

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description COMMON COUNCIL MEETING

Date: MONDAY, OCTOBER 16, 2017 Time: 7:00PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS, WI

MAYOR		COUNCIL MEMBERS		
BRIAN L. LANDERS		FIRST DISTRICT	SECOND DISTRICT	THIRD DISTRICT
		Jesse DeFosse	Mike Freel	Ben Anderson
		Brian Holzem	Dar Mor	Ed Wojnicz
OPENING				
1	CALL TO ORDER & ROLL CALL			
2	PLEDGE OF ALLEGIANCE			
3	APPROVAL OF CONSENT AGENDA ITEMS: <ul style="list-style-type: none"> a. Approval of the September 18, 2017 Common Council Meeting Minutes b. Schedule of Bills Payable dated October 16, 2017 c. Applications for Bartender Licenses 			
4	COMMITTEE UPDATES BY CHAIRPERSONS: (PARKS & REC, LIBRARY, LEGISLATIVE, RIVER ARTS, PARKING BOARD, PLAN COMMISSION, FINANCE, PUBLIC WORKS, DESIGN REVIEW COMMITTEE, PUBLIC SAFETY & BID)			
AGENDA ITEMS				
5	PUBLIC COMMENT/CITIZEN APPEARANCES FOR ANY NON-AGENDA ITEM			
6	2018 ARBOR DAY PROCLAMATION			
RESOLUTIONS				
7	RESOLUTION TO INCREASE THE SALARY & EXPENSE ALLOWANCE FOR ELECTED OFFICIALS AS OF NEW TERMS STARTING APRIL 17, 2018			
8	RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT TO GTAM, LLC IN ORDER TO ALLOW A GARAGE NON-RESIDENTIAL (LAUNDRY FACILITY); AND NEW SEASONAL WORKFORCE HOUSING FACILITIES ON ADAMS COUNTY PARCELS 291-00369-0010, 291-00369-0000, 291-00370-000 AND 291-00371-0000 (CHULA VISTA 2600 & 2602 RIVER ROAD) WITH CONTINGENCIES			
9	RESOLUTION TO APPROVE THE SITE PLAN SUBMITTED FOR CONSTRUCTION OF A GARAGE NON-RESIDENTIAL (LAUNDRY FACILITY); AND THE CONSTRUCTION OF NEW SEASONAL WORKFORCE HOUSING FACILITIES ON ADAMS COUNTY PARCELS 291-00369-0010, 291-00369-0000, 291-00370-000 AND 291-00371-0000 (CHULA VISTA 2600 & 2602 RIVER ROAD) WITH CONTINGENCIES			
ORDINANCE				
10	FIRST READING OF ORDINANCE TO AMEND CHAPTER 22 – SIGN ORDINANCE			
11	FIRST READING OF ORDINANCE TO CREATE CODE SEC. 19.676 DESIGN REVIEW APPROVAL IN THE ZONING CODE – GENERAL STANDARDS			
12	FIRST READING OF ORDINANCE TO AMEND CODE SECTION 10.22 - WHICH ALLOWS YEAR-ROUND OVERNIGHT PARKING IN ALL MUNICIPAL PARKING LOTS UNLESS A SNOW EMERGENCY HAS BEEN DECLARED			
13	FIRST READING OF ORDINANCE TO CREATE CODE SEC. 5.04(6) - CREATING A SNOW EMERGENCY DECLARATION			

ITEM 3c

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

FOR OFFICE USE ONLY

Receipt# 01842
Amount Paid: \$ 60.00
License Exp. Date Provisional: _____ (not more than 60 days)
Operators-June 30, 2018 (even year)
Temporary Period _____ (not more than 14 days)
Council Date Granted: _____
License #: _____ Date Issued: _____

Police Dept Verification: 10/9/17 RS
Police Chief: _____ Approved: [Signature]
Denied: _____

Please Note:

- You must be 18 years of age or older to apply.
- Answer all questions truthfully and completely. A background record check will be conducted by the Police Dept.
- A Beverage Server Certificate, proof of registration in the class, or proof of having an Operator License within the last two years must accompany all New License Applications.

Application Date September 27th 2017

License Applying For:

- New \$60
 Renewal \$60
 Provisional \$10
 Temporary \$10 (Bona Fide Clubs Only)
 Date(s) Needed (14 day max.): _____
 Limited to one per year. No training course required.

Check the appropriate box that applies to you:

- I have an Operator's License in effect at this time. (Attach proof if not held w/City of Wisconsin Dells)
 I have held an Operator's License within past 2 years (Attach proof)
 I have completed the Beverage Server Training Course within past 2 years (Attach Completion Certificate)
 I am enrolled in the Beverage Server Training Course
 Class Date and Location: _____
 (After completing the course, bring in your certificate to receive license)
 I am applying for a Temporary Operator's License

To the Common Council of the City of Wisconsin Dells, Wisconsin:

I hereby apply for a license to serve from the date hereof to **June 30, 2018**, inclusive, fermented malt beverages and intoxicating liquors, subject to limitations imposed by Secs. 125.04, 125.12, 125.32, 125.68 of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, federal, state, or local, affecting the sale of such beverages and liquors if a license is granted to me.

PLEASE PRINT

Name Schultz Tracey M
Last First Middle
Home Address 1529 S 81st St West Allis WI 53214
Street City State Zip

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

Previous Addresses within the past 10 years

5608 Berry Ct, Greendale, WI 53129
2562 S Howell Ave, Milw, WI 53207

Drivers License # 5432-8138-8797-02 State Issued WI

Phone Number 414-380-6662 Date of Birth 08/17/1988 Place of Birth Milwaukee

Physical Description Sex F Race Caucasian Height 5'1" Eye Color: Hazel Hair Color: Brown

License to be used at (Name of Business) Private party held in hotel room at Chula Vista for private event on November 3rd, 2017

(Continued)

- 1. Have you been convicted of any felony or misdemeanor? Yes ___ No
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes ___ No
- 3. Are there currently any charges, federal, state, or local pending against you? Yes ___ No
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes ___ No

If you answered **yes** to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

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

STATE OF WISCONSIN

COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU, *Waukesha*

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application: that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Signature of Applicant: *[Signature]* Date: *9/28/17*

Subscribed and sworn to before me this *28* day of *September*, 20 *17*.
[Signature]
Notary Public
My Commission Expires: *June 18, 2021*



- 1. Have you been convicted of any felony or misdemeanor? Yes No
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes No
- 3. Are there currently any charges, federal, state, or local pending against you? Yes No
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes No

If you answered yes to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>
01-08-2013	operating without insurance	Columbia	WI
04-03-2014	paternity of my child	Columbia	WI
10-08-2012	operating without insurance	Columbia	WI
01-15-2010	Battery Disorderly conduct	Columbia	WI

STATE OF WISCONSIN

COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU

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Signature of Applicant: Jaimie Wright Date: 10/06/2017

Subscribed and sworn to before me this 16th day of October, 2017.
[Signature]
Notary Public

My Commission Expires: 10/25/2019



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

FOR OFFICE USE ONLY

Receipt# _____
Amount Paid: \$ 600.00 61851
License Exp. Date Provisional: _____ (not more than 60 days)
Operators- June 30, 2018 (even year)
Temporary Period _____ (not more than 14 days)
Council Date Granted: _____
License #: _____ Date Issued: _____

Police Dept Verification: 10/9/17 SB-CH
Police Chief: _____ Approved: [Signature]
Denied: _____

Please Note:

- You must be 18 years of age or older to apply.
- Answer all questions truthfully and completely. A background record check will be conducted by the Police Dept.
- A Beverage Server Certificate, proof of registration in the class, or proof of having an Operator License within the last two years must accompany all New License Applications.

Application Date 10-9-2017

License Applying For:

- New \$60
 Renewal \$60
 Provisional \$10
 Temporary \$10 (Bona Fide Clubs Only)
Date(s) Needed (14 day max.): _____
Limited to one per year. No training course required.

Check the appropriate box that applies to you:

- I have an Operator's License in effect at this time. (Attach proof if not held w/City of Wisconsin Dells)
 I have held an Operator's License within past 2 years (Attach proof)
 I have completed the Beverage Server Training Course within past 2 years (Attach Completion Certificate)
 I am enrolled in the Beverage Server Training Course
Class Date and Location: _____
(After completing the course, bring in your certificate to receive license)
 I am applying for a Temporary Operator's License

To the Common Council of the City of Wisconsin Dells, Wisconsin:

I hereby apply for a license to serve from the date hereof to **June 30, 2018**, inclusive, fermented malt beverages and intoxicating liquors, subject to limitations imposed by Secs. 125.04, 125.12, 125.32, 125.68 of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, federal, state, or local, affecting the sale of such beverages and liquors if a license is granted to me.

PLEASE PRINT

Name Zobel Jayna M.
Last First Middle
Home Address 918 Gale Drive Wis-Dells WI 53965
Street City State Zip

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

Previous Addresses within the past 10 years

Drivers License # 2140-4336-7876-05 State Issued WI

Phone Number (608) 432-4642 Date of Birth 10-16-67 Place of Birth Hammond, Indiana

Physical Description Sex F Race white Height 5'4" Eye Color: H21 Hair Color: Brown

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

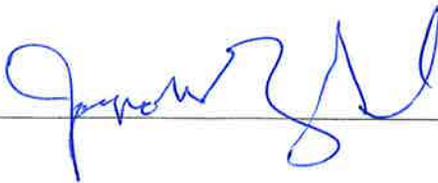
- 1. Have you been convicted of any felony or misdemeanor? Yes ___ No
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes ___ No
- 3. Are there currently any charges, federal, state, or local pending against you? Yes ___ No
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes ___ No

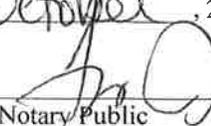
If you answered **yes** to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

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

STATE OF WISCONSIN
COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application: that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Signature of Applicant:  Date: 9 Oct. 17

Subscribed and sworn to before me this 9th day
of October, 2017.

Notary Public

My Commission Expires: 10/25/2019



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

FOR OFFICE USE ONLY

Receipt# _____
 Amount Paid: \$ 60.00 61806
 License Exp. Date Provisional: _____ (not more than 60 days)
 Operators-June 30, 2018 (even year)
 Temporary Period _____ (not more than 14 days)
 Council Date Granted: _____
 License #: _____ Date Issued: _____

Police Dept Verification: 10/6/17 BS
 Police Chief: _____ Approved: [Signature]
 Denied: _____

Please Note:

- You must be 18 years of age or older to apply.
- Answer all questions truthfully and completely. A background record check will be conducted by the Police Dept.
- A Beverage Server Certificate, proof of registration in the class, or proof of having an Operator License within the last two years must accompany all New License Applications.

Application Date 4 Oct 2017

License Applying For:

- New \$60
 Renewal \$60
 Provisional \$10
 Temporary \$10 (Bona Fide Clubs Only)
 Date(s) Needed (14 day max.): _____
 Limited to one per year. No training course required.

Check the appropriate box that applies to you:

- I have an Operator's License in effect at this time. (Attach proof if not held w/City of Wisconsin Dells)
 I have held an Operator's License within past 2 years (Attach proof)
 I have completed the Beverage Server Training Course within past 2 years (Attach Completion Certificate)
 I am enrolled in the Beverage Server Training Course
 Class Date and Location: _____
 (After completing the course, bring in your certificate to receive license)
 I am applying for a Temporary Operator's License

To the Common Council of the City of Wisconsin Dells, Wisconsin:

I hereby apply for a license to serve from the date hereof to **June 30, 2018**, inclusive, fermented malt beverages and intoxicating liquors, subject to limitations imposed by Secs. 125.04, 125.12, 125.32, 125.68 of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, federal, state, or local, affecting the sale of such beverages and liquors if a license is granted to me.

PLEASE PRINT

Name ZOBEL SCOTT D.
 Last First Middle
 Home Address 918 GALE DRIVE Wisconsin Dells WI 53965
 Street City State Zip

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

Previous Addresses within the past 10 years

Drivers License # 2140-7846-8221-01 State Issued WI

Phone Number 608-432-4641 Date of Birth 06/21/1968 Place of Birth GARY, IN

Physical Description Sex M Race CAU Height 5'8" Eye Color: BRN Hair Color: BRN

License to be used at (Name of Business) TRAVEL MART BROADWAY MOBIL WIS DELLS

- 1. Have you been convicted of any felony or misdemeanor? Yes ___ No
- 2. Have you been convicted of any license law or ordinance regulating the sale and/or consumption of fermented malt beverages or intoxicating liquors? Yes ___ No
- 3. Are there currently any charges, federal, state, or local pending against you? Yes ___ No
- 4. Do you currently have any outstanding forfeitures owed to the City of Wisconsin Dells? Yes ___ No

If you answered yes to any of the above questions, list the offense convicted of, pending conviction, date of conviction, and state and county of conviction.

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

STATE OF WISCONSIN

COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU

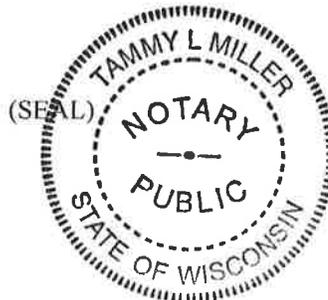
The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application: that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Signature of Applicant: S.A. 2M Date: 3 Oct 2017

Subscribed and sworn to before me this 3rd day of October, 2017.

Tammy L Miller
Notary Public

My Commission Expires: 4-14-18



CITY OF WISCONSIN DELLS 2018 ARBOR DAY PROCLAMATION

WHEREAS, natural areas, trees, and landscapes provide not only community beautification but also economic and environmental benefits;

WHEREAS, trees provide many benefits to the community, including air purification, windbreaks, noise reduction, shade, and energy savings;

WHEREAS, planting trees and maintaining older trees provides an opportunity for community interaction, volunteerism, economic development, and environmental conservation;

WHEREAS, our efforts to improve the environment benefit present and future generations;

THEREFORE, BE IT RESOLVED that I, Brian L. Landers, Mayor of the City of Wisconsin Dells, Wisconsin, do hereby proclaim April 27th as Arbor Day in 2018 and encourage citizens to participate in appropriate activities and to take advantage of the benefits of parks and other natural areas in our community.

In witness, thereof,
I sign this proclamation.

Dated this 16th day of October, 2017.

Brian L. Landers
Mayor



CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

ITEM 7

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the Finance Committee from their October 16, 2017 meeting,

IT APPROVES increasing the Elected Officials Salary & Expense Allowance as follows:

Mayor Combined Salary & Expense Allowance: ~~\$5,000~~ \$10,000.

Aldersperson Combined Salary & Expense Allowance: ~~\$2,500~~ \$5,000.

The last salary and expense increase was in 2005. Meeting per diem of \$25 was increased to \$50 for terms starting in 2016.

