days in a calendar month. No camping unit that is a temporary structure, such as a tent, may remain when not occupied as allowed under this section.

19.678 Hawking Prohibited. 5(b)

No person, firm or corporation shall make or cause to be made for the purpose of advertising or announcing his vocations or presence, or in connection with the buying or selling of any goods, wares, merchandise, services, or anything whatsoever, or with the carrying on of any trade, occupation, vocation, or profit making activity, an immediate or excessive use of the voice, or of any bell, gong, horn, instrument, article, or device.

No person shall call out to persons on public property or neighboring private property for the purpose of attracting attention to their business.

19.677 to 19.699 reserved

**Division 6
SPECIAL STANDARDS FOR PRINCIPAL USES**

Sections:

19.700	Mobile home park	19.717	Veterinary clinic, small animal
19.701	Residence, single-family detached	19.718	Vehicle repair
19.702	Residence, two-family	19.719	Vehicle sales and rental
19.703	Residence, multi-family	19.720	Mini-storage facility
19.704	Residence, townhouse	19.721	Amusement ride
19.705	Adult family home	19.722	Animal menagerie/zoo
19.706	Community living arrangements	19.723	Animal shelter
19.707	Foster home and treatment foster home	19.724	Cemetery
19.708	Campground	19.725	Composting facility
19.709	Group camp	19.726	Recycling center
19.710	Seasonal Workforce Housing	19.727	Solid waste transfer station
19.711	Tavern	19.728	Telecommunication facility
19.712	Body-piercing establishment	19.729	Contractor yard
19.713	Commercial kennel		
19.714	Sexually-oriented business		
19.715	Tattoo establishment		
19.716	Veterinary clinic, large animal		

19.700 Mobil home park

- (1) **Generally.** Mobile home parks shall comply with the provisions of this part and applicable state law.
- (2) **Minimum size.** The minimum size of a mobile home park shall be 5 acres.
- (3) **Uses.** Recreational vehicles may not be used for dwelling purposes. The following are permitted:
 - (a) one mobile home or manufactured home per designated space;
 - (b) one single-family dwelling for the operator or caretaker;

19.710 Seasonal Workforce Housing facility

- (1) **Use restrictions.** No portion of an overnight lodging facility may be used as a Seasonal 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.
- (3) **Restrictions on Arterial or Collector Streets.** New Seasonal Workforce Housing facilities fronting on Arterial or Major Collector Streets (as designated by the Zoning map) should not be allowed unless the applicant can demonstrate extenuating circumstances. The conversion of existing "Overnight Lodging" facilities are of particular concern, and should not be allowed on Arterial or Major Collector Streets and are subject to increased scrutiny on Minor Collector Streets. New construction of facilities that are planned, designed, and constructed for Seasonal Workforce Housing (with a sprinkler system), with adequate buffering between the buildings and the street may be considered.
 - (a) **Exemption:** That area of Vine St. designated in the Comprehensive Plan as "Targeting Seasonal Employee Housing" (South of Broadway) is exempted from this restriction on Arterial or Collector Street.

~~(2)~~

19.711 Overnight Lodging

- (1) **Extended Stay in Overnight Lodging Facilities.** For the purposes of this section, extended stay means guests staying at an Overnight Lodging Facility for more than twenty-one (21) days in any sixty (60) consecutive days.
- (2) Any owner or operator that allows a person to occupy a hotel or motel room for more than twenty-one (21) consecutive days shall prepare a completed extended-stay record with the following information:
 - (a) Name and address of each person.
 - (b) Dates of occupancy.
 - (c) Make and license plate information of vehicle.
 - (d) The owner or operator of an Overnight Lodging Facility shall retain a copy of the extended stay record on file for one (1) year from the last date of occupancy.
 - (e) Any owner or operator of an Overnight Lodging Facility offering extended stays for guests shall post a notice to all guests of the restrictions on stays for more than thirty (30) days in any sixty (60) consecutive days.
- (3) **Maximum Length of Stay in Overnight Lodging Facilities.** No person shall reside in any Overnight Lodging Facility for more than thirty (30) days in any sixty (60) consecutive days.
- (4) **Exemptions.** Length of stay restrictions do not apply to:
 - (a) The owner/operators of the facility
 - (b) Full time employees of the facility residing as a "family" (as defined in this code) within a "dwelling unit" (as defined in this code) within a "dwelling unit" (as defined in this code).
 - (c) Employees of the facility residing in permitted and licensed Seasonal Workforce Housing quarters.
 - (d) Guests who stay in the facility for five (5) days or less in any seven (7) consecutive days.

19.712 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.

19.713 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.
- (4) **State licensing.** Prior to establishment of this use and at periodic intervals which may be required thereafter, the operator shall obtain and maintain a license as required by state law. In addition, each practitioner shall obtain and maintain a license as required by state law.

