

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, JULY 09, 2018 Time: 6:00PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS, WI

	Committee Members
Mayor Ed Wojnicz-Chair	Alder. Mike Freel Fire Chief Pat Gavinski Chris Lechnir
	Dan Anchor Lisa Delmore Phil Helley
AGENDA ITEMS:	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE MAY 14, 2018 MEETING
3	PUBLIC HEARING TO CONSIDER SITE PLAN APPLICATION FROM AMERICAN TRANSMISSION CO. FOR A NEW SWITCHGEAR ENCLOSURE ON PARCEL 11291-280 (WISCONSIN POWER & LIGHT) AND FOR A NEW CONTROL HOUSE ON PARCEL 11291-280.01 (AMERICAN TRANSMISSION COMPANY, LLC). BOTH PARCELS ARE PART OF THE SUB-STATION COMPLEX AT 705 FINNEGAN AVE.
4	DISCUSSION/DECISION ON ITEM #3
5	PUBLIC HEARING TO CONSIDER SITE PLAN APPLICATION FROM MT. OLYMPUS FOR TWO (2) MAINTENANCE BUILDINGS ON PARCEL 291-0143-00000 LOCATED AT 310 CTH A.
6	DISCUSSION/DECISION ON ITEM #5
7	DISCUSSION/DECISION ON COLUMBIA AND ADAMS COUNTY C.S.M.'s SUBMITTED JOINTLY BY MIKE AND ANN KAMINSKI AND TIM AND DEBRA TOFSON TO SPLIT LOT 16 KILBOURN RIDGE AND COMBINE EACH ½ WITH ADJACENT LOTS 15 AND 17.
8	DISCUSSION/DECISION ON CSM SUBMITTED BY GTAM TO SPLIT LOT 1 C.S.M. 6150 ADAMS CO, CITY OF WIS. DELLS TAX PARCELS 291-00369-0010, 291-00370-0000, 291-00371-0000 & A PORTION OF 291-00369-0000 LOCATED AT 2600 RIVER RD. INTO TWO (2) LOTS TO MAINTAIN CONSISTENCY WITH THE TIF BOUNDARY.
9	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS
10	CONFIRM DATE FOR THE NEXT PLAN COMMISSION MEETING (AUGUST 13, 2018 @ 6PM)
11	ADJOURNMENT
12	
	<p>Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.</p>
	<p>MAYOR ED WOJNICZ CHAIRPERSON DISTRIBUTED JULY 06, 2018</p>

Site Plan Application
American Transmission Co.
Plan Commission, 7/09/18

The City has received a Site Plan Application from American Transmission Co. to construct two (2) new buildings at the sub-station area they share with Alliant at 705 Finnegan Ave, parcels 11291-280 and 11291-280.01.

Site Plan approval is required for any new commercial building.

This project is based on improving the security of the electrical facilities at this location. This includes the construction of a new Switchgear Enclosure on parcel 11291-280 and a new Control house on parcel 11291-280.01. The buildings are different sizes, but are each around 500 sq ft. New raceways will be installed to connect cabling from the new buildings to the existing facilities.

This project will also include a new connection to the City of Wisconsin Dells Municipal Electric sub-station, located on the other side of Finnegan Ave, for improved reliability.

Additional security measures will be installed, including lights, cameras and improved fencing, gates, and vehicle barriers.

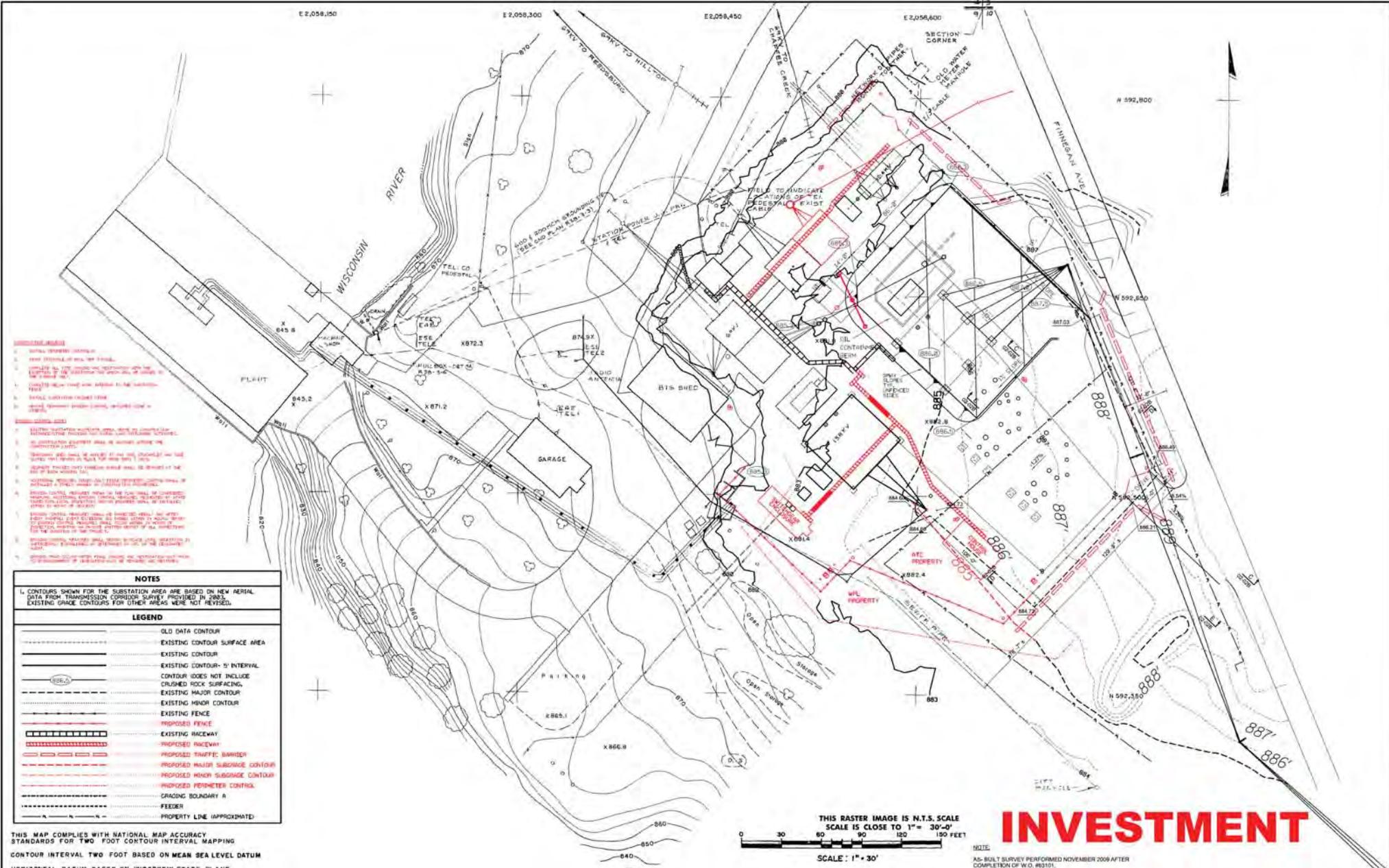
One item noted on the plan was the location of some of the vehicle barriers in the vicinity of the Finnegan Ave. Right-Of-Way. While these barriers will be movable, they are intended to stay in plan indefinitely. The final location of these barriers shall be approved by the City Public Works Department, to ensure they do not interfere with underground utilities or the City's ability to maintain (plow) Finnegan Ave.

There are no water or sewer utilities to these buildings.

Approval should include the following contingency:

Applicant shall cooperate with the City on the location of the vehicle barriers.

Chris Tollaksen
City of Wisconsin Dells



- GENERAL NOTES**
1. ALL CONTOUR SURFACES ARE BASED ON MEAN SEA LEVEL DATUM.
 2. CONTOUR INTERVAL IS TWO FEET.
 3. CONTOUR DATA IS FROM TRANSMISSION CORRIDOR SURVEY PROVIDED IN 2003.
 4. EXISTING GRADE CONTOURS FOR OTHER AREAS WERE NOT REVISED.
 5. CONTOUR INTERVAL TWO FEET BASED ON MEAN SEA LEVEL DATUM.
 6. HORIZONTAL DATUM BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM.
 7. DATE OF PHOTOGRAPHY: 5-2-78
 8. AERO-METRIC ENGINEERING PROJECT NO. 116209
- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE CONSTRUCTION SPECIFICATIONS.
 2. EXISTING AND PROPOSED CONTOUR SURFACES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
 3. EXISTING MAJOR CONTOUR SURFACES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
 4. EXISTING MAJOR CONTOUR SURFACES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
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 9. EXISTING MAJOR CONTOUR SURFACES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
 10. EXISTING MAJOR CONTOUR SURFACES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.