Brian L. Landers, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: ___ ayes, ___ nays
Date Introduced: October 16, 2017
Date Passed:
Date Published:

**City of Wisconsin Dells
2018 Reimbursable Expenses for City Employees
& Elected Officials**

Meal Allowance

Breakfast	\$10.00 (no reimbursement if included in conference/meeting)
Lunch	\$15.00 (no reimbursement if included in conference/meeting)
Dinner	<u>\$20.00</u> (no reimbursement if included in conference/meeting)
Entire Day	\$45.00/day (must have receipts for all 3 meals to qualify)

Mileage

Current IRS Rate

2018: Rate not available at this time.
2017: 53.5 cents per mile

Lodging/Other Expenses Actual

Meeting Allowance

\$50.00/per after hours meeting for administrative staff (eff. January 1, 2017)
\$50.00/per meeting for elected officials (eff. new terms as of April 2016)

Elected Officials Salary & Expense Allowance:

Mayor Salary:

Combined Salary & Expense Allowance: \$5,000 annually (eff. 2005)

\$10,000 effective for terms starting April 2018.

Aldersperson Salary:

Combined Salary & Expense Allowance: \$2,500 annually (eff. 2005)

\$5,000 effective for terms starting April 2018.

Municipal Court Judge:

Salary of \$6,000 annually

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the CITY PLAN COMMISSION from their October 11, 2017 meeting;

It approves a Conditional Use Permit to GTAM, LLC in order to allow a non-residential garage and new seasonal workforce housing facilities on tax parcels 291-00369-0010, 291-00369-0000, 291-00370-0000 and 291-00371-0000 (2600 & 2602 River Road), with the following contingencies:

- A. The facility shall be properly maintained and managed to prevent it from becoming a nuisance; this includes, but is not exclusive to:
- B. Creating a buffer between loading dock area and the property to the east.
- C. Installing an enclosure around any garbage/dumpster locations that prevents garbage from migrating to neighboring properties; and that is large enough to allow safe garbage

Brian L. Landers, Mayor

Nancy R. Holzem, City Clerk

Vote: ___ ayes; ___ nays ___ abstention
Date Introduced: October 16, 2017
Date Passed:
Date Published:

Conditional Use Permit & Site Plan – Chula Housing and Laundry
2600 & 2602 River Rd.
Staff Report for Plan Commission, 10/11/17

The City of Wis. Dells has received a Conditional Use Permit (CUP) and Site Plan application from GTAM, LLC to build a new Seasonal Workforce Housing Facility and a non-residential Garage to house and new Laundry facility for the Chula Vista Resort on Adams Co. City of Wisconsin Dells Tax Parcels 291-00369-0010, 291-00369-0000, 291-00370-0000, & 291-00371-0000 located at 2600 & 2602 River Rd, which is just north of the Chula Vista Resort. This property is zoned C-4 Commercial-large scale and PDD-1 (Planned Development District). Requests in the Planned Development District that are not part of the original plan are evaluated using the criteria for the C-4 Commercial district, which requires a CUP for a "Garage non-residential" and "Seasonal Workforce Housing" per Chapter 19 Article 5 Division 3 of the Municipal Code.

This general area is currently utilized by Chula Vista to house employees in motel units no longer used in the Resort. Separately, Chula has had to truck the resort laundry off-site to be cleaned. Chula Vista would like to build new facilities in this area north of the resort to increase their employee housing capacity, replace some of the old motel buildings being used for employee housing, and provide on-site laundry facilities for the resort.

The existing uses for this site are already a combination of employee housing and maintenance shops. One of the shops has some office space, and there is a single family home that is used as a permanent residence for an employee. The mix of the housing and maintenance uses is a bit odd, but the proposed laundry facility seems to be less of a conflict than the existing maintenance shops. Given the existing mix of housing and maintenance uses, the proposed area is consistent with the current uses. GTAM has stated they will be submitting a CSM to clean up property lines in this area.

Generally the main concerns with new employee housing are nuisances to the neighboring properties and the building quality of the housing facilities. The proposed new housing units are surrounded by vacant wooded property that has a ravine running through it and appears to have little chance of being occupied. Some of the future housing units to the would be boarded to the north by a neighboring property that seems more suitable for a future development, but these units would be replacing existing older housing units already in this location. This location seems more suitable for employee housing than many of the other existing housing locations. However, it is noted that the buildings are to be constructed with minimum set-backs from the neighboring properties. As such, the existing property lines are to be clearing located and marked, and these markings maintained throughout construction, to ensure proper building placement. Construction operations should also be diligent in ensuring they do not trespass on neighboring properties without permission from the neighboring land owners. Chula has devised a housing "pod" design. Each pod consists of a 2-story building with 2 identical floor plans. Each floor has a separate entrance, 4 bedrooms with 8 beds, 2 bathrooms, and a kitchen. The initial plans submitted did not include a second exit from each unit, but the plans are being revised to include a second exit. This initial phase will construct 2 pods attached side-by-side, creating a 4 unit building for 64 employees. An additional pod will be constructed standing alone to create a 2 story

building with 2 units for an additional 32 employees. This phase of the project will construct housing for 96 additional employees.

The long term plan is to construct 6 more 2 story pods, adding another 48 rooms, to house 192 employees. In the long term plan some of the older existing housing units will be removed.

These structures will require State Plan review, and must be in-line with the current building codes.

The housing units do maximize the occupant density, meeting the minimum code requirement of 50 sq ft per occupant in each sleeping rooms. Each room is approximately 200 sq ft and will have two (2) bunk beds for 4 occupants. The bunk bed arrangement does allow each room to be equipped with two (2) desks and four (4) desk chairs. Each room has four (4) separate closet spaces, with small refrigerators in each closet. Each unit has four (4) bedrooms for a total of sixteen (16) occupants. There are two (2) toilets in each unit, providing 1 toilet per 8 occupants. This historically has been the City minimum standard, although the building code standards allow 1 toilet per 10 occupants. There are 2 showers per unit, also providing 1 shower per 8 occupants. This again was the historical City minimum and is also the minimum required per the building code. Each unit also has three (3) bathroom sinks, which would exceed the City and building code requirement. There is a common kitchen area for each unit of sixteen (16) occupants, with a kitchen sink, stove, and two (2) tables with four (4) chairs each. Each unit is approximately 1300 sq feet, for a total of ~80 sq ft per occupant. The City typically likes to get close to 100 sq ft per occupant, but that is generally in old motel rooms that are converted to employee housing. The layout in these units, being designed specifically for employee housing, appears to provide more amenities in the smaller space.

These units will be constructed two (2) high, and in most cases attached two (2) wide. Four (4) units with 16 occupants per unit will create a single structure with 64 occupants on a footprint of approximately 2750 sq ft (5500 sq ft total on the 2 floors). At this time the plan is to construct one 4-unit structure and one 2-unit structure. This will create housing for a total of ninety-six (96) new employees. The main concern with these units is that the current plan does not include an automated sprinkler system. Given the occupant density of the unit and the employee occupancy type fire protection would seem prudent. This office is aware of 2 fires this year, and a third just a couple years ago, that were attributed to an employee leaving a laptop on their bed.

These structures will require State Plan Approval, and the code requirement for sprinklers in this type of buildings is under review at the State. It appears we will not know what the sprinkler requirement will be for these buildings until the State completes there review of the plans and returns their written determination.

Given the occupancy density and type, some sort of automated fire protection in these structures is highly encouraged.

The existing housing Chula Vista has before this project, includes approximately 50 rooms for 200 employees. This phase of the plan will add three (3) - 2 story pods adding 24 rooms for and additional 96 employees. The long term plan is to construct six (6) more 2 story pods, with eight (8) rooms and thirty-two (32) beds per pod, adding another forty-eight (48) rooms and one hundred and ninety-two (192) beds. The total long term plan is to build none (9) pods, adding seventy-two (72) rooms to house two hundred and eighty-eight (288) employees. That would total 122 rooms for 488 employees, except some of the existing older housing buildings will be removed and replaced with the new pods.

There appear to be over 100 existing parking stalls in this area, and 38 will be added as part of this new construction, for a total of approximately 138 stalls. The parking code requires 1 stall for each room of housing, as well as 1 stall for each employee of the laundry facility (which is expected to have 8 employees). It appears there is adequate parking for the total long term build out, and there are spaces identified where additional parking could be added if necessary.

Another concern with the housing portion of this project is the road between the employee village and the main resort. This road passes over a ravine culvert and the ground narrows and allows only a minimal amount of non-dedicated space for pedestrians. There is about 39 feet from guardrail to guardrail, with 22 feet dedicated for vehicle traffic. This road already has a significant amount of pedestrian traffic from the existing employee housing facilities. The proposed facilities to be built at this time will add housing for 96 more employees. This road is being reviewed by the City for potential future reconstruction which could include the creation of a new sidewalk. As with any new sidewalk, the City has the right to assess back the costs of the new sidewalk to the benefiting land owners. In this case Chula would be the prime beneficiary, even though they do not own the property along the ravine.

In addition to the limited space for the road crossing over the ravine, there is evidence of erosion from water running down the road ditch and into the ravine. The storm water plan for this project includes two (2) ponds on the south side of the property that will discharge into the road ditch and send the water into the ravine upstream of the culvert under the road. The storm water modeling indicates that the ponds will control peak flows up to the 100 year design storm, which is a well above and beyond the standard storm water control requirements. However, the ponds will direct water in a more channelized manner to the road ditch, which is already eroding towards the road as it enters the ravine. As part of this project, erosion control measures must be installed along the flow path from the pond and into the ravine to prevent erosion, particularly towards the road. This concern has already been raised with the design engineer, and they stated they will update their plan to include that erosion control.

It is also noted that the storm water and grading plan runs right up to the edge of the applicant property. Proper diligence must be maintained throughout the construction process to the neighboring properties are not trespassed on. This includes installation and maintenance of erosion control measures to ensure storm water does not carry material off the construction site. Approval of this Site plan should carry the condition that the applicant will be held fully responsible for all construction activities and ensuring there is no trespass on neighboring properties.

It is also noted that the Ravine in which storm water will leave this Site is part of the Dells of the Wisconsin River, which has been identified by the DNR as an Area of Special Natural Resources Interest (ASNRI). As such even more diligence should be exercised in preventing storm water from causing erosion and/or contamination downstream.

The applicant has submitted a full Storm water and Erosion Control Plan with this Site Plan application. This plan indicates a rather high level of storm water control. It is important that this plan be followed as submitted.

The comprehensive plan calls for this area to be commercial. Workforce housing could be considered a mix of commercial and residential use. This area is well suited for Workforce housing as this already exists here due to its proximity to the resort while still being separated by the ravine. The site for this

project also has the benefit of not being near any residential uses, and the terrain makes it seem unlikely any new development would occur on the neighboring property.

This project will generate a significant amount of pedestrian traffic from River Rd. There is not a good pedestrian path between the housing and the resort. However, it would seem if employees were housed off site it would increase traffic on River Rd. south of Chula, which would not be desirable either.

The laundry facility seems like a fairly straightforward. This will be an almost 11,000 sq ft shed type building that will house laundry facilities and some other storage. This area already houses the maintenance buildings for the resort, so this use is consistent with the existing use. This will be a rather large building constructed with a minimum set-back from the property line. There is a single family home in the vicinity of the laundry building. This home is owned by the applicant and is essentially part of the employee housing. As a full detached dwelling unit it is occupied by full time by a higher level employee and their family. A CSM will be submitted to create a separate parcel for this home that will meet the lot sign requirements of the City. This home has a driveway to access Golden Ave, and an easement will be provided to the laundry facility so their vehicles can utilize that driveway. This will allow the trucks hauling the laundry to have a looped access to the laundry facility. They can pull in from the River Rd access, load or unload at the laundry building, and then pull straight out to the Golden Ave. access.

Approval of this CUP may contain the following contingencies.

1. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.

Approval of this Site plan may contain the following contingencies.

1. Any site plan issues identified during the building permitting and construction phase are address to the satisfaction of the City Zoning administrator and building inspector.
2. The applicant is fully responsible to ensure construction activities and/or storm water run-off during and after construction does not trespass onto the neighboring property. This includes clearly marking and maintaining the property line locations throughout construction.
3. The applicant remain diligent in the supervision and maintenance of the storm water control measures, per the Storm water Management and Erosion Control Plan submitted, to ensure they perform as designed at all times.

Chris Tollaksen
City of Wis. Dells Public Works

Conditional Use Permit & Site Plan -- Chula Housing and Laundry
2600 & 2602 River Rd.
Staff Report for Plan Commission, 10/11/17
Addendum

Approval of the Conditional Use Permit contains the following contingencies:

1. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.

This includes, but is not exclusive to:

- a. Creating a buffer screen between loading dock area and the property to the east.
- b. Installing a complete enclosure around any garbage/dumpster locations that prevents garbage from migrating to neighboring properties and is large enough to allow safe garbage collection.

Approval of the Site Plan contains the following contingencies:

1. Any site plan issues identified during the building permitting and construction phase are address to the satisfaction of the City Zoning administrator and building inspector.
2. The applicant is fully responsible to ensure construction activities and/or storm water run-off during and after construction does not trespass onto the neighboring property. This includes clearly marking and maintaining the property line locations throughout construction.
3. The applicant remain diligent in the supervision and maintenance of the storm water control measures, per the Storm water Management and Erosion Control Plan submitted, to ensure they perform as designed at all times.
4. Appropriate erosion control measures are installed where the storm water enters the Ravine.
5. Fire Hydrant locations are approved by the Fire Department.

Chris Tollaksen
City of Wis. Dells Public Works

October 11, 2017

EXHIBIT A

Chris Tollaksen
Planning & Zoning Administrator
Municipal Building
300 La Crosse Street
Wisconsin Dells, WI 53965

Dear Chris

Thank you for giving us an opportunity to speak to the proposed project by Chula Vista/GTAM in Adams County, City of Wisconsin Dells, tax parcels 291-0369-0010, 291-00369-0000, 291-00370-0000 & 291-00371-0000 located at 2600 & 2602 River Road. Our family's property borders two sides of the project.

We have a number of concerns, based on our experience with other construction projects by Chula Vista adjacent to our shared property lines:

- There is no setback for construction of the dry ponds or the laundry building.
- Significant erosion has occurred in areas entering into Roods Glen since Chula Vista did its last expansion. We would like you to consider putting a plan in place to prevent further damage to the banks of Roods Glen.
- There is no lighting plan in place. We would like you to consider waiting to proceed until you have had an opportunity to evaluate a lighting plan.
- There is no garbage plan in place. We would like you to consider asking that any garbage area that is placed near or bordering our property be enclosed on all sides to prevent the migration of trash onto our property.
- Our greatest concern is the following statement from your summary to the Plan Commission committee:

"...the proposed new housing units are surrounded by vacant and wooded property that has a ravine running through it and appears to have little chance of being occupied."

Please do not make any decision based on the assumption that the area adjacent to this project has little chance of being occupied or developed. While we have long valued preserving our land in its natural state, we are always pursuing and considering thoughtful development of the property.

In conclusion, we ask for respect of our property line. We also request that Chula Vista be required to return to the Plan Commission for site plan review/approval for future phases.

