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

<table>
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<tr>
<th>Committee Members</th>
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<tbody>
<tr>
<td>Mayor Ed Wojnicz-Chair</td>
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<tr>
<td>Alder. Mike Freel</td>
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<tr>
<td>Fire Chief Pat Gavinski</td>
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<tr>
<td>Chris Lechnir</td>
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<tr>
<td>Dan Anchor</td>
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<tr>
<td>Lisa Delmore</td>
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<td>Phil Helley</td>
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</table>

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

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.

MAYOR ED WOJNICZ CHAIRPERSON  DISTRIBUTED JULY 06, 2018
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 substation, 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
SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

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.

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
   Current zoning classification(s): Industrial
   Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
   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.
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 or 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
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.

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 | 310 CTH A |
| Parcel number | 291-0143-00000 |
| Current zoning classification(s) | C4 Commercial - large scale |
| Describe the current use | Maintenance shop |

Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.

3. Proposed use. Describe the proposed use.

Maintenance shops

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

Maintenance

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.
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 ¼" round iron rod
⊙ = Found 1 1/4" round iron rod
○ = Set ¾"x24" round iron rod weighing 1.5#/lin. Ft.
⊙ = Well
⊙ = Septic Tanks
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Tangent Bearings are S76°20'39"E and S60°18'33"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 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 N56°41'25"W along north line of sais 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 easr 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
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
ADAMS COUNTY CERTIFIED
SURVEY MAP No. ___________

Located in Lots 15, 16 and 17, Kilbourrn 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
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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 N9°50'24"E along easar 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.

Date 6-15-18
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
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

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<td>0°36'34&quot;</td>
<td>7.26</td>
<td>N11°03'24&quot;W, 7.26'</td>
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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

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, ______________, 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: ______________
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).

φ = Found government corner (Harrison monument)
○ = Found ¾" round iron rod
○ = Found 1" iron pipe
○ = Set ¾"x24" round iron rod weighing 1.5#/?lin. Ft.

Approved by PC November 2017