NOTES	
1. CONTOURS SHOWN FOR THE SUBSTATION AREA ARE BASED ON NEW AERIAL DATA FROM TRANSMISSION CORRIDOR SURVEY PROVIDED IN 2003. EXISTING GRADE CONTOURS FOR OTHER AREAS WERE NOT REVISED.	
LEGEND	
	OLD DATA CONTOUR
	EXISTING CONTOUR SURFACE AREA
	EXISTING CONTOUR
	EXISTING CONTOUR - 1' INTERVAL
	CONTOUR DOES NOT INCLUDE CRUSHED ROCK SURFACING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING RACEWAY
	PROPOSED RACEWAY
	PROPOSED TRAFFIC BARRIER
	PROPOSED MAJOR SUBGRADE CONTOUR
	PROPOSED MINOR SUBGRADE CONTOUR
	PROPOSED PERIMETER CONTOUR
	GRADING BOUNDARY A
	FEEDER
	PROPERTY LINE (APPROXIMATE)

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR TWO FOOT CONTOUR INTERVAL MAPPING

CONTOUR INTERVAL TWO FOOT BASED ON MEAN SEA LEVEL DATUM

HORIZONTAL DATUM BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM

DATE OF PHOTOGRAPHY: 5-2-78

AERO-METRIC ENGINEERING PROJECT NO. 116209

NOTE: DASHED CONTOURS INDICATE APPROXIMATE ELEVATIONS AS DEFINED IN PARAGRAPH 7.1.3.6 OF THE MANUAL OF PHOTOGRAMMETRY, 4th EDITION.

THIS RASTER IMAGE IS N.T.S. SCALE
SCALE IS CLOSE TO 1" = 30'-0"
0 30 60 90 120 150 FEET
SCALE: 1" = 30'

INVESTMENT

NOTE: AS-BUILT SURVEY PERFORMED NOVEMBER 2009 AFTER COMPLETION OF W.D. #93101.

NO.	REVISION DESCRIPTION	ENG	CADD	DATE	CADD	DATE	DATE (20-01-01)
5	IFC W.D. #3107 ISSUE FOR CONSTRUCTION	CSL	CLS	08/25/08	FRANS	DATE	
4	IFC W.D. #3107 ISSUE FOR CONSTRUCTION	CSL	CLS	08/25/08	FRANS	DATE	
3	AS-BUILT FIELD MARK-UPS REV 2	BM1	CLS	10-2-09	BM1	DATE	
2	IFC W.D. #3107	BM1	CLS	10-17-09	BM1	DATE	
1	AS-BUILT PER. W.D. #3107	CSL	CLS	10-19-07	CSL	DATE	

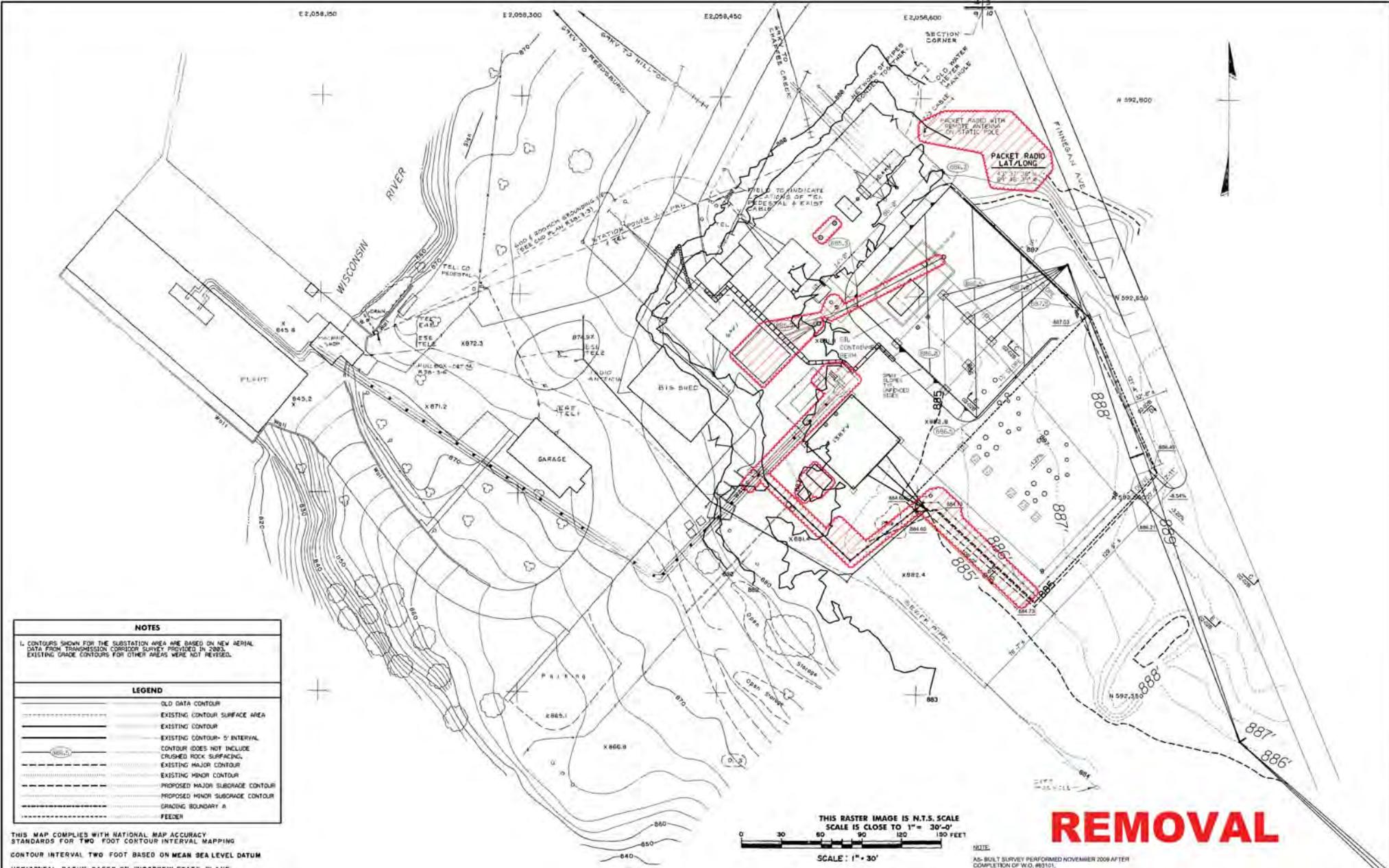
CONFIDENTIAL

ALLIANT ENERGY

CONTOUR MAP SUBGRADE

KILBOURN

KIL-02-01



NOTES

1. CONTOURS SHOWN FOR THE SUBSTATION AREA ARE BASED ON NEW AERIAL DATA FROM TRANSMISSION CORRIDOR SURVEY PROVIDED IN 2003. EXISTING GRADE CONTOURS FOR OTHER AREAS WERE NOT REVISED.

LEGEND

	OLD DATA CONTOUR
	EXISTING CONTOUR SURFACE AREA
	EXISTING CONTOUR
	EXISTING CONTOUR - 5' INTERVAL
	CONTOUR LINES NOT INCLUDE CRUSHED ROCK SURFACING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR SUBGRADE CONTOUR
	PROPOSED MINOR SUBGRADE CONTOUR
	GRADING BOUNDARY A
	FEEDER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR TWO FOOT CONTOUR INTERVAL MAPPING

CONTOUR INTERVAL TWO FOOT BASED ON MEAN SEA LEVEL DATUM

HORIZONTAL DATUM BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM

DATE OF PHOTOGRAPHY: 5-2-78

AERO-METRIC ENGINEERING PROJECT NO. 116208

NOTE: DASHED CONTOURS INDICATE APPROXIMATE ELEVATIONS AS DEFINED IN PARAGRAPH 7.1.3.6 OF THE MANUAL OF PHOTOGRAMMETRY, 4th EDITION.

THIS RASTER IMAGE IS N.T.S. SCALE

SCALE IS CLOSE TO 1" = 30'-0"



SCALE: 1" = 30'

REMOVAL

NOTE: AS-BUILT SURVEY PERFORMED NOVEMBER 2009 AFTER COMPLETION OF W.D. #93101.