Thank you for your time.

Sincerely
Amy Priester
Staj Properties LLC
Donna Moucka
P4 Properties LLC

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	67126
Application number	_____

1. Applicant information

Applicant name GTAM, LLC
 Street address 4031 RIVER ROAD
 City WISCONSIN DELLS
 State and zip code WI 53965
 Daytime telephone number 608-235-2333
 Fax number, if any _____
 E-mail, if any MIKE@CHULAVISTARESORT.COM

2. Subject property information

Street address	<u>2600 RIVER ROAD</u>	
Parcel number	<u>291- 370, 369-10, 369, 371</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>PDD (370, 371); C4 (369, 369-10)</u>	
Describe the current use	<u>MAINTENANCE, SHIPPING + RECEIVING, EMPLOYEE HOUSING, STORAGE</u>	

3. Proposed use. Describe the proposed use.

SAME USES: MAINTENANCE, SHIPPING + RECEIVING, EMPLOYEE HOUSING, STORAGE, WITH AN ADDITIONAL USE OF LAUNDRY.

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

CONDITIONS ARE SAME AS CURRENTLY OPERATING. EMPLOYEES LIVE AT SITE 24/7. SURROUNDING PROPERTY IS WOODED OR ROADS.

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.

SAME AS CURRENT, NO ADDITIONAL OFF-SITE EFFECTS

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

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

THIS IS A COMMERCIAL USE CONSISTANT WITH THE COMP PLAN

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

THERE IS ANTICIPATED TO BE A REDUCTION OF TRAFFIC AS MORE EMPLOYEES WILL BE STAYING ON-SITE RATHER THAN COMMUTING.

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

SIMILAR AND SAME AS CURRENT USE

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

SOME REMOVAL OF NATURAL VEGETATION TO CONSTRUCT IMPROVEMENTS.

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

SIMILAR AND SAME AS CURRENT USE.

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

NO EFFECT.

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

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

REPLACING SANITARY LIFT STATION AS A JOINT PROJECT BETWEEN CITY AND CHULA VISTA RESORT, OTHERWISE NO EFFECT.

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

8. **Applicant certification**

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

--	--

Applicant Signature

Date

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

A. Payment for Eligible Costs.

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

B. Guarantee of Payment.

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

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

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

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

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

C. Termination of Guarantee.

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

--	--

Applicant Signature

Date

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Project Map Checklist

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

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

NA
NA
NA
NA

* New CSM

** BOUNDARY PROPERTIES NOT IN CITY CORPORATE LIMITS

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the CITY PLAN COMMISSION from their October 11, 2017 meeting;

It approves the Site Plan Application submitted by GTAM, LLC for the construction of a non-residential garage and the construction of new seasonal workforce housing facilities on Adams County tax parcels 291-00369-0010, 291-00369-0000, 291-00370-0000 and 291-00371-0000 (2600 & 2602 River Road) with the following contingencies:

- A. Any site plan issues identified during the building permitting and construction phase are address to the satisfaction of the City Zoning administrator and building inspector.
- B. Applicant is fully responsible to ensure construction activities and/or storm water run-off during and after construction does not trespass onto the neighboring property. This includes clearly marking and maintaining the property line locations throughout construction.
- C. Applicant remain diligent in the supervision and maintenance of the storm water control measures, per the Storm Water Management and Erosion Control Plan submitted to ensure they perform as designed at all times.
- D. Appropriate erosion control measures are installed where the storm water enters the ravine.

Brian L. Landers, Mayor

Nancy R. Holzem, City Clerk

Vote: ___ ayes; ___ nays ___ abstention
Date Introduced: October 16, 2017
Date Passed:
Date Published:

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

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

- Office Use Only -

Initial application fee	
Receipt number	161726
Application number	

1. Applicant information

Applicant name GTAM, LLC
 Street address 4031 RIVER ROAD
 City WISCONSIN DELLS
 State and zip code WI, 53965
 Daytime telephone number 608-235-2333
 Fax number, if any _____
 E-mail, if any MIKE@CHULAVISTARESOET.COM

2. Subject property information

Street address	<u>2600 RIVER ROAD</u>	
Parcel number	<u>291-370, 36A-10, 369, 371</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>PDD (370, 371); C4 (369, 369-10)</u>	
Describe the current use	<u>MAINTENANCE, SHIPPING + RECEIVING, EMPLOYEE HOUSING, STORAGE</u>	

3. Proposed use. Describe the proposed use.

SAME USES: MAINTENANCE, SHIPPING + RECEIVING, EMPLOYEE HOUSING, STORAGE, WITH ADDITIONAL USE OF A LAUNDRY

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

CONDITIONS ARE SAME AS CURRENTLY OPERATING. EMPLOYEES LIVE AT SITE 24/7. SURROUNDING PROPERTY IS WOODED OR ROADS

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

SAME AS CURRENT, NO ADDITIONAL OFF-SITE EFFECTS

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

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

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

THIS IS A COMMERCIAL USE CONSISTANT WITH THE COMP PLAN

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

THERE IS ANTICIPATED TO BE A REDUCTION OF TRAFFIC AS MORE EMPLOYEES WILL BE STAYING ON-SITE RATHER THAN COMMUTING.

c. Effects of the project on the natural environment

SOME REMOVAL OF NATURAL VEGETATION TO CONSTRUCT IMPROVEMENTS

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

SIMILAR AND SAME AS CURRENT USE

e. The overall appearance of the project

CLEAN UP OF SITE WILL BE REQUIRED PRIOR TO CONSTRUCTION.

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

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

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

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

Site Plan Check List

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

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

* NEW CSM
 ** BOUNDARY PROPERTIES NOT IN CITY CORPORATE LIMITS

NA
 NA
 NA
 NA

NA

TSD

SAME AS CURRENT

MINIMUM FACILITY REQUIREMENTS: 16.06

(9)(a) • SQUARE FEET / PERSON

2000/200 SLEEPING UNIT : $(20.07' \times 10.10') \div 4 = 50.7 \text{ ft}^2$

222 GATHERING SPACE : $(14.00' \times 15.90') \div 16 = 13.9 \text{ ft}^2$

175 BATHROOM SPACE : $(14.00' \times 12.50') \div 16 = 10.9 \text{ ft}^2$

75.5 ft² / OCCUPANT

BATHROOM FIXTURES :

• TOILETS = 1 TOILET / 8 OCCUPANTS

• SHOWERS = 1 SHOWER / 8 OCCUPANTS

PARKING : GROUP LODGING FACILITY = 1 SPACE / 400 FT² OR SLEEPING ROOM
LAUNDRY = 1 SPACE FOR EACH EMPLOYEE

GROUP LODGING = $(4 \text{ SLEEPING ROOMS / FLOOR}) \times (2 \text{ FLOORS}) \times 3 \text{ BUILDINGS} = 24 \text{ SPACES}$

LAUNDRY # OF EMPLOYEES = 8 EMPLOYEES = 8 SPACES



Engineers • Consultants • Inspectors

916 Silver Lake Dr. • P.O. Box 340 • Portage, WI 53901
Phone: 608-742-2169 Fax: 608-742-2592
E-mail: gec@generalengineering.net

General Engineering Company

Subject: MISCELLANEOUS CALCULATIONS

GTAM - EMPLOYEE HOUSING

Engineer: BRB

Date: 09/25/17

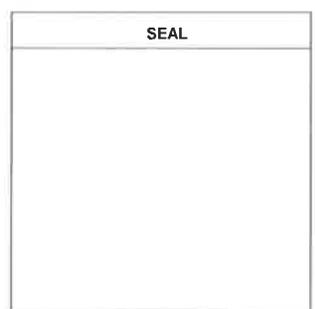
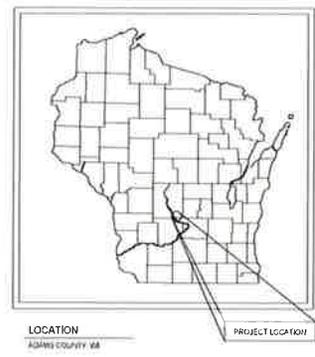
Sheet: 1/1

File:

ARCHITECTURAL LEGEND	
	BUILDING SECTION
	WALL
	ENLARGED DETAIL
	ELEVATION DETAIL
	WINDOW
	WALL
	DOOR LABEL
	SHEET TITLE
	ROOM LABEL
	VERTICAL
	COMBO EXIT SIGN & EMERGENCY LIGHT
	EMERGENCY
	EXIT
	FIRE
CIVIL LEGEND	
	EXISTING
	PROPOSED
	EXISTING HYDRANT
	PROPOSED HYDRANT
	VALVE
	CURB STOP
	WEL
	PROPERTY CORNER
	LIGHT
	POWER/TELEPHON E
	UTILITY PEDESTAL
	SIGN
	SOIL
	MONITORING
	MAILBOX
	POTENTIAL HAZARD
	BENCH MARK
	DECIDUOUS
	CONIFEROUS
	ACCESSIBILITY SYMBOL

CHULA VISTA - EMPLOYEE HOUSING PODS

CITY OF WISCONSIN DELLS
ADAMS COUNTY, WI 53965



OWNER

MIKE KAMINSKI
CHULA VISTA RESORT
2601 RIVER ROAD
WISCONSIN DELLS, WI

ABBREVIATIONS

EOP = EDGE OF PAVEMENT	MFC = MANUFACTURER
ESOP = EDGE OF CURB	DM = DIMENSION
ESWT = EDGE OF SIDEWALK	SFP = SPRUCE PIPE FUR
TSE = TOP OF SLOTTING	DF = DOUGLAS FIR
FE = FIRST FLOOR ELEVATION	SP = SOUTHERN PINE
TOW = TOP OF WALL	CONC = CONCRETE
SFE = SECOND FLOOR ELEVATION	WVF = WIRE WELD OF FABRIC
ELEV = ELEVATION	OC = OCCENTER
RO = ROUGH OPENING	EW = EACH WAY
BM = BENCHMARK	EX = EACH FACE
SQ FT = SQUARE FEET	WH = WATER HEATER
Ø = DIAMETER	DN = DRAINWASHER
TRYP = TRYPICAL	REF = REFRIGERATOR
HM = HOLLOW METAL	FRG = FRIGER
SS = STAINLESS STEEL	FTG = FOOTING
ALUM = ALUMINUM	FC = FRIG CASE
IBC = INTERNATIONAL BUILDING CODE	CHD = OVERHEAD DOOR
WD = WOOD	TO = TOP OF
MTL = METAL	UNLV = UNLINED
HSS = HOLLOW STEEL STRUCTURE	BRG = BRACING
STL = STEEL	CH = OVERPAVED
OKCD = OWNER FURNISHED CARRIER INSTALLED	

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
GENERAL -	
G1.0	TITLE SHEET
G1.1	LEGEND & NOTES
G2.0	CODE REVIEW PLAN
G2.1	SECOND FLOOR CODE PLAN
G3.0	ADA DETAILS
CIVIL -	
C1.0	EXISTING SITE PLAN
C2.0	PROPOSED SITE & EROSION CONTROL PLAN
C3.0	PROPOSED GRADING PLAN
C3.1	PROPOSED GRADING PLAN
C4.0	PROPOSED STORM SEWER PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C5.2	CONSTRUCTION DETAILS
C5.3	CONSTRUCTION DETAILS
STRUCTURAL -	
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2.0	SECOND FLOOR FRAMING PLAN
S2.1	ROOF FRAMING PLAN
ARCHITECTURAL -	
A1.0	TYPICAL FIRST FLOOR POD LAYOUT
A1.1	TYPICAL SECOND FLOOR POD LAYOUT
A1.2	FIRST FLOOR FURNISHING PLAN
A1.3	BUILDING ROOF PLAN
A1.4	ENLARGED RESTROOM FLOOR PLANS
A1.5	REFLECTED CEILING PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS / DETAILS
A3.2	WALL SECTIONS / DETAILS
A4.0	INTERIOR ELEVATIONS
A8.0	SCHEDULES
MECHANICAL - (DESIGN BUILD BY OTHERS)	
PLUMBING - (DESIGN BUILD BY OTHERS)	
ELECTRICAL - (DESIGN BUILD BY OTHERS)	



General Engineering Company
P.O. Box 340 914 Sun Lane Dr Portage WI 53074
920-242-9600 (Office) 920-242-2000 (Fax)
www.gengeneering.com

TITLE SHEET
EMPLOYEE HOUSING PODS
CHULA VISTA RESORT
2501 RIVER ROAD
CITY OF WISCONSIN DELLS
ADAMS COUNTY, WI 53965

NO.	DATE	BY	REVISIONS

As indicated

FULL SIZE SCALE

DRAWN BY: KLB
REVIEWED BY: RMB/BNS
ISSUE DATE: 09/08/17
SHEET FILE NO: 181-7886
SHEET NO: **G1.0**



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0" OR 11" x 31"
14" = 1'-0" OR 22" x 34"

SEE REMOTE SCHEDULE A.1.1



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" OR 11" x 31"
14" = 1'-0" OR 22" x 34"



General Engineering Company

P.O. Box 240, 915 Silver Lake Dr., Priddy, WI 53061
920-723-3838 (Office) 920-723-2827 (Fax)
www.generaleng.com

EXTERIOR ELEVATIONS
EMPLOYEE HOUSING PODS
CHULA VISTA RESORT

CITY OF WISCONSIN DELLS
ADAMS COUNTY, WI 53965

REVISION	DATE	REVISION

1/4" = 1'-0"

FULL SIZE SCALE

DRAWN BY	SMH
REVIEWED BY	AMER/BS
ISSUE DATE	03/05/2017
GEC FILE NO.	11017908
SHEET NO.	