**Division 7
SPECIAL STANDARDS FOR ACCESSORY USES**

Sections:

19.800	Adult family home	19.813	Outdoor furnace
19.801	Amateur radio station	19.814	Play structure
19.802	Automated teller machine, exterior	19.815	Private kennel
19.803	Bed and breakfast	19.816	Private stable
19.804	Drive-up service window	19.817	Roadside produce stand
19.8045	Exterior Activity Area	19.818	Standby electrical power generator
19.805	Family day care home	19.819	Storage container
19.806	Fence	19.820	Swimming pool
19.807	Foster home and treatment foster home (operated as an accessory use)	19.821	Walk-up service window
19.808	Garage, nonresidential	19.822	Wind energy system
19.809	Garage, residential	19.823	Yard shed
19.810	Home occupation		
19.811	Outdoor commercial food and beverage service		
19.812	Outdoor display incidental to indoor sales		

19.800 Adult family home

Prior to establishment of this use, and as often as required thereafter, the operator shall obtain a state license.

19.801 Amateur radio station

Amateur radio stations may be installed, erected, maintained, and/or operated in any residential zoning district or mixed-use zoning district, except historic districts, without benefit of a building permit or other entitlement process, so long as all the following conditions are met:

- (a) The antenna is operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and is less than 80 feet in height.
- (b) The antenna use involved is accessory to the primary use of the property that is not a telecommunications facility.
- (c) The premises contains no more than 3 antenna support structures.
- (d) Sufficient anti climbing measures have been incorporated into the facility, as needed, to reduce potential for trespass and injury.
- (e) The antenna is not located in the front yard.

19.802 Automated teller machine, exterior

- (1) **Security.** An ATM shall be located in a location that is readily visible.
- (2) **Lighting.** Proper lighting levels shall be maintained 24 hours a day for security purposes.
- (3) **Location.** An ATM shall be located at least 5 feet from public property.

5(e)

19.803 Bed and breakfast

- (1) **Type of dwelling.** A bed and breakfast shall only occur within a single-family detached dwelling.
- (2) **Number of allowable guest rooms.** No more than 6 guest rooms shall be offered.
- (3) **Residency requirement.** The operator of the bed and breakfast shall reside within the single family dwelling on a permanent basis.
- (4) **Exterior character of the dwelling unit.** The exterior appearance of the building shall not be altered from its single-family appearance.
- (5) **Food preparation.** No food preparation or cooking shall be allowed in guest rooms.
- (6) **Meals.** Meals shall only be offered to overnight guests.
- (7) **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.

19.818 Standby electrical power generator

A standby electrical power generator shall not generate an average sound level of more than 65 dBA as measured at the property boundary line. Manufacturer test results may be used as a basis for determining the distance a unit would have to be placed from a property boundary line to meet this standard.

19.819 Storage container

- (1) **Location.** A storage container on a commercially-zoned parcel shall:
 - (a) not be located in a parking area required by this chapter;
 - (b) only be located between the back of the building and rear lot line;
 - (c) observe the setback requirements for the district in which located; and
 - (d) not be located in a buffer as may be required by this code.
- (2) **Number.** No more than one storage container shall be located on a commercially-zoned parcel.
- (3) **Character.** A storage container shall be structurally sound and in good repair.
- (4) **Signage.** A storage container may not be used for signage.

19.820 Swimming pool

- (1) **Location.** A swimming pool shall not be located in a front yard.
- (2) **Decking.** Decking is considered an integral part of the swimming pool and shall comply with all setback requirements.
- (3) **Drainage.** Water that is drained out of a swimming pool shall not be allowed to flow onto adjoining property or into a city sewer without the approval of the public works director for the city.
- (4) **Area.** The area occupied by a swimming pool shall not exceed 30 percent of the required yard area.
- (5) **Outdoor lighting.** Outdoor lighting shall not shine onto adjoining property.
- (6) **Design specifications.** A swimming pool shall meet the most current standards published by the National Spa and Pool Institute (NSPI) and the American National Standards Institute (ANSI) including those for plumbing, electrical service, sanitation, fencing, security, and safety.

19.821 Walk-up service window

A walk-up service window shall not be located within 8 feet of a required yard area, except as provided herein. In the Downtown Commercial District (C-2) along Broadway Avenue between the Wisconsin River and Church Street, a walk-up service window may front directly on a public sidewalk.

19.822 Wind energy system

- (1) **Use.** A wind energy system shall be used primarily to produce electricity for on-site use.
- (2) **Minimum lot size.** A wind energy system shall be located on a lot that is 3 acres or larger.
- (3) **Placement.** The base of the unit shall be placed no closer to a property boundary line than two times the height of the unit. For example, a 75-foot high unit needs to be at least 150 from any property boundary line.