NO.	REVISION DESCRIPTION	ENG	CADD	DATE	CADD	DATE
5	SPC W.D. 83107 ISSUE FOR CONSTRUCTION	DES	CLS	08/25/08	FRWS	DATE
4	SPC W.D. 83107 UPDATE - 83107 ISSUE - 83107	DES	CLS	08/25/08	FRWS	DATE
3	AS-BUILT FIELD MARK-UPS REV 2	INT	CLS	10-2-09	APPO	DATE
2	SPC ATC W.D. #83051	INT	CLS	10-17-08	SCALE	1" = 30'-0"
1	AS-BUILT PER. W.D. 83107	DES	CLS	10-10-07		

CONFIDENTIAL
 ALLIANT ENERGY
 CONTOUR MAP
 SUBGRADE
 KILBOURN
 KIL-02-01

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

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

- Office Use Only -

Initial application fee	
Receipt number	
Application number	

1. Applicant information

Applicant name	American Transmission Co.
Street address	5303 Fen Oak Drive
City	Madison
State and zip code	Wisconsin 53718-8810
Daytime telephone number	608-877-3631
Fax number, if any	608-877-3604
E-mail, if any	jhanson@atcllc.com

2. Subject property information

Street address	705 Finnegan Avenue, Wisconsin Dells, WI 53965	
Parcel number	11291-280, 11291-280.01	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)	Industrial	
Describe the current use	Electrical Substation, one parcel owned by Wisconsin Power and Light and the other parcel owned by American Transmission Company.	

3. Proposed use. Describe the proposed use.

The site will remain as an electrical substation.

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

Operating conditions will remain as they currently exist. The site is surrounded by the Wisconsin River, and the City of Wisconsin Dells owned property (park, substation) and other undeveloped lands and no impacts are anticipated.

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.

American Transmission Company will be upgrading the physical security in the substation. ATC will be removing its equipment from the existing control house and adding a new, pre-assembled 24 x 40 control house and Alliant will be adding a new switchgear building. For yard lighting, instant-on capabilities are required to provide adequate lighting to support the high-resolution camera system. The lighting design will focus on illuminating areas around ATC equipment with a minimum two foot-candles of illumination.

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

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

Construction is currently scheduled from Fall 2018-Winter 2019. Hours of construction is Monday-Friday from 7:00 a.m.-5:30 p.m.

c. Effects of the project on the natural environment: This project will expand the south-west area of the substation yard by approximately 6,300 square feet to accommodate the installation of a new ATC control house and approximately 3,400 square feet west to accommodate the installation of the new WPL switchgear enclosure.

d. Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances: Operating conditions will remain as they currently exist. The site is surrounded by the Wisconsin River, and the City of Wisconsin Dells owned property (park, substation) and other undeveloped lands. No impacts are anticipated.

e. The overall appearance of the project will appear as it does today.

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

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

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

Site Plan Application

Mt. Olympus Maintenance Shop

Plan Commission, 7/09/18

The City has received a Site Plan Application from Mt. Olympus to construct two (2) new Maintenance shops next to the existing shop behind the employee housing on parcel 291-0143-00000 located at 310 County Trunk Highway A.

Site Plan approval is required for any new commercial building. The construction will include the installation of new private water and sewer lines to serve the new buildings.

There is an existing maintenance shop at this location. Two identical 60' x 120' buildings are planned about 50ft from the existing building and about 60 ft apart. The buildings are approximately 18 ft tall and will house various maintenance activities.

A new private water main and private pressurized sewer main will be installed to provide utilities to the buildings. As new uses an REU fee is required for new connections to the municipal sewer. One (1) REU is required for every 20 employees. It is understood that there will be less than 20 employees in these new buildings.

There will be a new private fire hydrant installed near the buildings. While this is a private hydrant, the City should still be allowed access to exercise the hydrant if they choose to.

The shops will be accessed by an existing paved drive, with gravel drives around the new buildings. A full Storm water plan does not appear to be required for this construction, but some effort should be made to ensure no storm water issues are created on the adjoining property.

Approval should include the following contingency:

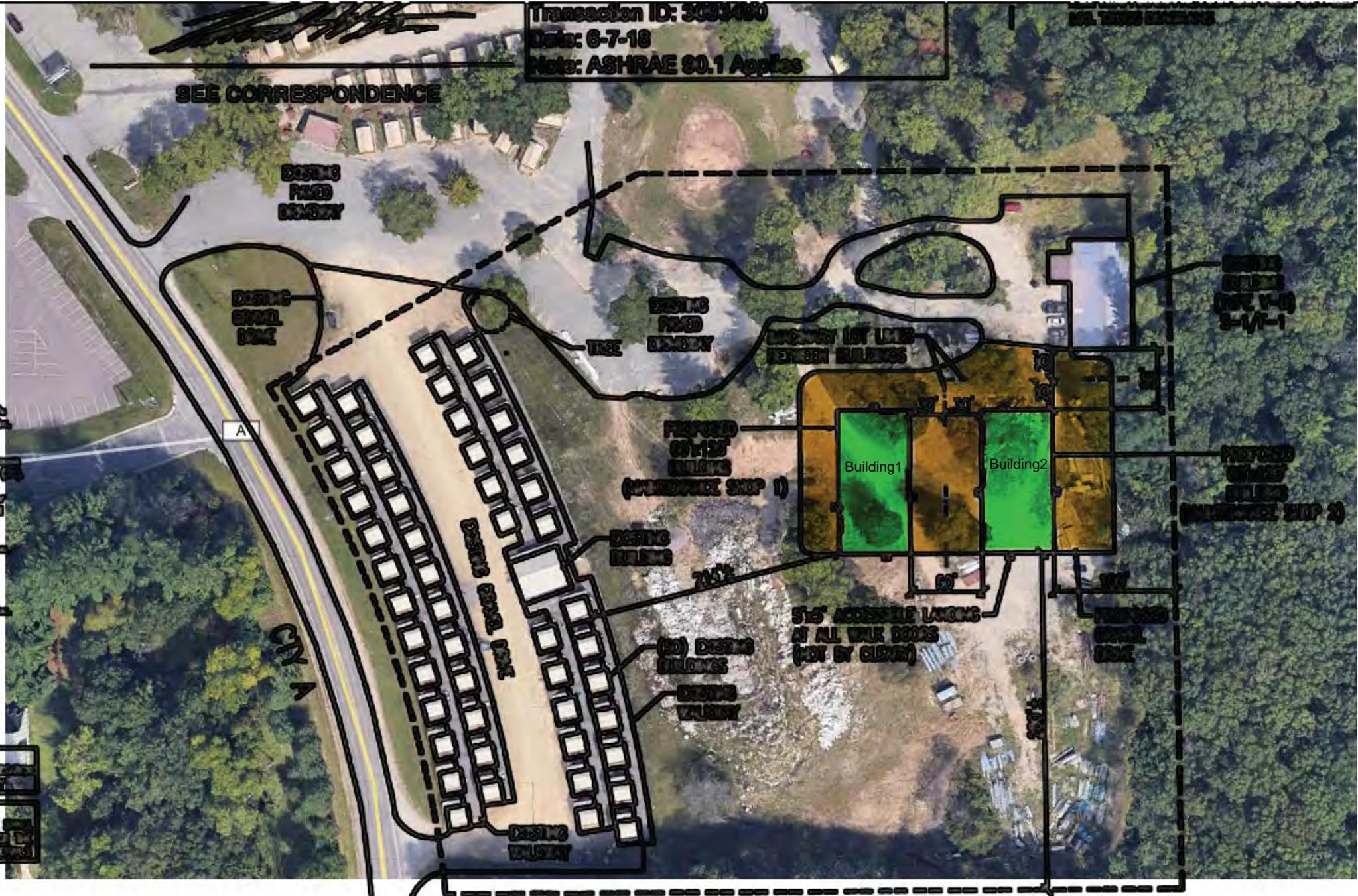
The applicant cooperates with the City to address any storm water issues that may arise.

Chris Tollaksen

City of Wisconsin Dells

Transaction ID: 3083480
Date: 6-7-18
Note: ASHRAE 90.1 Applies

SEE CORRESPONDENCE



EXISTING
PAVED
DRIVEWAY

EXISTING
GRASS
DRIVE

EXISTING
PAVED
DRIVEWAY

TREE

PROPERTY LOT LINE
BETWEEN BUILDINGS

EXISTING
BUILDING
(SEE V-10
S-1/7-1)

A

PROPOSED
60'x120'
BUILDINGS
(CONCRETE SHOP 1)

Building 1

Building 2

PROPOSED
60'x120'
BUILDINGS
(CONCRETE SHOP 2)

EXISTING
BUILDING

20'x12'

5'x5' ACCESSIBLE LANDING
AT ALL WALK DOORS
(NOT BY CURB)

PROPOSED
GRASS
DRIVEWAY

EXISTING
GRASS
DRIVEWAY

(50) EXISTING
BUILDINGS

EXISTING
DRIVEWAY

EXISTING
DRIVEWAY

310' A

GENERAL NOTES AND SPECIFICATIONS

- The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.
- This building is designed in accordance with the following codes and specifications:
 - Wisconsin Commercial Building Code (WCBC)
 - National Design Specifications for Wood Construction

Building Category: II
 Use Group(s) Classification: S-1/F-1
 Building Use: Storage
 Type of Construction: TYPE V8
 Building Gross Square Footage: 7200 Sq. Ft.