A2.0

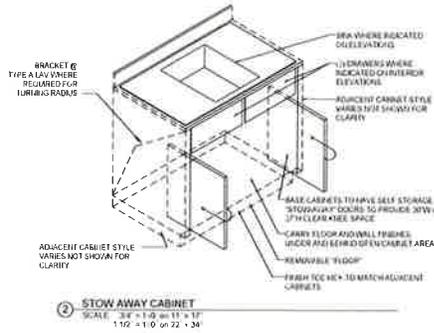


General Engineering Company

P.O. Box 342 1818 Shaw Lane Dr. Pringle, WI 53886
 608.742.1818 (Office) 608.742.2003 (Fax)
 www.genengr.com

FIRST FLOOR FURNISHING PLAN
EMPLOYEE HOUSING PODS
CHULA VISTA RESORT

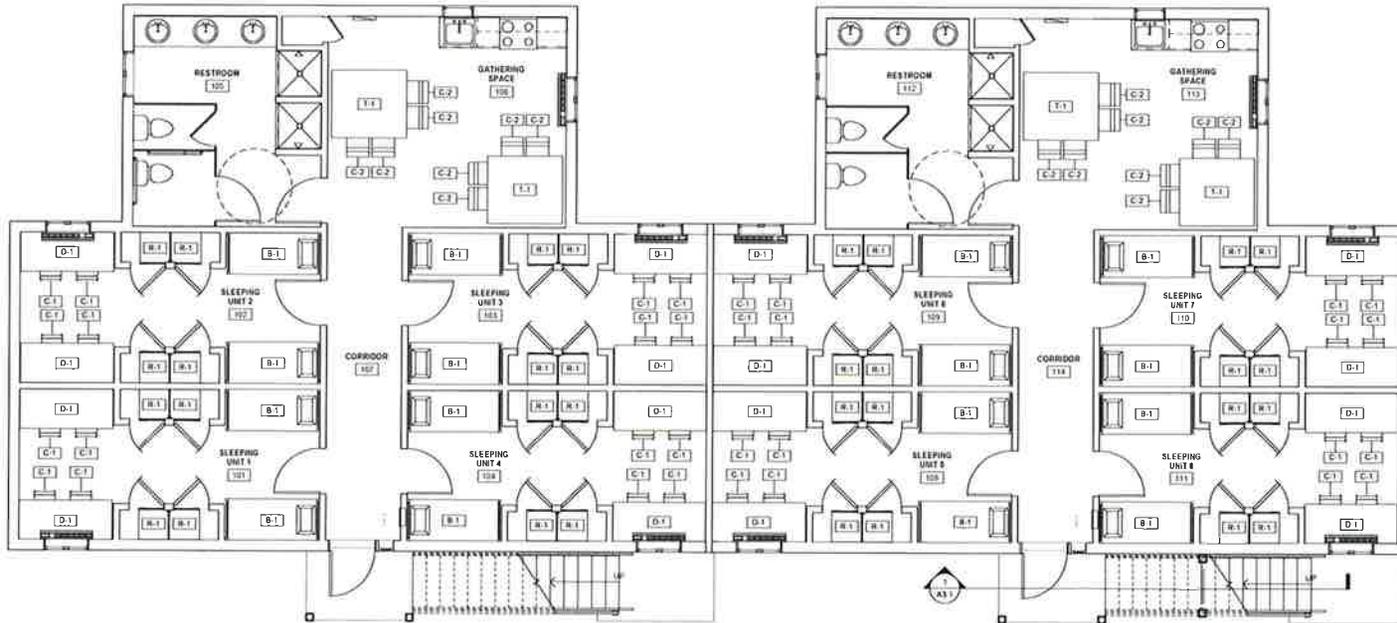
CITY OF WISCONSIN DELLS
 ADAMS COUNTY, WI 53985



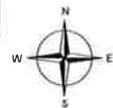
2 STOW AWAY CABINET
 SCALE: 3/4" = 1'-0" @ 22' x 34'
 1/8" = 1'-0" @ 22' x 34'

FURNITURE SCHEDULE			
Type Mark	Type		Type Comments
B-1	Bunk Bed		BUNK BED
32			
C-1	Desk Chair		ROOM CHAIR
64			
C-2	Upholstered Chair		DINING CHAIR
32			
D-1	Desk 72" x 30" x 30"H		STUDY DESK
32			
T-1	Table 72" x 72" x 30"		DINING TABLE
8			
168			

R-1 UNDERCOUNTER REFRIGERATOR (EACH CLOSET) 32 PER FLOOR, 64 TOTAL



1 FIRST FLOOR FURNISHING PLAN
 SCALE: 3/8" = 1'-0" @ 22' x 34'
 1/8" = 1'-0" @ 22' x 34'



REVISIONS	DATE	BY	APP'D BY

As indicated

FULL SIZE SCALE

DRAWN BY	SMH
REVIEWED BY	MSB/BRB
ISSUE DATE	09/02/2017
SHEET NO.	101-7896
SHEET NO.	A1.2

291003730000

291003700000

291003690010

291003690000

291003700010

008007760010





Exit Street View

N

© 2017 Google
© 2017 Google

Google Earth

43°40'05.40" N 89°47'06.57" W elev 698 ft eye alt 909 ft

Map data © 2017

Exit Street View



© 2017 Google
© 2017 Google

Google Earth

43°40'06.38" N 89°47'06.96" W elev 900 ft eye alt 906 ft

© 2017 Google

River Rd Ravine
Public Works, 10/09/17

Distance between the guardrails is approximately 30 ft.
Approximately 22 ft of dedicated vehicular lanes
~3.25 ft east shoulder
~4.5 ft west shoulder

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

SECTION I: PURPOSE

The purpose of this ordinance is to amend the sign code.

SECTION II: PROVISIONS AMENDED

1. Municipal Code Sec. 22.02(13) is amended.
2. Municipal Code Sec. 22.09 Exhibit A is amended.
3. Municipal Code Sec. 22.09 (7) is amended.
4. Municipal Code Sec. 22.09(14)(b) is amended.
5. Municipal Code Sec. 22.10 Table E is amended.
6. Municipal Code Sec. 22.10(5)
7. Municipal Code Sec. 22.12 is amended.

SECTION III: PROVISIONS AS AMENDED

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 as provided by statute.

SECTION VII:

This ordinance becomes a part of Wisconsin Dells Code, Chapter 22.

Brian L. Landers, Mayor

Nancy R. Holzem, City Clerk/Coordinator

FIRST READING PASSED:
SECOND READING PASSED:
PUBLISHED:

CHAPTER 22 | SIGN ORDINANCE

- 22.01 Purpose and Applicability (P.1)
- 22.02 Definitions (P.2)
- 22.03 Administration and Sign Permits (P.5)
- 22.04 Maintenance and Repair (P.8)
- 22.05 Exemptions (P.8)
- 22.06 Prohibited Signs (P.10)
- 22.07 Super Graphics (Murals) (P.11)
- 22.08 Projecting Structures (P.12)
- 22.09 General Sign Regulations (P.13)
- 22.10 Specific Sign Regulations, per Zoning District (P.21)
- 22.11 Sign Illumination (P.25)
- 22.12 Nonconforming Signs & Structures (P.26)
- 22.13 Enforcement (P.26)
- 22.14 Severability (P.27)

Section 22.01 Purpose and Applicability

- (1) **Purpose.** This chapter provides standards for on-site and off-site signs to safeguard life, health, property, safety, and public welfare, while encouraging creativity, variety and compatibility, and enhancement of the city's image. The provisions of this chapter are intended to:
 - (a) Require creative and well-designed signs that contribute in a positive way to the city's visual environment, express local character, and help develop a distinctive image for the city.
 - (b) Require signs that are responsive to the aesthetics and character of their particular location, adjacent buildings and uses, and the surrounding neighborhood. Signs should be compatible and integrated with the building's architectural design and with other signs on the property.
 - (c) Recognize that signs are a necessary form of communication, and provide flexibility within the sign review and approval process to allow for unique circumstances and creativity.
- (2) **Applicability.**
 - (a) **Sign Permits Required.** To ensure compliance with the regulations of this chapter, a sign permit shall be required in order to apply, erect, move, alter, reconstruct, or repair any permanent or temporary sign, except signs that are exempt from permits enumerated in Code sec. 22.05. See Code sec. 22.03 for sign permit application and processing requirements.
 - (b) **Sign Standards.** The sign standards provided in this chapter shall apply to signs in each zoning district in the city. Only signs authorized by this chapter shall be allowed.

- (c) **New Zoning Districts.** If a new zoning district is created after the enactment of this chapter, the Zoning Administrator shall have the authority to make determinations as to the applicability of appropriate sign regulations in compliance with Chapter 19 until this chapter is amended to govern the new zoning district.
- (d) **Design Standards.** The city's Downtown Design Standards will be used in the evaluation of sign permit applications for properties zoned C-2 to ensure that signs are well designed, compatible with their surroundings, and do not detract from the overall visual quality of the downtown. The process of design standards review shall be dictated by Chapter 19.

Section 22.02 Definitions

- (1) **Abandoned Sign.** Subsection (a) - (c) below constitutes an abandoned sign.
 - (a) a sign that was lawfully erected on the property in conjunction with a particular use that has subsequently discontinued for a period of six (6) months;
 - (b) a sign face that remains blank (i.e. void of advertising matter) for a period of nine (9) months. Signs displaying an "available for lease" message, or similar message are considered to be blank signs; or,
 - (c) a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.
- (2) **Awning:** an architectural projection that provides weather protection, identity or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight, rigid skeleton structure over which a covering is attached.
- (3) **Awning Sign:** a sign which is painted on, attached to, or supported by an awning.
- (4) **Blade Sign:** a special projecting sign attached to the building along the storefront frontage following one of three design alternatives provided by the City of Wisconsin Dells.
- (5) **Blank Sign:** a sign void of advertising matter, or a sign displaying an "available for lease" message or similar message.
- (6) **Canopy:** an architectural projection that provides weather protection, identity or decoration, and is wholly supported by the building to which it is attached and a ground mounting, by one or more stanchions. A canopy is comprised of a structure over which a covering is attached.
- (7) **Canopy Sign:** a sign which is painted on, attached to, or supported by a canopy.
- (8) **Directional Sign:** any sign which provides directions to motorists regarding the location of parking areas and access drives.
- (9) **Erect:** to build, construct, attach, hang, place, suspend, or affix, and shall also include the painting of signs.
- (10) **Facing or Surface:** the surface of the sign upon, against, or through which the message is displayed or illustrated on the sign.

- (11) **Legacy Signs:** a sign designation intended to provide for the preservation of Wisconsin Dells' unique character, history and identity, as reflected in its historic and/or iconic signs.
- (12) **Illuminated Sign:** any sign which has characters, letters, figures, designs or outlines illuminated externally by electric lights or internally by luminous tubes.
- (13) **Incidental Sign:** secondary, informational signs (e.g. menu boards, open/hours of operation, short-term special events/promotions). Beer signs (neon or other), Reality advertisement, and the like are NOT considered Incidental Signs.
- (14) **Informational Sign:** any sign that provides information regarding the use or prohibited use of any area or room. These include restrooms, exit/entrance, office, heated pool, no parking, parking, loading dock.
- (15) **Internal Signs:** any sign placed within three (3) feet of a storefront window or door intended for viewing from the exterior.
- (16) **Marquee:** a permanent, roof-like structure projecting from a building at the entrance to the building with signage on the top or face of the structure.
- (17) **Marquee Sign:** a sign which is painted on, attached to, or supported by a marquee.
- (18) **Monument Sign:** a detached, self-supporting sign mounted or incorporated into a solid base.
- (19) **Multi-Tenant Sign:** any sign applied for and erected for use by multiple business owners within the same shopping center, commercial subdivision or distinct area of the city.
- (20) **Off-premises Sign:** an advertising sign or structure that pertains to goods or services not sold or provided on the premises where the sign is located, or any announcement whose subject is not available on the premises.
- (21) **On-premises Sign:** a sign or structure designed, used or intended to be used to advertise the principal purpose of the business, such as the major category of goods, materials, or services, sold or provided on the premises where the sign is located. On Premise does not include tickets sold for off-premise businesses.
- (22) **Other Advertising Structure:** any marquee, canopy or awning as further defined in this ordinance.
- (23) **Permittee:** a person receiving an erection permit pursuant to the provisions of this ordinance.
- (24) **Person:** any person, firm, partnership, association, corporation, company or organization of any kind.
- (25) **Pole Sign:** any sign supported by uprights or braces placed in the ground and not attached to any building.
- (26) **Portable Sign:** a sign not permanently attached to the ground or other permanent structure including sandwich boards, pedestal signs, and "A" frame signs.
- (27) **Projecting Sign:** A sign attached to a building or other structure and extending

more than eighteen (18) inches beyond the building plane.

- (28) **Projecting Structures:** Awnings, retractable awnings, canopies and marquees.
- (29) **Temporary Sign:** a sign, banner, pennant or other advertising display constructed of cardboard, wall board or other light materials, with or without frames, intended to be displayed for a limited period of time. Billboards or other changeable face or copy signs are not temporary signs.
- (30) **Three Dimensional Sign:** A sign that has a depth or relief on its surface greater than six (6) inches exclusive of the supporting sign structure, and not to include projecting wall signs.
- (31) **Retractable Awning:** a cantilevered structure, entirely supported from a building, and constructed so that the awning cover and supporting frame retracts completely against the building, and in doing so, relieves the awning from wind, rain and snow loads.
- (32) **Roof Sign:** any sign erected, constructed or maintained wholly upon or above the roof of any building with the principal support attached to the roof structure.
- (33) **Sign:** any writing, pictorial representation, illustration, emblem, symbol, design or other figure of similar character which is a structure or a part thereof, or is attached to or in any manner represented on a building or other structure, and is placed in view of the general public and is used for purposes of advertisement, announcement, declaration, demonstration, display, identification or expression.
- (34) **Sign Area:** is the area encompassing all graphic content and any cosmetic or structural frame or trim. For signs that are part of a larger surface such as a wall or canopy, the sign area will be measured by enclosing all lettering, logos, trademarks and graphic trim within a simple shape, either circle, rectangle or triangle.
- (35) **Super Graphic:** a super graphic is a painted mural or scene that does not include letters, words or numbers advertising the business being conducted on the premise.
- (36) **Variable Message Sign:** an outdoor advertising sign, display or device using LCD, LED or plasma displays or other similar technology for the displaying of moving images, static images animation or changing the message. The display area of a variable message sign consists of that portion of the overall sign displaying these electronic images. Variable message signs include but are not limited to Commercial Electronic Variable Message Signs (CEVMS), animated signs, dynamic displays and changeable copy signs.
- (37) **Wall Sign:** a sign attached to or erected against the wall of a building with the face parallel to the building wall.
- (38) **Wind Sign:** a sign consisting of one or more flags, pennants, ribbons, spinners, or streamers, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind or manufactured air current.
- (39) **Window Sign:** a sign attached to, suspended behind, placed or painted upon, the window or glass door of a building, including internal signage.

Section 22.03 Administration and Sign Permit Issuance

- (1) **Permit Required.** Except as provided in Code sec. 22.09 and Code sec. 22.10, it shall be unlawful for any person to erect, relocate or structurally alter, within the City of Wisconsin Dells, any sign or other advertising structure as defined in this ordinance, without first obtaining an erection permit from the Building Inspector and making payment of the fee required by Code sec. 22.03(5). All illuminated signs shall, in addition, be subject to the provisions of the Electrical Code and its requisite permit fees. No permit is required for repair, repainting or maintenance which does not entail structural change; or, for change of copy, message, or face panel. Change of copy, message or face pane is subject to review by the Design Review Committee.
- (2) **Application for Erection Permit.** Application for an erection permit shall be made upon a form provided by the Building Inspector and shall contain and have attached the following information:
 - (a) Name, address and telephone number of the applicant.
 - (b) Location of building, structure, or real estate to which or upon which the sign or other advertising structure is to be attached or erected.
 - (c) Position of the sign or other advertising structure in relation to nearby buildings, structures, signs or other advertising structures.
 - (d) One set of blueprints, ink drawings or scale drawings of the plans, specifications, copy and method of construction and attachment to the building or in the ground; and, location of proposed sign in relation to existing signs.
 - (e) Name of the person erecting the structure; and, name of electrical contractor, if any.
 - (f) Written consent of the owner of the building, structure or land to which or on which the structure is to be erected.
 - (g) Size and cost of sign or advertising structure.
 - (h) Such other information as the Building Inspector shall require to show full compliance with this and all other laws and ordinances of the City.
- (3) **Electric Signs.** Any sign making use of electricity for illumination or motion shall be connected by a licensed electrical contractor.
- (4) **Permit Issuance.**
 - (a) Upon the filing of an application for an erection permit, the Building Inspector shall, not sooner than two (2) working days and not later than seven (7) working days.
 - (i) Examine the plans and specifications and the premises upon which the proposed structure shall be erected.
 - (ii) Refer the sign to the Design Review Committee per Article 3 Division 5 of the Zoning Code (Chapter 19).