19.823 Yard shed 5(f)

- ~~(1) Location.~~ A yard shed shall not be located in a front yard.
- ~~(2) Size.~~ A shed large enough to house a street legal vehicle would be considered a garage.
- ~~(3) Type of construction.~~ Soft-sided structures and canopies are specifically prohibited.

~~A yard shed shall not be located in a front yard.~~

19.824 Reserved

19.825 Industrial District Retail

The retail sales and activities shall be ancillary and related to the products manufactured on premises and subject to such conditions as imposed by the city, including without limitation, are of retail space, hours of operation, parking and traffic flow. Any use accessory to the Industrial District Retail use, such as outdoor commercial activities, will be required to obtain permits or other approvals consistent with the requirements in the C-4 Commercial-Large Scale Zoning District.

19.826 Short Term Rentals

Short Term Rentals shall be subject to the provisions of City Ordinance Chapter 16.35.

- (3) **Change in use.** When an existing use is changed to a new use, facilities required in this article shall be provided as required for such new use. However, if the building or structure housing the new use was erected prior to the effective date of this chapter, facilities required in this article shall be provided in the amount to account for the difference between the new and old use.
- (4) **Restriping.** When a parking area is restriped, accessible parking spaces as required shall be marked and designated consistent with this article.

19.1003 Calculations

When a calculation results in a fraction, the minimum shall be rounded up to the next whole number.

19.1004 to 19.1099 reserved

**Division 2
VEHICLE PARKING**

Sections:

19.1100	General requirements	19.1105	Shared parking
19.1101	Minimum off-street parking requirements	19.1106	Accessible parking and passenger loading
19.1102	Construction and maintenance requirements	19.1107	Passenger loading zone
19.1103	Design requirements		
19.1104	Payment in lieu of parking		

19.1100 General requirements

- (1) **Location of parking.** All parking spaces provided pursuant to this article shall be on the same lot or an adjoining lot with the building, except that the zoning administrator may permit the parking spaces to be on a lot within 400 feet of the lot served by the parking lot if he determines that it is impractical to provide parking on the same or adjoining lot.
- (2) **Off-site parking agreements.** If required parking is to be provided off-site, the use of such a site for parking shall be secured with a long-term agreement acceptable to the city attorney and recorded with the county clerk. The city shall be named in that agreement as one of the parties with rights of enforcement.
- (3) **Change in use.** Any area once designated as required parking shall not be changed to any other use unless and until equal facilities are provided elsewhere, in accordance with this article.
- (4) **Accessibility.** All parking spaces shall be accessible at all times, from a street, alley, or driveway intended to serve such parking.
- (5) **Use of parking spaces.** The required off-street parking shall be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles on such parking area is prohibited. In addition, the use of a parking lot for overnight camping, including recreational vehicle camping, is prohibited.
- ~~(5)(6)~~ **Restrictions on Recreational Vehicles.** It shall be unlawful, except as provided in this Code, for any person to park any recreational vehicle which is situated outside an approved campground or camping resort. The parking of only one unoccupied recreational vehicle in an accessory private garage building or in a rear yard (in compliance with 5 foot set-back from property line) is permitted, provided no living quarters shall be maintained or any business practiced in said recreational vehicle while such is so parked or stored.
- ~~(6)(7)~~ **Exception.** Parking requirements do not apply to the C-2 Downtown Commercial zoning district.

19.1101 Minimum off-street parking requirements

- (1) **Minimum number of spaces.** The number of off-street parking spaces required shall be no less than as set forth in exhibits 6-1, 6-2, and 6-3, except as otherwise provided for in this article.
- (2) **Maximum number of spaces.** The number of parking spaces provided in a ground surface parking lot may not exceed the minimum number by more than 20 percent. However, there shall be no limitation on the number of parking spaces provided when the spaces exceeding the minimum are located in a parking garage or similar structure. Any additional ground parking spaces above 20 percent shall be allowed only as a conditional use and shall be granted upon a finding that additional spaces are needed for that particular use and/or location.
- (3) **Unspecified uses.** For uses not specifically listed in this table, parking requirements shall be based on the most comparable use.

ORDINANCE NO. _____
(Correct Zoning of Parcels Adjacent to Mobile Home Park)

ITEM 17

The City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

The purpose of this ordinance is to amend the zoning classification of parcels near Tower View Mobile Home Park that are incorrectly zoned R-9 mobile home park.

SECTION II: PROVISIONS AMENDED

The zoning map for the City of Wisconsin Dells as set forth in the official map provided for in the Wisconsin Dells Code of Ordinances is hereby permanently amended so as to zone the territory as provided below.