Building Design Loads:

Snow Design Data:

 - Design Truss Load: 34 PSF
 - Ground Snow Load (P_g): 35 PSF
 - Flat Roof Snow Load (P_f): 26.85 PSF
 - Snow Exposure Factor (C_e): 1
 - Snow Load Importance Factor (I_s): 1.0
 - Thermal Factor (C_t): 1.1
 - Sloped Roof Snow Load (P_s): 23.16
 - Unbalanced Snow Load: 6.95 PSF Windward
23.16/45.35 PSF Leeward

Wind Design Data:

 - Design Wind Speed: 115 MPH
 - Wind Exposure: C
 - Wind Load Importance Factor (I_w): 1

Earthquake Design Data:

 - Seismic Design Category: A
 - Spectral Response Coefficients (S_{DS}): 0.074g
 - (S_{D1}): 0.065g
 - Site Class: C
 - Seismic Importance Factor (I_e): 1.0
 - Mapped Spectral Response Accelerations (S_{MS}): 0.35g
 - (S_{M1}): 0.07g
 - Response Modification Factor (R): 6
- All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of .60 lbs. per cubic foot.
- Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (3%).
- Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
- Electrical work is not a part of this drawing and shall be installed as per applicable codes.
- Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.
- Plumbing work is not a part of this drawing and shall be installed as per applicable codes.
- All nails are to be threaded hardened steel unless otherwise noted.
- This design is based on a building site with sand, silty sand, clayey sand, silty gravel, clayey gravel soil. As per the WCBC, building code and Referenced Standard ASAE 486.1 an assumed soil bearing design value of 1500 psf with increases for depth and width has been used in this design. If information is discovered before or during construction contrary to this, the building designer should be contacted.

NOTE:
PLEASE BE ADVISED THAT ARTIFICIAL LIGHTING IS NOT PART OF THIS DESIGN. IF ARTIFICIAL LIGHTING IS TO BE USED IN THIS BUILDING, STATE LAW REQUIRES IT TO BE DESIGNED BY A REGISTERED PROFESSIONAL TO COMPLY WITH SPS 363.0501 AND 363.0505. THE PLANS AND SPECIFICATIONS SHALL BE KEPT ON SITE FOR REVIEW BY THE BUILDING INSPECTOR.

NOTE:
NO FORM OF PUBLIC TRANSPORTATION STOPS ADJACENT TO PROPERTY

NOTE:
A SEPARATE ROOM OR SPACE SHALL BE PROVIDED ON THE SITE FOR THE STORAGE OF RECYCLABLE MATERIALS

Conditionally
APPROVED
 DEPT. OF SAFETY AND PROFESSIONAL
 SERVICES
 DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

Regulated Object: Building & Roof Truss
 Project Type: New Construction
 Transaction ID: 3093490
 Date: 6-7-18
 Note: ASHRAE 90.1 Applies

TABLE OF CONTENTS

- 100. SITE PLAN
- 110. ELEVATIONS
- 120. FLOOR PLAN
- 121. INTERIOR LAYOUT / EGRESS PLAN
- 125. RESTROOM DETAILS
- 130. TYPICAL SECTION
- 140. HEADER DETAILS "A"
- 141. HEADER DETAILS "B & C"
- 150. DIAPHRAGM ACTION and MISC. DETAILS
- 160. TRUSS DIAGRAMS

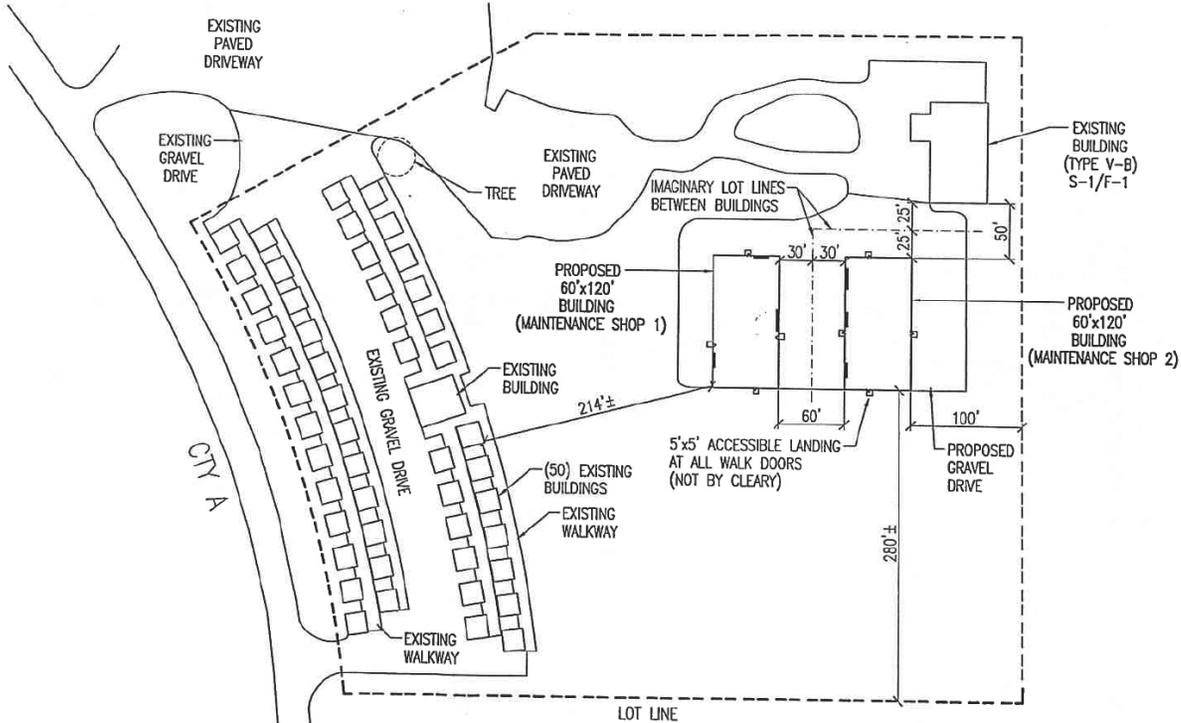


180 PAULI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-6550

DRAWN BY: LASKI
 DATE DRAWN: 4/27/18

PLAN REVISIONS:

NUMBER	DATE	BY
1	5/29/18	LRL
2		
3		
4		



PROJECT NAME: MT. OLYMPUS SHOP (MAINTENANCE SHOP 2)
 PROJECT SITE ADDRESS:
 300 CTY A
 WISCONSIN DELLS, WI - SAUK COUNTY
 BUILDING SIZE:
 60' x 120' x 17'-8"

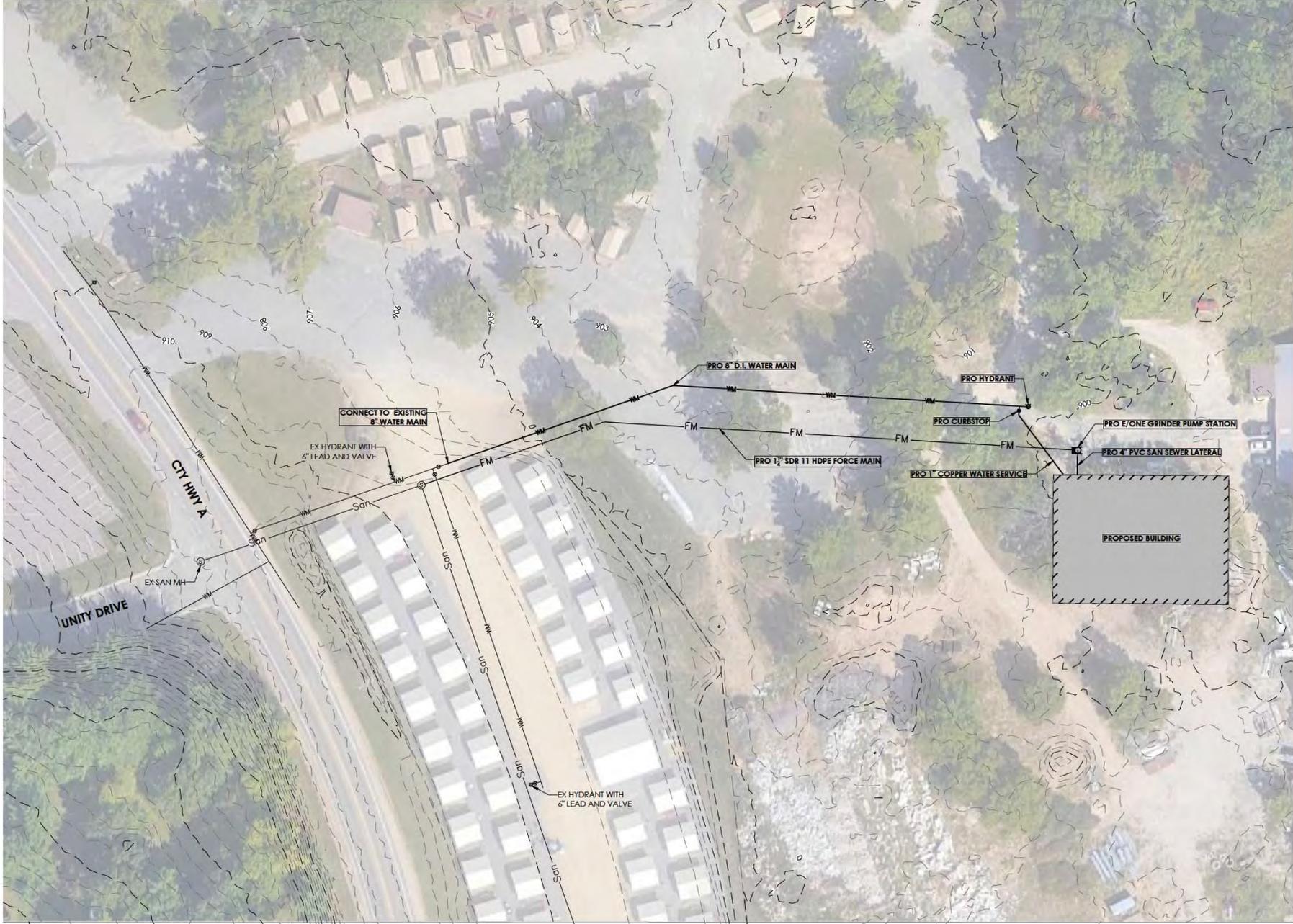
PROJECT NUMBER:
2018102150
 SHEET NUMBER:
100