- (iii) Issue a permit if the proposed structure complies with the requirements of this ordinance and all other laws and ordinances of the City of Wisconsin Dells.
 - (b) Every applicant shall pay to the Building Inspector a nonrefundable fee as established by resolution adopted pursuant to section 2.05 for each sign or other advertising structure regulated by this ordinance.
 - (c) If the work authorized under an erection permit is not completed within ninety (90) days after the date of issuance, the permit shall become null and void; except, the building inspector may extend an erection permit for an additional one hundred twenty (120) days for good cause shown. An extension may be granted only if sought prior to expiration of the underlying permit.
- (5) ***Inspection Fee.*** The Building Inspector shall inspect biennial, each sign or other advertising structure regulated by this ordinance for the purpose of ascertaining whether the structure is unsafe, in need of repair, not in conformance with the permit application, or otherwise in violation of the provisions of this ordinance. To meet the expense of such inspection, the permittee, or owner of the property on which the sign is located, shall pay to the City Treasurer a fee as established by resolution adopted pursuant to Code Section 2.05 for each structure inspected. No inspection fee other than the application/permit fee as required in Code sec. 22.03(5) shall be charged during the calendar year in which the sign or other advertising structure is erected.
- (6) ***Appeals.***
- (a) Within thirty (30) days after denial of a sign permit by the zoning administrator per direction of the Design Review Committee, an appeal or request for variance may be filed with the Board of Appeals pursuant to Ord. sections. 1.04(2) and Chapter 19 Article 3 Division 2 (19.220-19.239)
 - (b) The board, upon appeal from a decision by the zoning administrator, may decide any question involving the interpretation of any provision of this ordinance.
 - (c) The board may vary or adapt the strict application of any of the requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved, but in no other case. In granting any variance, the board shall prescribe any conditions that it deems to be necessary or desirable. However, no variance in the strict application of any provision of this ordinance shall be granted by the board unless it finds:
 - (i) That there are special circumstances or conditions, fully described in the findings, applicable to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building.

- (ii) That, for reasons fully set forth in the findings, the granting of the variance is for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.
 - (iii) That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the board, in determining its finding, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.
 - (iv) Except as specifically provided, no action by the board shall have the effect of permitting, in any district, uses prohibited in such district.
- (7) **Revocation of Permit.** The Building Inspector may revoke any permit where there has been a violation of the provisions of this ordinance or a misrepresentation of fact on the permit application.
- (8) **Identification Tags.**
 - (a) Each sign or other advertising structure shall have affixed to it an identification tag which shall be issued by the building inspector at the time of permit issuance pursuant to Code sec. 22.03(4).
 - (b) Following completion of the biennial sign inspection legal signs or other advertising structures that do not already have identification tags, shall have identification tags affixed thereto. Said tags shall be provided by the building inspector. The inspector may require for each sign, or other advertising structure, not already tagged a completed sign identification form, which shall contain the following information:
 - (i) Location of sign or other advertising structure.
 - (ii) Name of sign owner.
 - (iii) Name of owner of real estate upon which sign is located.
 - (iv) Dimensions of sign.
 - (v) Type of sign pursuant to this ordinance.
 - (vi) Cost to replace.
 - (vii) Date of erection.
 - (c) Each sign identification form filed pursuant to subsec. (2) shall be accompanied by a processing fee per sign face as established by resolution adopted pursuant to Code Sec. 2.05.
 - (d) Identification tags shall be attached at the bottom right corner of each sign face or at such other location as specified by the building inspector.

Section 22.04 Maintenance and Repair

- (1) **Generally.** Every sign, or other structure, including, but not limited to, those signs for which permits are required, shall be maintained in a safe, presentable and good structural condition at all times, including replacement of defective parts, burned out lighting elements, painting (except when a weathered or natural surface is intended), repainting, cleaning and other acts required for the maintenance of said sign. In addition, the premises on which the sign is erected shall be kept in a clean, sanitary and inoffensive condition, free and clear of all noxious substances. If the sign, or sign structure, is not timely modified to comply with the standards outlined in this section, the Building Inspector, or his authorized agent, may proceed under Code sec. 22.13.
- (2) **Notice and Cure.** Any sign, or sign structure, wherever situated or placed, which is dangerous or which flakes, peels, flags, fades, deteriorates, or is unsightly in any other manner as determined by the City Building Inspector to be dangerous or unsightly in terms of its maintenance shall be repaired, reposted, repainted or restored as necessary pursuant to written notice given by the City Building Inspector to the owner. If a sign is not repaired, reposted, repainted or restored within the time specified, the provisions of Code sec. 22.13 shall apply.
- (3) **Repairs.** Repairs to and maintenance of signs and sign structures shall be completed in a timely manner or as determined by the building official. For good cause shown, the building inspector may extend the completion deadline. An application for extension must be in writing and must be received by the building inspector prior to the expiration of the underlying deadline. If repairs or maintenance are not timely completed, Code sec. 22.13 shall apply. In addition, the sign or sign structure shall be subject to the application provisions of Code sec. 22.03.

Section 22.05 Exemptions

The following signs are exempt from the permit requirements of this ordinance:

- (1) Temporary real estate signs not exceeding sixteen (16) square feet in area which advertise the sale, rental or lease of the premises upon which the sign is located. Such signs shall be removed no later than seven (7) days following sale or rental of the subject property.
- (2) Temporary political signs concerning candidates for public office and ballot issues and not exceeding four (4) square feet in area. Such signs may be erected no earlier than sixty (60) days prior to an election or referendum and shall be removed no later than seven (7) days after the election or referendum.
- (3) Temporary signs advertising the date, time and location of a garage or yard sale and not exceeding four (4) square feet in area. Such signs shall be posted no more than three (3) days prior to and shall be removed one (1) day after the sale.
- (4) Public signs regulating vehicular or pedestrian traffic or designating or giving direction to streets, schools, hospital, historical sites or public facilities.

- (5) Flags of any government or governmental agency or any patriotic, religious, charitable, civic, education or fraternal organization not exceeding fifty (50) square feet in area; except that the Flag of the United States of America shall be exempt, whatever its size.
- (6) Temporary signs in conjunction with special events such as philanthropic campaign or church, circus, carnival or other community activity. Such signs shall not exceed forty (40) square feet in area, shall not be erected more than fourteen (14) days in advance of the event and shall be removed within three (3) days after the termination of the event; and shall not be erected without consent of the Common Council.
- (7) Temporary displays or decorations customarily associated with any national, state, local or religious holiday or celebration. Such signs shall be erected no more than forty-five (45) days before and removed no later than fourteen (14) days after the celebration.
- (8) Temporary signs identifying the architect, engineer, developer or contractor when placed upon construction sites and not exceeding sixty-four (64) square feet in area. Such signs shall not be erected prior to approval of a site plan and shall be removed no later than seven (7) days after completion of the project.
- (9) Memorial or commemorative plaques or tablets denoting a building name and/or date or erection or a location of historic significance and not exceeding four (4) square feet in area.
- (10) Signs or advertising structures associated with governmental, patriotic, religious, charitable, civic, educational, or like organizations or activities provided such sign or structure shall not exceed forty (40) square feet in area.
- (11) Signs that are not designed or located so as to be visible from any street adjoining property, or public way; except that signs that are designed or located so as to be visible from adjoining property shall not be exempt.
- (12) Signs or nameplates, at single or two-family dwellings not exceeding three (3) square feet indicating the name or address of occupants.
- (13) Signs erected and regulated as part of the Wisconsin Dells Parks & Recreation baseball outfield sign program.
- (14) "Open" for business flags installed and displayed in conjunction with Business Improvement District (BID) program and criteria.
- (15) The mandated posting of business name and address on the rear alleyway entrance to businesses along Broadway, with letters and number less than 6 inches high and no logo or other advertisement.
- (16) Sandwich boards, "A" frame and Pedestal Signs in the C-2 District, following the downtown design standard and subject to review of the Design Review Committee (DRC).
- (17) Temporary Business Sign for an operating business for up to thirty (30) days after business opening, or until a sign permit has been obtained through the DRC review process, whichever comes first.

Section 22.06 Prohibited Signs

The following are expressly prohibited under this ordinance:

- (1) Any sign or structure that constitutes a hazard to public health or safety;
- (2) Any sign or advertising structure that is erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape, including sign of any kind attached to a stand pipe or fire escape.
- (3) Any sign that causes traffic hazards. No sign or other advertising structure shall:
 - (a) obstruct free and clear vision at any street intersection;
 - (b) any sign that interferes with, obstructs the view of or be confused with any authorized traffic sign, signal or device because of its position, shape or color; or
 - (c) Makes use of the words "STOP", "LOOK", "DRIVE-IN", "DANGER" or any other word, phrase, symbol or character in a manner that interferes with, misleads or confuses traffic.
- (4) Any sign or other advertising structure that displays any matter in which the dominant theme of the materials taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
- (5) Any vehicular signs with a total sign area in excess of ten (10) square feet are prohibited when the vehicle:
 - (a) is parked for more than sixty (60) consecutive minutes within one hundred (100) feet of any street right of way;
 - (b) is visible from the street right of way that the vehicle is within one hundred (100) feet of; or,
 - (c) is not regularly used in the conduct of the business advertised on the vehicle. A vehicle used primarily for advertising, or for the purpose of providing transportation for owners or employees of the occupancy advertised on the vehicle, shall not be considered a vehicle used in the conduct of the business.
- (6) Any signs having a sign area of more than 300 square feet per facing.
- (7) Signs having more than two (2) faces visible at one time.
- (8) Temporary signs such as captive or tethered balloons, banners or portable devices, excluding those described in Code Sec. 22.05(16) and Code Sec. 22.05(17).
- (9) Revolving signs.
- (10) Any signs that obstruct the vision of pedestrians, cyclists, or motorists traveling on or entering public streets.

- (11) Any signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.
- (12) Any signs erected or maintained upon trees or utility poles, or painted or drawn upon rocks or other natural features.
- (13) Any interior signs visible from the public right-of-way which advertise or promote off-premises goods, services or businesses; and which feature a video display.
- (14) Obsolete or abandoned signs (see Code Sec. 22.02) that are not lawful nonconforming signs.

Section 22.07 Super Graphics (Murals)

Super graphic (also known as murals) shall be allowed only with a conditional use permit per the requirements of this section. Any part of a super graphic incorporating letters, words or numbers advertising the business being conducted on the premise will be treated as a sign and shall meet the wall sign requirements in Code sec. 22.09 and Code sec. 22.10.

- (1) ***Application.*** An application for a Super Graphic shall be submitted to the Zoning Administrator and in addition to the information provided pursuant to Code sec. 22.03.
- (2) ***Process.*** The Design Review Committee shall make a recommendation to the Common Council who shall then approve or reject the proposed Super Graphic. Within thirty (30) days after denial of a super graphic application by the Common Council, an appeal or request for variance may be filed with the Board of Appeals pursuant to Ord. sections. 1.04(2) and Chapter 19 Article 3 Division 2 (19.220-19.239).
- (3) ***Standard of Review.*** The Design Review Committee and City Common Council may attach to its approval of a sign application any conditions which in its judgment are necessary to carry out the purposes and intent of the standards listed below. In reviewing the application, the Design Review Committee and City Common Council shall determine whether or not the proposed Super Graphic does the following:
 - (a) harmonizes with the structure(s) on the parcel on which it is to be painted;
 - (b) is suitable and appropriate to the neighborhood;
 - (c) is well-designed and pleasing in appearance;
 - (d) does not constitute a nuisance to the occupants of adjacent or contiguous property as determined by the Zoning Administrator or the Design Review Committee; and,
 - (e) does not constitute a traffic and safety hazard (i.e. it is not distracting, or is not considered indecent or otherwise offensive to public morals).
- (4) ***Maintenance.*** The Design Review Committee may also require annual maintenance inspections of the super graphic by the building inspector, and revoke any

permit issued if a graphic design is not maintained. No sign application for a super graphic shall be required to repaint any super graphic exactly as it previously existed, pursuant to a previously approved graphic design permit.

- (5) ***Change of Ownership.*** In the event of a sale of the property which includes the Super Graphic, the new owner shall file an addendum to the Super Graphic Plan agreeing to be bound by all of the terms and conditions required by the city in approving the Super Graphic Plan accommodation.

Section 22.08 Projecting Structures

- (1) ***Canopy Location.*** Canopies are not permitted over the public right-of-way.
- (2) ***Design Standards.***
- (a) Projecting structures may not be supported by columns or posts located in the public right-of-way.
 - (b) Projecting structures shall be at least 10 feet above the public right-of-way
 - (c) The underside of a canopy or marquee shall be finished and enclosed
 - (d) Projecting structures may not extend more than six (6) feet over the public right-of-way.
 - (e) Projecting structures shall be pitched from the supporting walls a minimum of one (1) inch per foot.
 - (f) All projecting structures shall be designed, fastened and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area and shall be constructed, attached, fastened or anchored to adequately support the dead load and any anticipated live loads (i.e., ice, snow) of the sign with a minimum safety factor of two.
 - (g) No projecting structure shall have a height more than five (5) feet above the roof line of the supporting wall.
 - (h) If a projecting structure interferes with the illumination of the sidewalk, alternate lighting must be provided.
- (3) ***Projecting Structure Approval.***
- (a) This section shall govern the issuance of a permit to construct or erect a projecting structure.
 - (b) Applications for permits to construct projecting structures shall be submitted pursuant to Code sec. 22.03.
 - (c) The Building Inspector shall determine if the application is complete. Incomplete applications shall be returned to the applicant for resubmission.
 - (d) Completed applications shall be referred to the Design Review Committee. The Design Review Committee shall review applications for projecting structures within 30 days of the day on which a completed application is submitted. The Design Review Committee shall approve or disapprove applications based upon design and construction criteria to be promulgated by the Design Review Committee.