SECTION III: PROPERTY REZONED

- **Columbia County Parcels 11291-740, 11291-852.1, 11291-852.B, 11291-907.3, and a portion of 11291-710 are hereby rezoned from R-9 Residential Mobile Home Park to R-3 Residential Mixed Use;**
- **Columbia County Parcels 11291-908.1 and a portion of 11291-1008.4 are hereby rezoned from R-9 Residential Mobile Home Park to C-1 Commercial Neighborhood.**

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII:

This ordinance becomes a part of Zoning Map for the Wisconsin Dells.

Edward E. Wojnicz, Mayor

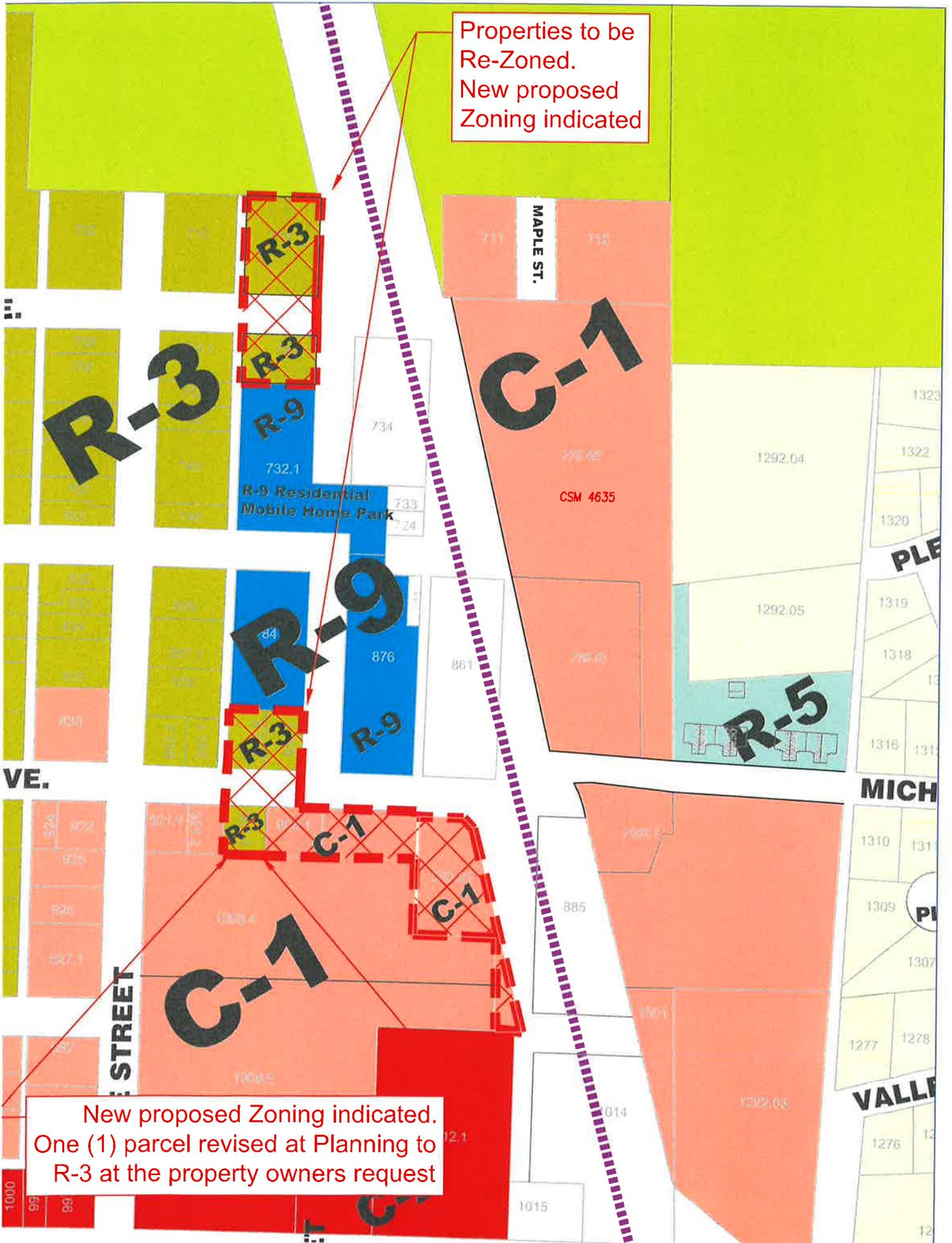
Nancy R. Holzem, City Clerk

First Reading Passed: January 20, 2020

Second Reading Passed:

Published:

Properties to be Re-Zoned.
New proposed Zoning indicated



New proposed Zoning indicated.
One (1) parcel revised at Planning to
R-3 at the property owners request