SHEET SCALE: NONE



5/30/18

Date Printed: 5/30/2018 8:37 AM
 Printed By: Logan Laski
 Cleary Building Corp. Building Design Services
 180 Pauli Street / P.O. Box 930220
 Verona, WI 53593 / (800) 373-6550
 Project: MT. OLYMPUS SHOP (MAINTENANCE SHOP 2)
 Sheet: 100 of 100




General Engineering Company
 P.O. Box 340 • 818 Silver Lake Dr. • Portage, WI 53901
 608-742-2189 (Office) • 608-742-2556 (Fax)
 www.generalengineering.net
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PROPOSED SITE PLAN
EMPLOYEE HOUSING UTILITY EXTENSION
MT. OLYMPUS
 City of Wisconsin Dells
 Sauk County, WI

REVISIONS	NO.	BY	DATE



DRAWN BY BRU
 REVIEWED BY BRB
 ISSUE DATE June 29, 2018
 GEC FILE NO. 2-0418-222
 SHEET NO.
C1.0

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

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

- Office Use Only -

Initial application fee	_____
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name Mt. Olympus

Street address 1881 Wisconsin Dells Prky

City Wisconsin Dells

State and zip code 53965

Daytime telephone number 608-254-8560

Fax number, if any _____

E-mail, if any eric@mtolympuspark.com

2. Subject property information

Street address	<u>310 CTH A</u>	
Parcel number	<u>291-0143-00000</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>C4 Commercial - large scale</u>	
Describe the current use	<u>Maintenance shop</u>	

3. Proposed use. Describe the proposed use.

<u>Maintenance shops</u>

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

<u>Maintenance</u>

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.

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Sheet 1 of 2 sheets

**COLUMBIA COUNTY CERTIFIED
SURVEY MAP No. _____**

Located in Lots 15, 16 and 17, Kilbourn Ridge, SW1/4-SW1/4, Section 3, N14N, R6E Adams County and NW1/4-NW1/4, Section 3, T13N, R6E, Columbia County, City of Wisconsin Dells, Wisconsin.

Client: Mike and Ann Kaminski,
995 S. Grouse Lane, Wisconsin Dells, WI, 53965
Tim and Debra,
P O Box 115, Wisconsin Dells, WI, 53965

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

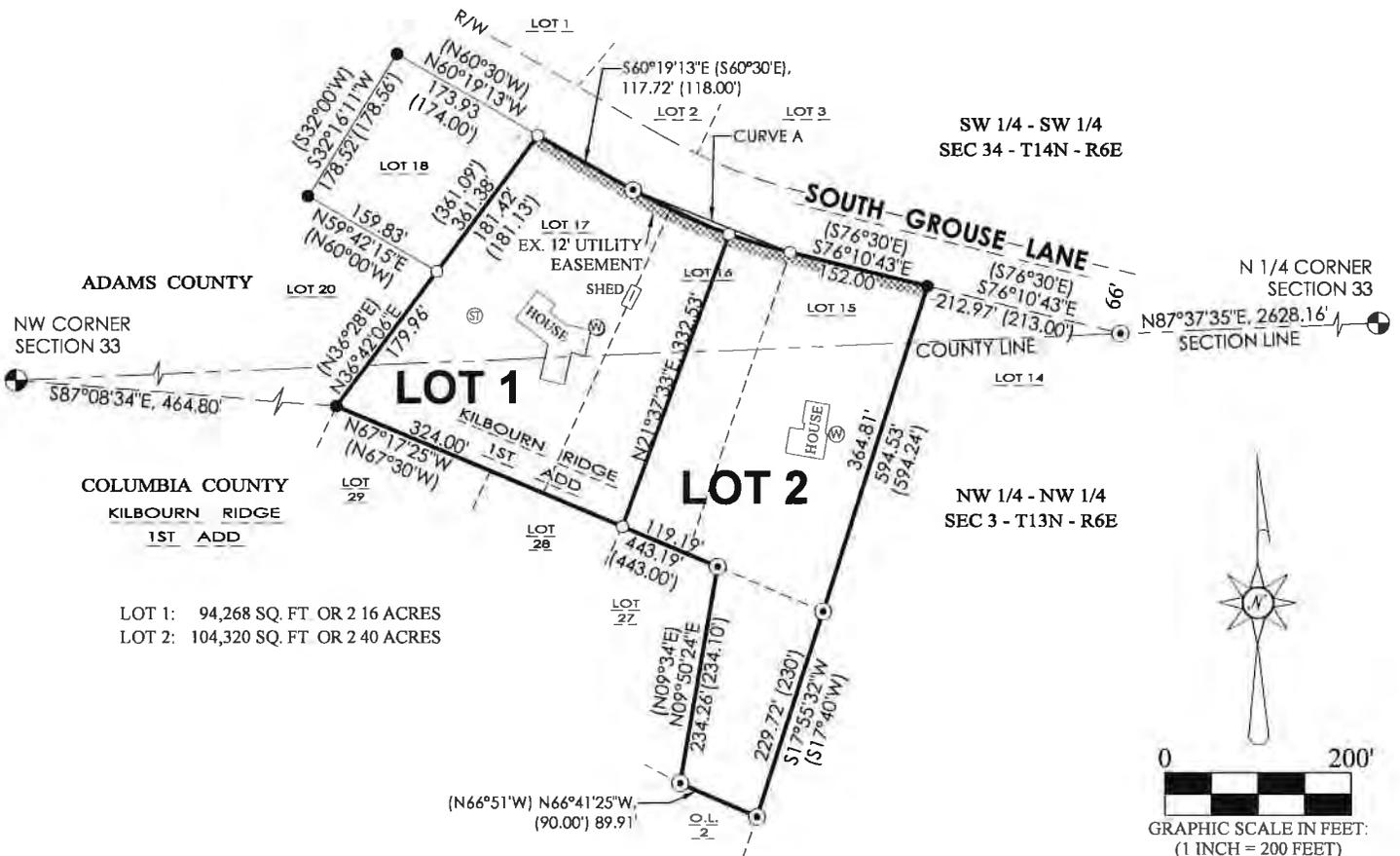
Bearings are referenced to north line of NW1/4 of Section 3 which bears N87°37'35"E.



- ⊕ = Found government corner (Harrison Mon.)
- = Found 3/4" round iron rod
- ⊙ = Found 1 1/4" round iron rod
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.
- ⊗ = Well
- ⊕ = Septic Tanks
- () = Recorded as

CURVE	RADIUS	DELTA:	ARC:	CHORD:
A	650.00'	16°02'02"	181.90'	S68°19'38"E, 181.30'
Lot 1	650.00	10°01'16"	113.69'	S65°19'15"E, 113.54'
Lot 2	65000'	6°01'46"	68.21'	S73°20'16"E, 68.18'

Tangent Bearings are S76°20'39"E and S60°18'37"E.