- (e) Decisions of the Design Review Committee may be appealed to the Board of Appeals.
 - (f) Projecting structures in the STH right-of-way are subject to WisDot approval. All projecting structures may be subject to other agency approvals.
- (4) **Inspection.** Projecting structures shall be inspected every two (2) years by the Building Inspector or by a person designated by the City Planner/Zoning Administrator to perform the inspection. Inspection fees shall be established by a resolution approved by the Common Council pursuant to Code Sec. 2.05.
 - (5) **Declaration of Policy.** The erection of a projecting structure over the public right- of-way is declared to be a privilege granted by the City of Wisconsin Dells. There is no guarantee that all applications for projecting structures will be approved or that all designs will be permitted. Applications will be considered on a case by case basis and evaluated on their contribution to downtown Wisconsin Dells.

Section 22.09 General Sign Regulations

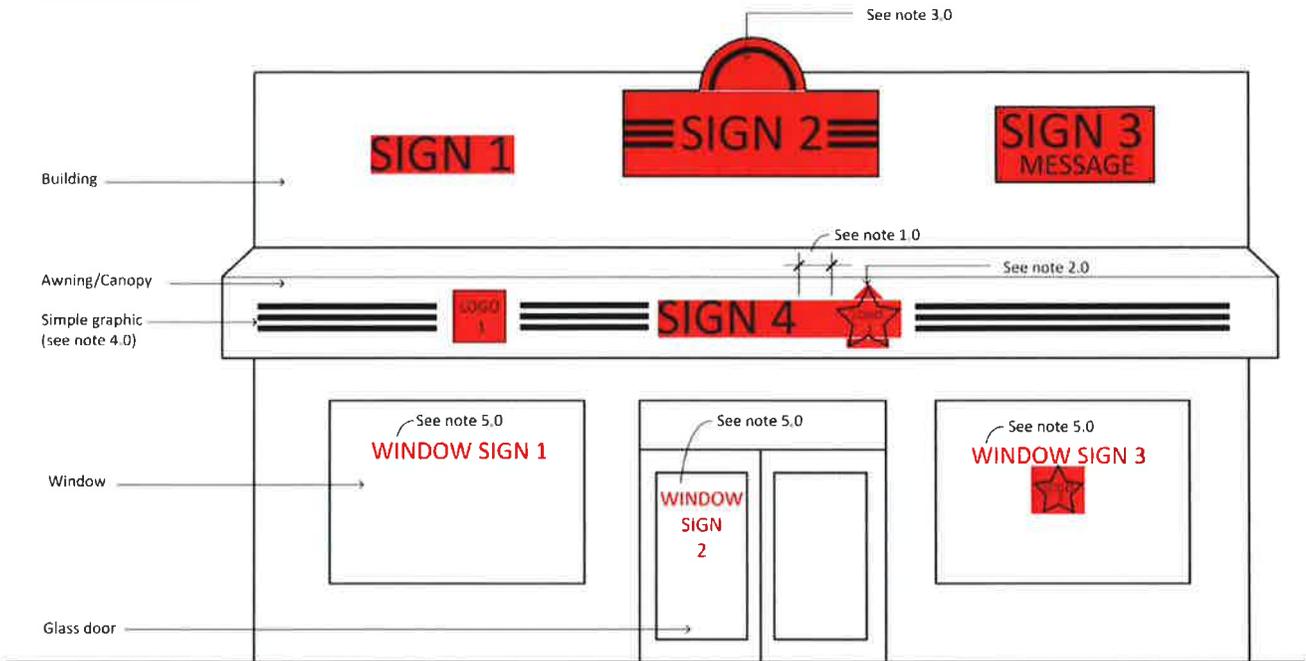
The regulations in this section apply to signs in all areas of the City with Code sec. 22.10 providing additional sign regulations per said property's designated zoning district. Any regulation shown stricter in Code sec. 22.10 shall take precedent.

- (1) **Total Allowable Sign Area.** The total sign area shall not exceed the limits established in Code sec. 22.09 and Code sec. 22.10.
 - (a) **Permitted Sign Area Calculation.** The area of a sign includes all graphic content and any cosmetic or structural frame or trim. For signs that are part of a larger surface such as a wall or canopy, the sign area will be measured by enclosing all lettering, logos, trademarks and graphic trim within a simple shape, either circle, rectangle or triangle (see Exhibit A on the next page).
 - (b) **Double Sided Signs.** The sign area calculation of two-sided signs shall only include the display of one side provided both sides of the sign:
 - (i) display the identical information;
 - (ii) physically connect at one point; and
 - (iii) run parallel to each other or have an angle of departure 45 degrees or less. If the above criteria has not been met, both sides of the sign shall be included in the permitted sign area calculation.
 - (c) **Three dimensional and Multiple-Faced Signs.** Where a sign consists of three or more sign faces, or one or more three-dimensional objects (i.e. balls, cubes, cluster of objects, sculptures, or statue like trademarks), the sign area shall be measured as the area of the smallest two-dimensional rectangle, circle or triangle within which the object(s) can be enclosed when viewed from a point where the largest area of the object(s) can be seen.

Exhibit A: Sign Area Measurement Calculations

Sign Area Measurement Calculations

Illustration Not to Scale



■ Denotes sign area to be calculated

Notes

- 1.0 If logos associated with signs are within a few feet of the sign lettering, that area is to be included in the total sign area calculation
- 2.0 Calculate sign area using simple shapes, specifically rectangles and a triangle
- 3.0 Calculate sign area using simple shapes, specifically rectangle and semi-circle
- 4.0 Simple graphics (unrelated to business logo are not included in area calculations)
- 5.0 Window sign area measurement is exact coverage - does not require using simple shapes.

SIGNS

SIGN 1	Wall sign (individual letters)
SIGN 2	Wall sign (attached, projecting with 3D feature)
SIGN 3	Wall sign (low profile, attached board)
LOGO 1	Business logo
SIGN 4 and LOGO 2	Painted signs on awning/canopy with logo
WINDOW SIGN 1	Window sign
WINDOW SIGN 2	Window sign on door
WINDOW SIGN 3 and LOGO 3	Window sign with logo

(2) Sign Design Requirements.

- (a) **Sign Location.** All signs shall be affixed, mounted, or otherwise installed in accordance with the building code adopted by the City of Wisconsin Dells. No sign shall be located in relation to a public street, right-of-way, sidewalk, or thoroughfare so as to create a traffic hazard by distracting motorists, obscuring traffic signs, or impairing drivers sight lines; nor create hazards by blocking doors, windows, or other openings which are necessary for safe emergency egress, adequate fire suppression, or police surveillance activities; nor create hazards to pedestrians by obscuring, disrupting, or otherwise interfering with the safe movement of pedestrians.
- (b) **Sign Structure.** A sign structure shall be limited to that portion of the structure that is only necessary for the support of the sign and shall be designed so as to adequately support the weight being imposed on the structure, including applicable wind loads. All other portions of the structure including sign roofs in the building setback area shall be considered as part of the sign display service area.

- (c) **Vertical Clearance.** No sign shall be less than eight (8) feet clear over any private drive or pedestrian walkway and no less than seven (7) feet clear above any covered walkway.
 - (d) **Signs visible from Wisconsin River.** Off-premise signs located on property adjacent to the Wisconsin River are prohibited if they are intended to be visible from the River. On-premise signs intended to be visible from the Wisconsin River are permitted subject to review and approval by the Design Review Committee (DRC). In evaluating such signs, the Committee may consider the following factors: location, size, colors, design and layout; and such other factors as are relevant to that sign. The DRC is directed to consider appropriate aesthetic effects of the surrounding area.
- (3) ***Directional Signs.***
- (a) **Height and Area Limitations.** Directional signs shall not exceed a height greater than four (4) feet above the level of the street upon which the sign faces, or above the adjoining ground level, if such ground level is above the street level. Directional signs shall not exceed six (6) square feet in area.
 - (b) **Location.** Directional signs may be placed at the entrance of the subject business. The sign may be a single sign with two (2) faces of equal size; or, may be two (2) single-faced structures of equal size.
- (4) ***Legacy Signs.*** The legacy sign designation is intended to provide for the preservation of Wisconsin Dells' unique character, history and identity, as reflected in its historic and/or iconic signs. An approved Legacy Sign, listed in the Legacy Sign Inventory, is exempted from standards in this ordinance addressing total allowable sign area, location and materials. No applications will be accepted beyond December 31, 2017.
- (a) **Designation Criteria.** Prior to any sign being designated as a Legacy Sign, the Design Review Committee and the City Council shall find the Legacy Sign satisfies one or more of the following criteria:
 - (i) Is associated with events that have made a significant contribution to the broad patterns of Wisconsin Dells' or the State of Wisconsin's history or cultural heritage.
 - (ii) Is associated with the lives of persons important in the past.
 - (iii) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of an important creative individual, or possesses high artistic values.
 - (iv) Has yielded, or may be likely to yield, information important in history.
 - (v) The sign exemplifies the cultural, economic and historic heritage of Wisconsin Dells.
 - (vi) The sign exhibits extraordinary aesthetic quality, creativity and innovation.

- (b) **Application for Designation.** Applications for designation shall be submitted by December 31, 2017. It may be submitted by any member of the public or the sign owner and supported by a Legacy Sign Treatment Plan (see subsection (c)). If an application for designation is submitted by a member of the public, written consent from the sign owner is required in order to continue processing the application for designation. Such application shall be made in writing, in a form deemed appropriate by the Zoning Administrator. The application shall include the owner's consent to the designation and agreement to abide by the requirements of this sign ordinance through the execution of a covenant. The Zoning Administrator may require the owner to submit information regarding the significance of the potential Legacy Sign including, but not limited to, photographs, plans, deeds, and any other materials that may provide information regarding the potential Legacy Sign designation. No application will be reviewed until the application fee is paid in full (see [Code Sec. 2.05](#)).
- (c) **Legacy Sign Treatment Plan.** The application for designation as a Legacy Sign shall include a Legacy Sign Treatment Plan. The Legacy Sign Treatment Plan will include the following (but is not limited to):
- (i) Description of the Legacy Sign, including current address, original address (if different), date of original construction and installation, sign type, original materials, text, type of illumination (if known), and a list of character-defining features.
 - (ii) Historic documentation, including approved permits, site plans, elevations, and dated photographs, as available.
 - (iii) Current photos of the Legacy Sign, including views of all visible elevations as well as contextual images of the property as a whole.
 - (iv) Provide a list of materials and/or parts to be replaced, and recurring maintenance items.
 - (v) Narrative statement of significance against designation criteria in Code Sec. 22.09(4)(a).
 - (vi) Where an applicant produces physical evidence or documentation sufficient to prove that a proposed Legacy Sign included intermittent lighting features (e.g. flashing, blinking, chasing or sequentially lit elements which create the appearance of movement) or moving parts, such sign elements may be repaired or restored conditioned upon a determination by the City that no negative safety issues will result.
- (d) **Designation Process.** Applications for approval of Legacy Signs shall be reviewed by the Design Review Committee (DRC). The DRC shall determine whether the sign meets one or more of the criteria for approval as a Legacy Sign and, based on this determination, shall recommend to the City Council that the application be approved or denied. The DRC shall adopt a resolution stating its recommendation, focusing on the criteria set forth in Code Sec. 22.09(4)(a), and incorporating its reasons in support or denial of the application. Following DRC approval recommendation, the City Council shall adopt a resolution to approve or deny the application based on the criteria specified in Code Sec. 22.09(4)(a). A condition of approval may be added to any variance application for a property with a potential legacy sign requiring the property owner to designate and/or restore the potential legacy sign.

- (e) **Covenant by Recorded.** If the application is approved by the City Council, the City shall record a signed covenant in the office of the County Recorder at the Legacy Sign owner's expense. The covenant, which shall run with the land and be binding on successors and assigns, shall specify which elements of the Designated Legacy Sign are to be protected; and state that any alteration or removal of these elements shall be done in accordance with Code Sec. 22.09(4)(a). This covenant shall serve as notice of the approval as a Designated Legacy Sign, and shall not be removed from the property without the consent of the City Council.
- (f) **Design Standards.** Legacy signs shall comply with the following requirements (as applicable):
- (i) Restoration and or repair of an intact or nearly intact Legacy Sign shall be consistent with a documented appearance at the time of approved legacy sign designation.
 - (ii) Restoration and or repair shall not add typographical or other elements which result in an increase in the size of the restored and or repaired sign.
 - (iii) Text changes shall not result in changes to character defining features.
 - (iv) Text changes shall match or be compatible with existing text in material(s), letter size, font/typography, and color.
 - (v) The sign shall use materials and technology representative of its period of construction.
 - (vi) The sign shall be structurally safe or can be made safe without substantially altering its documented appearance at the time of approved legacy sign designation.
 - (vii) Relocation of a Legacy sign off site is discouraged unless it is technologically impractical or otherwise infeasible to maintain the Legacy Sign in the original location. The burden of proof is upon the applicant and shall be to the satisfaction of the Design Review Committee (DRC). Relocation of a Legacy Sign shall be to a location within the original premises, or to a location deemed appropriate by the DRC.
 - (viii) A Legacy Sign may be replaced as long as the replacement sign is consistent in look, materials and technologies as the documented appearance at the time of approved legacy sign designation.
- (g) **Maintenance.** The owner, lessees, and any other responsible persons shall take all steps necessary to maintain the Legacy Sign in good condition and to prevent any deterioration or decay that would adversely affect the value or integrity of the Legacy Sign. The Design Review Committee may require annual maintenance inspections of the sign by the building inspector. Failure to maintain the Legacy Sign in accordance with this Section is a violation of the Wisconsin Dells Municipal Code and is subject to loss of legacy sign designation and may be subject to prosecution.
- (5) **Multiple-tenant Signs.** Businesses located within a shopping center, commercial subdivision or distinct area of the city may joint together and request accommodations to the provisions of this ordinance to construct a Multiple-tenant Sign identifying their businesses on a single sign structure.

- (a) **Application.** An application for a Multiple-tenant Sign accommodation shall be submitted to the City Engineer and in addition to the information provided pursuant to Code sec. 22.03, shall be accompanied by a proposed Multiple-tenant Sign plan identifying the businesses to be advertised and shall be accompanied by a proposed Multiple-tenant Sign plan signed by the owners of said businesses or their representatives. Said plan should identify all businesses involved, a contact person, an written agreement between the owners of the businesses for sharing the cost of installation, maintenance and repair of the Multiple-tenant Sign and an agreement to limit the number of on-premises signs for each business and to limit the size of any on-premises sign for each business to a maximum height of 6 feet above grade.
 - (b) **Process.** The Design Review Committee shall conduct a public hearing on the proposed Multiple-tenant Sign. The procedure for the hearing shall be the same as the procedure followed for Conditional Use Permit and the fee shall be the same. The Design Review Committee shall make a recommendation to the Common Council who shall then approve or reject the proposed Multiple-tenant Sign.
 - (c) **Standard of Review.** The Design Review Committee and the Common Council shall review the application for a Multiple-tenant Sign permit in order to determine whether or not the proposed Multiple-tenant Sign identifies the businesses advertised with good taste and design and that the proposed signs are in harmony with its neighbors and does not unduly interfere with the existing on-premise signs. The Multiple-tenant Sign should be located near or adjacent to the driveway or access road to the businesses advertised. It is the intent of the city that the number and size of signs be reduced. All businesses depicted on Multiple-tenant Signs shall be restricted to one (1) free standing on-premises sign not exceeding 100 square feet in area nor 6 feet in height above grade. The city may impose such conditions on an accommodation approval as it deems necessary to make the findings required by this section or as it deems appropriate to protect the public health, safety and general welfare.
 - (d) **Change of Ownership.** In the event of a sale of a business included in a Multiple-tenant Sign, the Unified Sign Plan shall be changed to include the new owner who shall file an addendum to the Multiple-tenant Sign Plan agreeing to be bound by all of the terms and conditions required by the city in approving the Multiple-tenant Plan accommodation.
- (6) ***Monument Signs.***
- (a) **Height Limitations.** Monument signs shall not exceed twenty (20) feet in height as measured from the point on the site at which the base of the ground floor of a building thereon would be located. For the purpose of this subsection, “ground floor” is defined as follows: that level of a building on a sloping or multilevel site which has its floor line at or not more than three (3) feet above exit discharged grade for at least one-half of the required exit discharges.
 - (b) **Area Limitations.** Monument signs shall not exceed three hundred (300) square feet of area per face, or as defined in Section 22.10, whichever is stricter.