COLUMBIA COUNTY CERTIFIED SURVEY MAP No. _____

Located in Lots 15, 16 and 17, Kilbourn Ridge, SW1/4-SW1/4, Section 3, N14N, R6E Adams County and NW1/4-NW1/4, Section 3, T13N, R6E, Columbia County, City of Wisconsin Dells, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Mark C. Carlson, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in Lots 15, 16 and 17, Kilbourn Ridge, SW1/4-SW1/4, Section 3, N14N, R6E Adams County and NW1/4-NW1/4, Section 3, T13N, R6E, Columbia County, City of Wisconsin Dells, Wisconsin bounded by the following described line:

Commencing at the northwest corner of said Section 3; thence S87°08'34"E, 464.80 feet to the southwest corner of said Lot 17 and point of beginning; thence N36°42'06"E along the west line of said Lot 17, 361.38 feet to the northwest corner of said Lot 17; thence S60°19'13"E along south line of South Grouse Lane, 117.73; thence Easterly along said south line on a curve to the left, radius 650.00 feet, whose chord bears S68°19'38"E, 181.30 feet; thence S76°10'43"E along said south line, 152.00 feet to northwest corner of Lot 14, Kilbourn Ridge; thence S17°55'32"W along west line of said Lot 14, 594.53 feet to northeast corner of Out Lot 2 First Addition to Kilbourn Ridge; thence N66°41'25"W along north line of said Out Lot 2, 89.91 feet to the south east corner of Lot 27, First Addition to Kilbourn Ridge; thence N9°50'24"E along east line of said Lot 27, 234.26 feet to northwest corner of said Lot 27; thence N67°17'25"W along north line of Lots 27, 28 and 29, First Addition to Kilbourn Addition, 443.19 feet to point of beginning

Said described parcel contains 4.56 acres and is subject to existing 12' utility easement along South Grouse Lane per Kilbourn Ridge and easements of record.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Wisconsin Dells, Adams and Columbia County to the best of my knowledge, information and belief in surveying, mapping and dividing the same.

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

That I have made such survey under the direction of Mike Kaminski and Tim Tofson.

6-15-18
Date

Mark C Carlson
Mark C. Carlson



CITY OF WISCONSIN DELLS APPROVAL:

Resolved by the Common Council of the City of Wisconsin Dells, Wisconsin that this Certified Survey Map, filed by Mike Kaminski and Tim Tofson is hereby approved and accepted by the City.

Dated: _____ day of _____, 2018.

Motioned by: _____ Approved: _____

Second by: _____ Attest: _____

I certify that the foregoing is a correct representation of a resolution adopted by the City of Wisconsin Dells, at a regular meeting, a quorum being present on the _____ day of _____, 2018.

City Clerk

Sheet 1 of 2 sheets

ADAMS COUNTY CERTIFIED SURVEY MAP No. _____

Located in Lots 15, 16 and 17, Kilbourn Ridge, SW1/4-SW1/4, Section 3, N14N, R6E Adams County and NW1/4-NW1/4, Section 3, T13N, R6E, Columbia County, City of Wisconsin Dells, Wisconsin.

Client: Mike and Ann Kaminski,
995 S. Grouse Lane, Wisconsin Dells, WI, 53965
Tim and Debra,
P O Box 115, Wisconsin Dells, WI, 53965

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

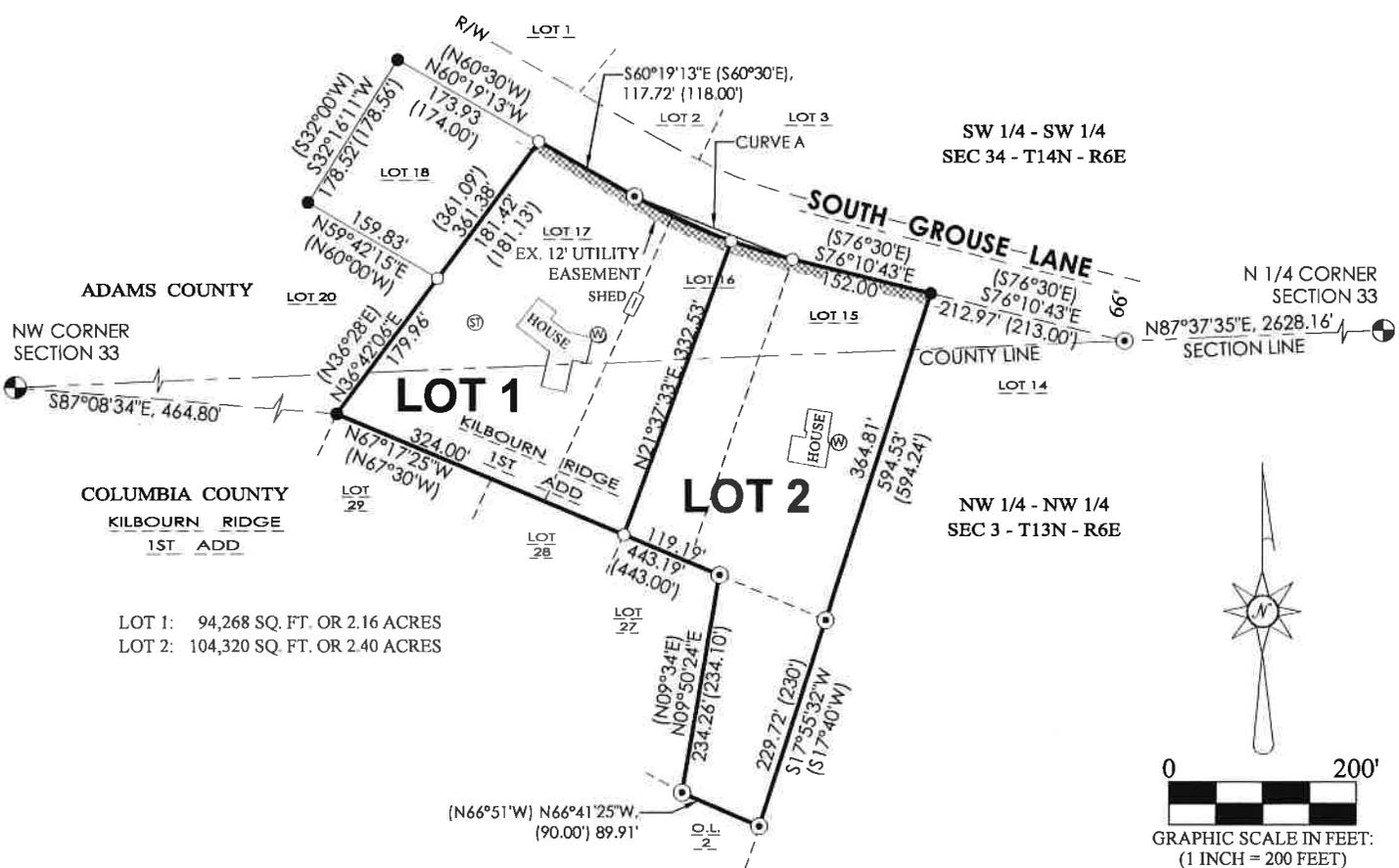
Bearings are referenced to north line of NW1/4 of Section 3 which bears N87°37'35"E.



- = Found government corner (Harrison Mon.)
- = Found 3/4" round iron rod
- ⊙ = Found 1 1/4" round iron rod
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.
- ⊗ = Well
- ⊕ = Septic Tanks
- () = Recorded as

CURVE	RADIUS	DELTA:	ARC:	CHORD:
A	650.00'	16°02'02"	181.90'	S68°19'38"E, 181.30'
Lot 1	650.00	10°01'16"	113.69'	S65°19'15"E, 113.54'
Lot 2	65000'	6°01'46"	68.21'	S73°20'16"E, 68.18'

Tangent Bearings are S76°20'39"E and S60°18'37"E.



ADAMS COUNTY CERTIFIED SURVEY MAP No. _____

Located in Lots 15, 16 and 17, Kilbourn Ridge, SW1/4-SW1/4, Section 3, N14N, R6E Adams County and NW1/4-NW1/4, Section 3, T13N, R6E, Columbia County, City of Wisconsin Dells, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Mark C. Carlson, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in Lots 15, 16 and 17, Kilbourn Ridge, SW1/4-SW1/4, Section 3, N14N, R6E Adams County and NW1/4-NW1/4, Section 3, T13N, R6E, Columbia County, City of Wisconsin Dells, Wisconsin bounded by the following described line:

Commencing at the northwest corner of said Section 3; thence S87°08'34"E, 464.80 feet to the southwest corner of said Lot 17 and point of beginning; thence N36°42'06"E along the west line of said Lot 17, 361.38 feet to the northwest corner of said Lot 17; thence S60°19'13"E along south line of South Grouse Lane, 117.73; thence Easterly along said south line on a curve to the left, radius 650.00 feet, whose chord bears S68°19'38"E, 181.30 feet; thence S76°10'43"E along said south line, 152.00 feet to northwest corner of Lot 14, Kilbourn Ridge; thence S17°55'32"W along west line of said Lot 14, 594.53 feet to northeast corner of Out Lot 2 First Addition to Kilbourn Ridge; thence N66°41'25"W along north line of said Out Lot 2, 89.91 feet to the south east corner of Lot 27, First Addition to Kilbourn Ridge; thence N9°50'24"E along east line of said Lot 27, 234.26 feet to northwest corner of said Lot 27; thence N67°17'25"W along north line of Lots 27, 28 and 29, First Addition to Kilbourn Addition, 443.19 feet to point of beginning

Said described parcel contains 4.56 acres and is subject to existing 12' utility easement along South Grouse Lane per Kilbourn Ridge and easements of record.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Wisconsin Dells, Adams and Columbia County to the best of my knowledge, information and belief in surveying, mapping and dividing the same.

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

That I have made such survey under the direction of Mike Kaminski and Tim Tofson.



6-15-18
Date

Mark C Carlson
Mark C. Carlson

CITY OF WISCONSIN DELLS APPROVAL:

Resolved by the Common Council of the City of Wisconsin Dells, Wisconsin that this Certified Survey Map, filed by Mike Kaminski and Tim Tofson is hereby approved and accepted by the City.

Dated: _____ day of _____, 2018.

Motioned by: _____ Approved: _____

Second by: _____ Attest: _____

I certify that the foregoing is a correct representation of a resolution adopted by the City of Wisconsin Dells, at a regular meeting, a quorum being present on the _____ day of _____, 2018.

City Clerk

Sheet 1 of 3 sheets

NEW

ADAMS COUNTY CERTIFIED SURVEY MAP No. to be assigned

Located in Lot 1, CSM No. 6150, G. L. 5 and NE1/4-NE1/4, Section 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin.

Client: GTAM, LLC, PO Box 30, Wisconsin Dells, WI, 53965

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

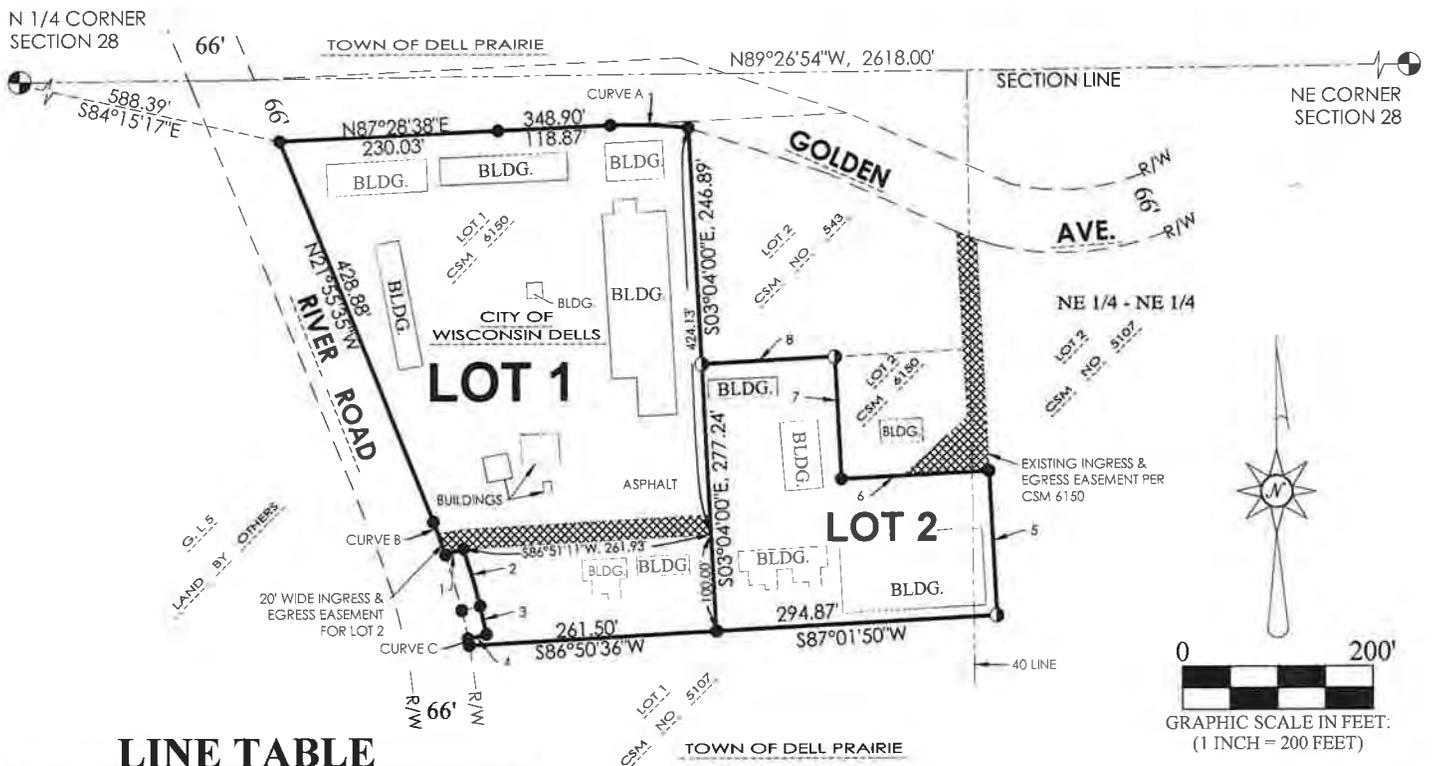
Bearings are referenced to north line of G. L. 5 and NE1/4-NE1/4 of Section 28 which bears N89°26'54"W, Adams County Coordinate system, NAD 83(97).

- ⊙ = Found government corner (Harrison monument)
- = Found 3/4" round iron rod
- = Found 1" iron pipe
- () = Recorded as
- = Buildings under construction



LOT 1 CONTAINS 179,294 SQ.FT. OR 4.12 ACRES.

LOT 2 CONTAINS 62,074 SQ.FT. OF 1.42 ACRES



LINE TABLE

LINE	BEARING AND DISTANCE
1	S77°45'58"W, 20.00'
2	N16°21'24"W, 61.60'
3	N12°37'11"W, 30.00'
4	N77°22'49"E, 20.00'
5	S03°00'41"E, 150.00'
6	N87°01'50"E, 154.98'
7	S02°58'39"E, 127.25'
8	N87°01'34"E, 140.24'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD
A	502.00'	9°23'04"	82.22'	S87°52'04"E, 82.13'
B	683.00'	3°00'52"	35.93'	N20°25'09"W, 35.93'
C	683.00'	0°36'34"	7.26'	N11°03'24"W, 7.26'

SURVEYOR'S CERTIFICATE:

I, Mark C. Carlson, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in Lot 1, CSM No. 6150, G. L. 5 and NE1/4-NE1/4, Section 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following described line:

Commencing at the N1/4 corner of said Section 28; thence S84°15'17"E, 588.39 feet to the northwest corner of said Lot 1, CSM No. 6150 and point of beginning; thence N87°28'38"E along north line of said Lot 1, 348.90 feet; thence Easterly along said north line on a curve to the right, radius 502.00 feet, whose chord bears S87°52'04"E, 82.13 feet to east line of said Lot 1; thence S03°04'00"E along said east line, 246.89 feet; thence N87°01'34"E along said east line, 140.24 feet; thence S2°58'39"E along said east line, 127.25 feet; thence N87°01'50"E along said east line, 154.98 feet; thence S3°00'41"E along said east line, 150.00 feet to southeast corner of said Lot 1; thence S87°01'50"W along south line of said Lot 1, 294.87 feet; thence S86°50'36"W along said south line, 261.50 feet to east line of River Road; thence Northwesterly along the said east line on a curve to the left, radius 683.00 feet, whose chord bears N11°03'24"W, 7.26 feet; thence N77°22'49"E along said east line, 20.00 feet; thence N12°37'11"W along said east line, 30.00 feet; thence N16°21'24"W along said east line, 61.60 feet; thence S77°45'58"W along said east line, 20.00 feet, thence Northwesterly along said east line on a curve to the left, radius 683.00 feet, whose chord bears N20°25'09"W, 35.93 feet; thence N21°55'35"W along said east line of River Road, 428.88 feet to point of beginning.

Said described parcel contains 5.54 acres and benefits from Ingress and Egress Easement across Lot 2, CSM No. 6150 is subject to Ingress and Egress Easement across Lot 1 of this Certified Survey Map for the benefit of Lot 2 of this survey and is subject to easements of record.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Wisconsin Dells and Adams County to the best of my knowledge, information and belief in surveying, mapping and dividing the same.