(7) **Pole Signs.**

(a) **Height Limitations.**

(i) Pole signs shall not exceed forty-five (45) feet in height for on premise signs and thirty (30) feet for off-premise signs, or as restricted in Section 22.10, whichever is stricter, Sign height shall be measured per the average elevation of the ground directly beneath the sign, or above the elevation of the adjacent road center line, whichever is higher.

(a) Matching the height of the adjacent conforming pole sign(s) within two hundred and fifty (250) feet of the proposed pole sign is recommended, but no required.

~~as measured from the point on the site at which the base of the ground floor of a building thereon would be located. For the purpose of this subsection, "ground floor" is defined as follows: the level of a building is on a sloping or multilevel site which has its floor line at or not more than 3 feet above exit discharged grade for at least one-half of the required exit discharges.~~

(ii) Off premise signs shall be at least eight (8) feet above the elevation of the adjacent roadway center line, or at the average elevation of any adjacent off-premise pole sign(s) within two hundred and fifty (250) feet of the proposed sign, whichever is lower.

(b) **Area Limitations.** Pole signs shall not exceed three hundred (300) square feet of area per face, or as defined in Code Sec. 22.10, whichever is stricter.

(c) **Location limitations**

(i) No pole sign shall be placed upon a tree bank.

(a) Matching the setback of the adjacent conforming pole sign(s) within two hundred and fifty (250) feet of the proposed pole sign is recommended, but not required.

(d) Design Standards

(i) Pole signs shall not use wood support poles.

(ii) Off-premise pole sign shall utilize a uni-pole structure

(iii) All visible straps used to secure sign wraps shall either be neutral in color, or match the color of the support structure from which it is adhering to.

(8) **Portable Signs.**

(a) **Location.** The sign shall be located within ten (10) feet of the business entrance, but shall not be placed in a location where the paved area for passage is reduced to less than six (6) feet or within twelve (12) feet of an intersection, driveway, public stairwell or crosswalk.

(b) **Usage.** The sign shall only be used during business hours.

(c) **Material.** The sign shall be made of a durable material such as wood or metal.

(d) **Liability Agreement.** A license agreement is required in a form and amount approved by the City indemnifying and holding the City harmless from liability and naming the City, its officers and employees as an additional insured on a general liability insurance policy.

(9) **Projecting Signs.**

- (a) **Area Limitations.** Projecting signs shall not exceed three hundred (300) square feet on each side, or as defined in Code Sec. 22.10, whichever is stricter.
- (b) **Projection over Public Property.** Every projecting sign shall be placed at least ten (10) feet above the public sidewalk over which it is erected. No projecting sign shall project more than four (4) feet, six (6) inches into the public way.
- (c) **Height.** The highest point of a projecting sign shall be no more than ten (10) feet above the roof line of the building upon which the projecting sign is placed, or as defined in Code Sec. 22.10, whichever is stricter.
- (d) **Content.** Projecting signs shall promote or relate only to on- premises goods, services or activities.
- (e) **Placement.** Projecting signs shall be a minimum of forty (40) feet apart; except that each building or business may have a projecting sign.
- (f) **Declaration of Policy.** The erection of a projecting sign over the public right-of-way is declared to be a privilege granted by the City of Wisconsin Dells. There is no guarantee that all applications for projecting signs will be approved or that all designs will be permitted. Applications will be considered on a case by case basis and evaluated on their contribution to downtown Wisconsin Dells.

(10) **Roof Signs.**

- (a) **Area Limitations.** No roof sign shall have a surface or facing exceeding three hundred (300) square feet.
- (b) **Height.** The highest point of a roof sign shall be no more than forty-five (45) feet above ground level.

(11) **Wall Signs.**

- (a) **Sign Quantity.** There may be one (1) on-premises and one (1) off-premises wall sign per premise face, or as restricted in Code Sec. 22.10, whichever is stricter.
- (b) **Area Limitations.** Total wall signage per premise face shall not exceed 300 square feet, or as restricted in Code Sec. 22.10, whichever is stricter.
- (c) **Projection setback line.** Wall signs attached to a wall at a height ten (10) feet or less above the sidewalk or ground shall not project more than two (2) inches. Wall signs attached to a wall at a height greater than ten feet shall not project more than eighteen (18) inches. Height. The highest point of a wall sign shall not be more than 10 feet above the roof line of the building upon which the wall sign is placed.

(12) **Wind Signs.**

- (a) **Exemption.** Wind signs which are less than 50 square feet in size are exempt from this Ordinance if such wind signs are blank or if such wind signs contain only a logo or graphic which logo or graphic shall not include any copy or printed words.
- (b) **Regulation.** Wind signs greater than 50 square feet in size or upon which there appears any copy or printed words shall be regulated as ground signs.

(13) **Window Signs.** There is currently no restrictions on window signage city-wide; however, there may be specific restrictions per zoning district (see Code Sec. 22.10).

(14) **Variable Message Signs.**

- (a) **Regulations.** In addition to the regulations imposed by this chapter, variable message signs are subject to the following restrictions:
 - (i) Variable Message Signs may be used only to advertise activities conducted on the property on which the signs are located or to present public service information.
 - (ii) No traveling message may travel at a rate slower than 16 light columns per second or faster than 32 columns per second.
 - (iii) No message may be displayed at intervals of less than 6 seconds.
 - (iv) No segmented or traveling message may last longer than 10 seconds.
 - (v) Display areas may be illuminated only to a degree of brightness that is reasonably necessary for adequate visibility. The City Engineer or designee shall be responsible for determining compliance with this requirement. Signs found to be brighter than reasonably necessary shall be adjusted by the person owning or controlling the sign in accordance with the instructions of the City Engineer.

- (vi) The brightness level of all messages must be uniform.
- (vii) Intervals between messages must be black.
- (viii) Flashing, intermittent or moving light or lights are prohibited, except those giving public service information, such as time, date, temperature, weather or similar information.
- (ix) Lights that are directed at any part of the highway or that interfere with or obscure an official traffic device, sign or signal are prohibited.
- (x) The maximum sign area shall be 300 square feet per facing.
- (xi) The display area shall not exceed 50% of the total area of the sign.

(b) **Conditional Permit.** Variable Message Signs East of the Wisconsin River ~~are shall be Reviewed by the Design Review Committee following the Public Hearing process per conditionally permitted in the commercial districts east of the Wisconsin River.~~ ~~T~~ the provisions of Wisconsin Dells Code Chapter 19, Article 4 Division 6 (19.370-19.39 - Conditional Use Permit). ~~shall apply to applications for such signs.~~

Section 22.10 Specific Sign Requirements, per Zoning District

All signs shall comply with the standards of the applicable zoning district, in compliance with the provisions outlined within this section. See Code sec. 22.09 for general sign requirements.

(1) *D-1 Conservancy and R-1 Residential (single-family) Zoning Districts*

(a) **Permitted Signs.** The following signs or other advertising structures are permitted:

- (i) Signs pertaining to the sale, on premises, of agricultural products from such premises, provided there shall be no more than one (1) sign per premises and the size of such sign shall not exceed thirty (30) square feet;
- (ii) Temporary Signs, excluding Code sec. 22.05(13-17);
- (iii) For each multi-family dwelling or single family and two-family subdivision, there shall be permitted one identification sign not exceeding thirty-two (32) square feet in area located near the main entrance to the building or subdivision and indicating only the name of the building or subdivision and name of the owner, manager or developer thereof; and,
- (iv) Signs pertaining to home occupations, professional offices, or any use permitted in the conservancy and residential districts; provided, there shall be no more than one (1) sign per premises having a maximum size of five (5) square feet, no such signs shall be illuminated. All signs erected hereunder shall be set back at least five (5) feet from any lot line.

(2) ***R-2 Residential (single family & duplex), R-3 Residential (mixed), and R-9 Mobile Home Park Zoning Districts.***

(a) **Permitted Signs.** The following signs or other advertising structures are permitted:

- (i) Signs pertaining to the sale, on premises, of agricultural products from such premises, provided there shall be no more than one (1) sign per premises and the size of such sign shall not exceed thirty (30) square feet;
- (ii) Temporary Signs, excluding Code sec. 22.05(13-17);
- (iii) For each multi-family dwelling or single family and two-family subdivision, there shall be permitted one identification sign not exceeding thirty-two (32) square feet in area located near the main entrance to the building or subdivision and indicating only the name of the building or subdivision and name of the owner, manager or developer thereof; and,
- (iv) Signs pertaining to home occupations, professional offices, or any use permitted in the conservancy and residential districts; provided, there shall be no more than one (1) sign per premises having a maximum size of five (5) square feet, no such signs shall be illuminated. All signs erected hereunder shall be set back at least five (5) feet from any lot line.

(b) **Conditionally Approved Signs.** The following signs or other advertising structures are conditionally permitted: Directional signs; Marquee/Awning/Canopy Signs; Monument signs; Pole signs; Projecting and Blade signs; Roof signs; Wall signs; and Wind signs.

(3) ***R-5 Residential (multi-family) District.***

(a) **Permitted Signs.** The following signs or other advertising structures are permitted: Directional signs; Marquee/Awning/Canopy Signs; Monument signs; Pole signs; Projecting and Blade signs; Roof signs; Temporary signs; Wall signs; Wind signs; and, Window Signs.

(4) ***C-2 Downtown Commercial Zoning District.***

(a) **Total Allowable Sign Area.** The total sign area permitted (i.e. all sign areas within a facade combined) shall not exceed five (5) square feet per one (1) lineal foot of business frontage with the minimum of 144 square feet and a maximum of 300 square feet allowed.

(b) **Permitted Signs.** The following signs or other advertising structures are permitted: Directional signs; Marquee/Awning/Canopy Signs; Monument signs; Projecting and Blade signs; Temporary signs; Wall signs; and, Window Signs. See Table (E) for restrictions on these permitted signs.

(c) **Off-Premise Signs.** Off-premise signs are prohibited, meaning content of signs is limited to the business, service, and activity available or conducted on the subject lot, except in the following condition.

- (i) When a business or service does not have direct access to a public street, signs directing traffic to the subject business or service may be located off premises at the nearest point of access. Such signs are counted as part of the total allowable sign area.

Table E: Downtown C-2 District Permitted Signage

Sign Type	Sign Description	Total Sign Area Restriction	Number of Signs Allowed	Maximum Area Per Sign	Maximum Sign Height
Total Sign Area Permitted	The total sign area permitted for each business shall be determined by multiplying the length of lineal business frontage	5 sq. ft. / 1 lineal ft. of business frontage with a minimum of 144 sq.ft. a maximum of 300 sq.ft.			
Monument Sign	Monument sign is a detached sign mounted or incorporated into a solid base, and shall be a self-supporting structure.	Included	1 per lot	Based on location 60 sq.ft. (per sign face) 144 sq ft-off Broadway 200 sq ft-East of Church	6 feet 16 ft-off Braodway 20 ft.-East of Church
Wall Sign	A sign attached to or erected against the wall of a building with the face parallel to the building wall	Included	1 sign per 50 feet of business frontage	60 sq.ft.	n.a.
Projecting Sign	A sign attached to a building or other structure and extending more than eighteen (18) inches beyond the building plane.	Included: Count only one side, except faces with angles beyond 45 degrees count each sign face	1 sign per 50 feet of business frontage	50 sq.ft. (per sign face)	n.a.
Blade Sign	A special projecting sign attached to the building along the storefront frontage following one of three design alternatives provided by the City of Wisconsin Dells.	Excluded	1 sign per public entrance per business, except each blade sign shall be at minimum of 40 ft apart	See Downtown Design Standards	See Downtown Design Standards
Awning/Canopy/ Marquee Sign	A sign which is painted on, attached to, or supported by a projecting structure (i.e. awning, canopy or marquee).	Included	n.a.	75% coverage of valance/flat profile; 50% coverage of awning roof	n.a.
Window Sign (no permit required for interior signs – DRC approval still required)	A sign attached to, placed against, painted on, or placed within three (3) feet of a window or door of the building which is intended for viewing from the exterior.	Excluded	n.a.	25% coverage of each window/door, excluding product display; 50% coverage of each window/door, inclusive of product display	n.a.
Portable Sign	A sign not permanently attached to the ground or other permanent structure including sandwich boards, pedestal signs, and “A” frame signs.	Excluded	1 per business that has obtained a food license	6 sq.ft. per sign face, including boarder and trim)	3 feet (sandwich board); 4 feet (pedestal sign)
Incidental Sign (no permit required)	Secondary, informational signs (e.g menu boards, open/hours of operation, short-term special event/promotions).	Excluded	3 per business frontage up to 10 sq.ft. total	4 sq.ft. (count towards window sign coverage limit)	

(d) **Downtown Design Standards.** All signs shall adhere to the Downtown Design Standards pursuant Code sec. 22.01(2)(d) and Chapter 19.

(5) ***C-1 Neighborhood Commercial, C-3 Highway Commercial, C-4 Large-scale Commercial, and M-1 Mixed Use Zoning Districts.***

(a) **Permitted Signs.** The following signs or other advertising structures are permitted: Directional signs; Marquee/Awning/Canopy Signs; Monument signs; Pole signs; Projecting and Blade signs; Roof signs; Temporary signs; Wall signs; Wind signs; and, Window Signs.

(b) Prohibited Signs. Off-premise signs are prohibited in the C-1 Commercial neighborhood Zoning district.

(c) **Pole Sign.**

~~(i) C-1 Neighborhood Commercial. Off-premise pole signs shall not be less than 500 feet from any other sign or sign structure on the same side of the street on which the pole sign or sign structure is situated. On-premises pole sign may be nearer than 500 feet to any other ground sign, if it is the only on-premises ground sign situated upon the premises or parcel upon which the business or commercial activity promoted is situated; and, if said~~ Any new on-premise pole sign has shall be been conditionally approved by the DRC pursuant to following the procedures of the CUP process per Code Chapter 19 Article 4 Division 6 (19.370-19.389). Such signs shall not exceed 50 square feet. Additional conditions may also be imposed.