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

That I have made such survey under the direction of Mike Kaminski.



5-3-18
Date

Mark C Carlson
Mark C. Carlson

CITY OF WISCONSIN DELLS APPROVAL:

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

Dated: _____ day of _____, 2018.

Motioned by: _____ Approved: _____

Second by: _____ Attest: _____

I certify that the foregoing is a correct representation of a resolution adopted by the City of Wisconsin Dells, at a regular meeting, a quorum being present on the _____ day of _____, 2018.

City Clerk

OWNER'S CERTIFICATE:

As owner of Lot 1, CSM No. 6150, GTAM LLC, I hereby certify that I have caused lands in this Certified Survey Map to be surveyed, divided, mapped and access easement created as represented on this map. I also certify that this Certified Survey Map is required to be approved by the City of Wisconsin Dells.

Mike Kaminski

State of Wisconsin)
Sauk County)

Personally came before me this ____ day of _____, 2018 the above known owner to me known to be the person who executed the foregoing instrument.

Notary Public _____ My Commission expires _____

Consent of Corporate Mortgagee:

WESTBY CO-OP CREDIT UNION, as a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of all or a portion of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said WESTBY CO-OP CREDIT UNION has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2018.

In the presence of:

(Corporate Seal)

Title: _____ Date _____

Title: _____ Date _____

STATE OF WISCONSIN)
) SS.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2018, _____, the _____, and _____, the _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

*

Notary Public, State of _____
My Commission: _____

approved by PC
November 2017

**ADAMS COUNTY CERTIFIED
SURVEY MAP No. 6150**

Located in Lot 1, CSM No. 5717, Lots 1 and 2, CSM No. 4954,
Lots 1 and 2, CSM No. 466, G. L. 5 and the NE1/4-NE1/4,
Section 28, T14N, R6E, City of Wisconsin Dells,
Adams County, Wisconsin.

Client: GTAM, LLC, PO Box 30, Wisconsin Dells, WI, 53965

Owners: GTAM, LLC, PO Box 30, Wisconsin Dells, WI, 53965 &
Jeff Kaminski, 1003 Hillside Dr., Wisconsin Dells,
WI-53965

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

Bearings are referenced to north line of G. L. 5 and NE1/4-NE1/4
of Section 28 which bears N89°26'54"E, Adams County Coordinate
system, NAD 83(91).



- ⊕ = Found government corner (Harrison monument)
- = Found 3/4" round iron rod
- ⦿ = Found 1" iron pipe
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.

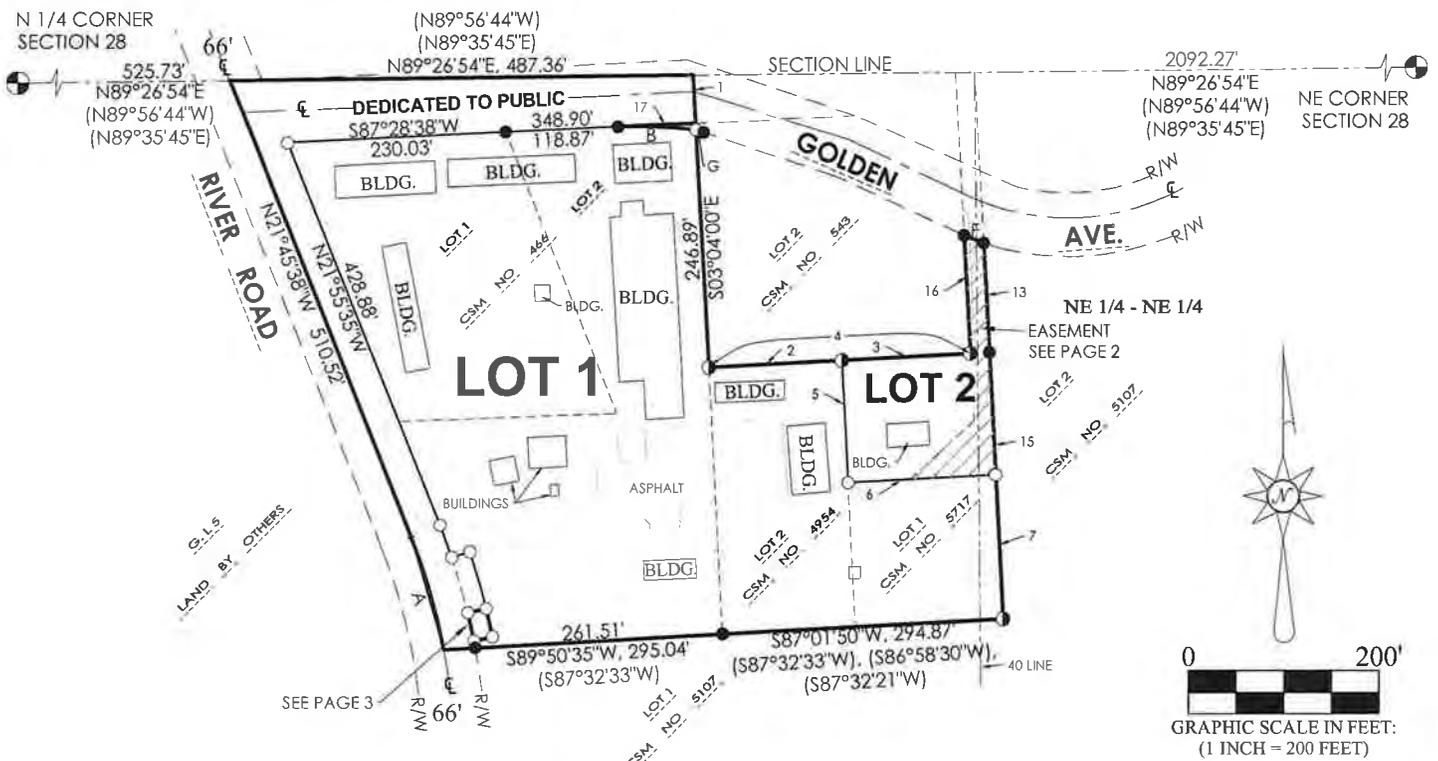
LINE DATA

LINE	BEARING & DISTANCE:	PREVIOUSLY RECORDED AS
1	S03°04'00"E, 49.77'	
2	N87°01'34"E, 140.24'	
3	N87°01'34"E, 135.07'	(86°59'32"W), (N87°09'34"E) (N87°32'33"E)
4	N87°01'34"E, 275.31'	
5	S02°58'39"E, 127.25'	(N02°59'50"W), (N02°50'25"W)
6	N87°01'50"E, 154.98'	
7	S03°00'41"E, 150.00'	(N03°00'17"W), (N02°24'23"W) (N02°23'30"W), (N02°25'19"W)
8	S77°22'49"E, 20.00'	
9	N12°37'11"W, 30.00'	
10	N77°22'49"E, 20.00'	
11	N16°21'24"W, 61.60'	
12	S72°45'58"W, 20.00'	
13	S2°56'07"E, 113.52'	(N03°00'17"W), (N02°24'23"W) (N02°23'30"W), (N02°25'19"W)
14	S86°50'35"W, 33.53'	
15	S03°00'41"E, 127.38'	(N03°00'17"W), (N02°24'23"W) (N02°23'30"W), (N02°25'19"W)
16	N03°01'47"W, 122.58'	(N02°25'19"W), (N03°00'17"W)
17	S87°28'38"W, 81.79'	

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	TANGENT	BEARINGS
A	650.00'	10°46'54"	122.32'	N16°25'45"W, 122.14'	N11°02'18"W	N21°49'12"W
B	502.00'	9°23'04"	82.22'	S87°52'04"E, 82.13'	N83°10'32"W	N87°26'24"E
C	683.00'	0°36'34"	7.26'	N11°03'24"E, 7.26'	N11°21'41"W	N10°45'07"W
D	683.00'	2°31'00"	30.00'	N12°37'06"W, 30.00'	N11°21'41"W	N13°52'41"W
E	683.00'	3°00'52"	35.93'	N20°25'09"W, 35.93'	N21°55'35"W	N18°54'43"W
F	290.00'	4°20'04"	21.94'	S68°54'10"E, 21.93'	N71°04'12"W	N66°44'08"W
G	502.00'	00°07'16"	1.06'	(4° 20'15") (21.95') (S68°40'52"E, 21.95')	N83°10'32"W	N83°03'16"W

LOT 1: CONTAINS 241,368 SQ.FT. OF 5.54 ACRES
 LOT 2: CONTAINS 22,068 SQ.FT. OR 0.51 ACRES
 DEDICATED TO PUBLIC: OUT LOT 1: CONTAINS 47,045 SQ.FT. OR 1.08 ACRES





TIF 3

Golden Ave

13

Plymouth St