(i) **C-3 Highway Commercial.** On-premises pole signs may project over a sidewalk but such sign shall not project more than 4 feet, 6 inches over a sidewalk and such signs shall be at least 10 feet above a sidewalk. Off-premises pole signs shall not be less than 500 feet from any other sign or sign structure on the same side of the street on which the pole sign or sign structure is situated. An on-premises pole sign may be nearer than 500 feet to any other ground sign, if it is the only on-premises ground sign situated upon the premises or parcel upon which the business or commercial activity promoted is situated.

(ii) **C-4 Large Scale Commercial.** Off-premises pole signs shall be not less than ~~100~~ 200 feet from any other ground sign or sign structure on the same side of the street on which the pole sign or sign structure is situated. An on-premises pole sign may be nearer than ~~100~~ 200 feet to any other ground sign if it is the only on-premises ground sign situated upon the premises or parcel upon which the business or commercial activity is situated; and, if the business is located in a stand-alone building.

Existing Sauk signs exempted: Off-premise pole signs in the C-4 Commercial Zoning District existing and documented in the 2013 Sauk County Sign inventory shall be exempt from the 200 ft spacing requirement. These signs will remain regulated by the 100 ft sign separation requirement in place when they were installed.

(d) **Roof Sign.**

(i) **C-1 Neighborhood Commercial.** Off-premises roof signs shall not be less than 500 feet from any other roof sign or sign structure on the same side of the street upon which the roof sign or sign structure is situated. On-premises roof sign may be nearer than 500 feet to any other roof sign

if it is the only on-premises roof sign situated upon the premises or parcel upon which the business or commercial.

(ii) C-3 Highway Commercial Districts. Off-premises roof signs shall not be less than 500 feet from any other roof sign or sign structure on the same side of the street upon which the roof sign or sign structure is situated. On-premises roof sign may be nearer than 500 feet to any other roof sign if it is the only on-premises roof sign situated upon the premises or parcel upon which the business or commercial.

(iii) **C-4 Large Scale Commercial District.** All roof signs shall be not less than 100 feet from any other roof sign or sign structure on the same side of the street upon which the roof sign or sign structure is situated.

(6) **I-1 Industrial District.**

(a) **Permitted Signs.** The following signs or other advertising structures are permitted Directional signs; Marquee/Awning/Canopy Signs; Monument signs; Pole signs; Projecting and Blade signs; Roof signs; Temporary signs; Wall signs; Wind signs; and, Window Signs.

(b) **Monument / Pole Sign.** One (1) pole or monument sign per premises identifying the industry or business situated thereon. Such sign shall not exceed one hundred (100) square feet, and shall be set back not less than ten (10) feet from any lot line.

(c) **Wall Sign.** Wall signage identifying the industry or business not exceeding one hundred (100) total square feet.

Section 22.11 Sign Illumination

In addition to complying with the provisions of this sign ordinance, all signs in which electrical wiring and connections are to be used shall be subject to the applicable provisions of City and state electrical codes. No person may erect a sign with exposed electrical wires.

- (1) **Lighting Intensity.** In no case shall the lighting intensity of any sign, whether resulting from internal or external illumination, exceed sixty (60) foot candles when measured with a standard light meter held perpendicular to the sign face at a distance of ten (10) inches.
- (2) **Light Shielding.** All sign lighting shall be designed, located, shielded or hooded so as to prevent the casting of direct light or glare upon adjacent roadways or surrounding properties. The use of unshielded lighting, including exposed light bulbs hung or strung on poles, wires or any other type of support intended to illuminate a sign or other advertising device is prohibited.
- (3) **Neon Illumination.** Neon signs or other exterior neon displays may be permitted in cases where they are custom designed to be compatible with the building's architectural character, and where the colors of such signs have been selected to harmonize with the building's exterior colors. Such lighting shall be subject to review and approval by the Design Review Committee.
- (4) **Compatibility.** Signs shall not have lights that rotate or have pulsating flashing or strobe lights, shall not resemble, imitate or approximate the shape, size, text, form or color of official railroad or official traffic signs, signals, or devices, and shall not obstruct or interfere with the effectiveness of said devices.

Section 22.12 Non-Conforming Signs & Structures

- (1) **Definition.** Any sign or projecting structure constructed in accordance with ordinances and other applicable laws in effect on the date of its construction, but which by reason of its type, size, height, location, design, material, method of illumination, number of signs, or construction is not in conformance with this Chapter shall be considered a legal non-conforming sign or projecting structure.
- (2) **Continuation/Loss of Status.** The lawful use of a nonconforming sign or projecting structure may continue unless one (1) or more of the following occurs:
 - (a) The sign or projecting structure is structurally altered in a way, except for normal maintenance or repair. (Change of message is considered normal maintenance.)
 - (b) When the sign or projecting structure is fifty (50) percent or more damaged by fire, flood, explosion, earthquake, war, riot or act of God.
 - (c) The sign or projecting structure is relocated.
 - (d) The sign or projecting structure fails to conform to Code Sec. 22.04 regarding maintenance and repair, abandonment, dangerous or defective.
 - ~~(e) If located on property that is sold, with the full ownership of the property being transferred, the nonconforming sign and/or projecting structure must be brought into conformance with the sign regulations of this article at the time of the transfer unless the business will continue to operate under the same name.~~
- (3) **Transfer of Ownership.** A nonconforming sign on property which changes owners shall comply with this sign code unless the design and review committee, after notice and public hearing, determines that continuation of the nonconforming on premises sign will not have a deleterious effect on neighboring properties or be inconsistent with the redesign and rehabilitation of the business district. DRC shall consider, among other appropriate factors, whether the nonconforming on premises sign is located East of Cedar Street or is associated with a business which will not change its name or branding.
- (43) **Compliance.** Within thirty (30) days of occurrence of any of the above, the sign or projecting structure shall be brought in compliance with this Chapter with a new permit secured, or the sign or projecting structure shall be removed at the owner's expense.
- (54) **Maintenance and Repair.** Nothing in this Chapter shall relieve the owner or user of a legal non-conforming sign/projecting structure or the owner of the property in which the sign and/or projecting structure is located from the provisions of this Chapter regarding safety, maintenance and repair of the sign and/or projecting structure.

Section 22.13 Enforcement

- (1) **Order to Correct.**

- (a) Whenever the City, its agents or employees, shall upon inspection of sign or structure find conditions in violation of this Code, an Order shall be issued to the owner and/or occupant of the sign or structure to correct the conditions.
- (b) The order shall identify the conditions to be corrected and specify a time within which the owner and/or occupant shall comply.
- (c) The order shall be served upon the owner and/or occupant by delivering a copy to the owner, occupant personally, or by delivering the same to and leaving it with an adult/competent person in charge of the premises, or in case no such person is found upon the premises by fixing a copy in a conspicuous place near the entrance to the premises; or by regular U.S. Mail.

- (2) **Citation.** Any person, firm, corporation or organization who violates any provision of this Chapter or who fails to timely correct a condition shall be subject to penalties as provided at City Code Sec. 30.04. Each violation and each day a violation continues or occurs shall constitute a separate offense. Nothing in this section shall preclude the City from commencing an action to prevent, remove or abate a violation of this section, including an action pursuant to Wis. Stat. Chap. 823.
- (3) **Abatement.**
- (a) The building official may determine that the public interest requires correction or abatement of the condition and, upon failure to comply with the order to correct, the building official may cause the abatement or removal of the offending condition.
 - (b) Such abatement removal shall be deemed a special benefit to the premises and the cost shall be charged against the owner, or owners of the property. If the cost is not paid within thirty (30) days, it shall be levied as a special charge against the premises.
 - (c) Except in the event of imminent danger or harm, notice of abatement shall be given and the owner or occupant may appeal the abatement to the Board of Appeals within three (3) days after service of the order.
- (4) **Written Order Duration.** A written order to correct a violation shall remain in effect for twenty-four (24) months from the date it is issued.

Section 22.14

Severability

If any provision of this ordinance, or the application thereof to any person or circumstances, shall be held invalid by any court of competent jurisdiction, such invalidity shall not affect the other provisions, or application thereof, of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are hereby declared to be severable.

CITY OF WISCONSIN DELLS
ORDINANCE NO. _____

ITEM 11

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

SECTION I: PURPOSE

This ordinance clarifies the role of the Design Review Committee in the zoning code.

SECTION II: PROVISION CREATED

Wisconsin Dells Code Sec. 19.676 is created.

SECTION III: PROVISIONS AS CREATED

19.676 Design Review Approval.

All projects that involve construction and/or maintenance, including painting, in the C-2 Commercial Downtown Zoning District and all signage throughout the city are subject to review and approval by the Design Review Committee.

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 state law.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 19.

Brian L. Landers, Mayor

Nancy R. Holzem, City Clerk

First Reading Passed:
Second Reading passed:
Published:

ORDINANCE NO. _____
(Overnight Parking Allowed)

ITEM 12

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

SECTION I: PURPOSE

The purpose of this ordinance is to allow overnight parking in Municipal Parking lots.

SECTION II: PROVISIONS REPEALED AND CREATED

1. Municipal Code Sec. 10.22(1)(h) is repealed.
2. Municipal Code Sec. 10.22(1)(17) is created

SECTION III: PROVISIONS AS REPEALED AND CREATED

10.22 PARKING REGULATIONS

(1) No Parking

~~(h) Municipal Parking Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9.~~

(17) Overnight Parking. Overnight Parking is allowed in Municipal Parking Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 unless a snow emergency has been declared by the Director of Public Works or designee.

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 Wisconsin Dells Code, Chapter 10.

Brian L. Landers, Mayor

Nancy R. Holzem, City Clerk/Coordinator

FIRST READING PASSED:
SECOND READING PASSED:
PUBLISHED:

Wisconsin Dells Parking Lots



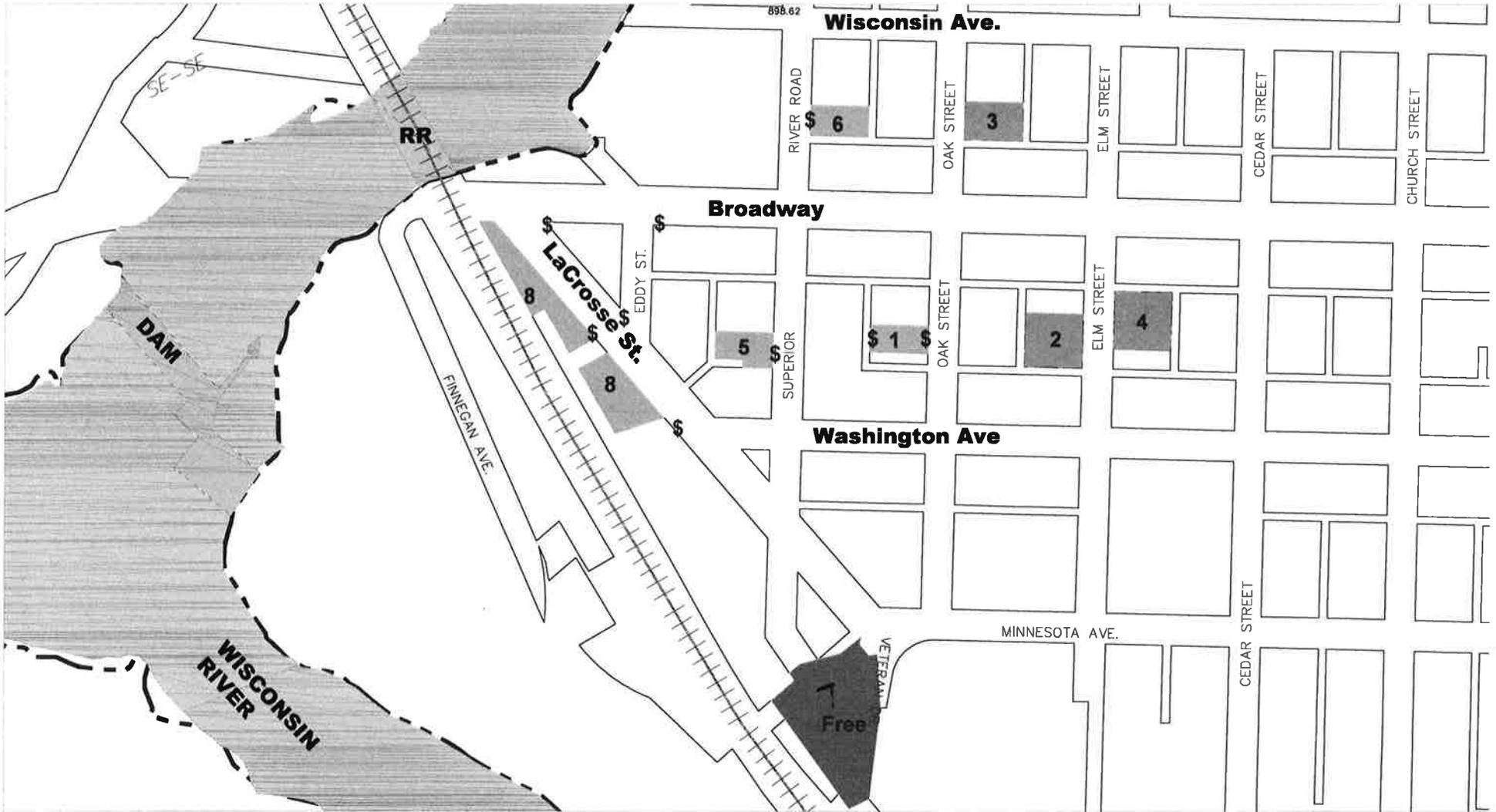
**Kiosk Pay
Parking Lot**



**Parking
PAY KIOSK**



**Meter Pay
Parking Lot**



ORDINANCE NO. _____
(Snow Emergency- Parking)

ITEM 13

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

SECTION I: PURPOSE

The purpose of this ordinance is to create a snow emergency declaration for the purpose of snow removal.

SECTION II: PROVISIONS CREATED

Municipal Code Sec. 5.04(5) and (6)

SECTION III: PROVISIONS AS CREATED

5.04(5) Overnight Parking. Overnight parking is allowed in Municipal Parking Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 unless a snow emergency has been declared.

5.04(6) Snow Emergency Declaration. The Director of Public Works or designee, and/ or the Police Chief is authorized to declare a snow emergency in advance of forecasted conditions of heavy snow or blizzard conditions which prohibits any motor vehicle from parking on any public street, alley or parking lot between the hours of midnight to 7:00am, or until snow removal operations have been completed.

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 Wisconsin Dells Code, Chapter 5

Brian L. Landers, Mayor

Nancy R. Holzem, City Clerk/Coordinator

FIRST READING PASSED:
SECOND READING PASSED:
PUBLISHED: