

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 that 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 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 addressed 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 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.

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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.
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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.

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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"/> NA
Woodlands	<input checked="" type="checkbox"/>
Wildlife habitat, including critical wildlife habitat	<input type="checkbox"/> NA
Environmentally sensitive features	<input type="checkbox"/> NA
Water resources (rivers, ponds, etc.)	<input checked="" type="checkbox"/>
Floodplain boundaries	<input type="checkbox"/> NA
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"/>

* New CSM

** BOUNDARY PROPERTIES NOT IN CITY CORPORATE LIMITS

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@CHULAVISTARESORT.COM

2. Subject property information

Street address	<u>2600 RIVER ROAD</u>	
Parcel number	<u>291- 370, 369-10, 369, 371</u>	<small>Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.</small>
Current zoning classification(s)	<u>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)	<input checked="" type="checkbox"/> / <input checked="" type="checkbox"/>
Applicant name	<input checked="" type="checkbox"/> / N
Preparation date	<input checked="" type="checkbox"/> / N
Survey Information	
North arrow and graphic scale	<input checked="" type="checkbox"/> / N
Address of subject parcel or legal description	<input checked="" type="checkbox"/> / N
Property boundaries	<input checked="" type="checkbox"/> / N
Acreage of subject parcel	<input checked="" type="checkbox"/> / N
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	<input checked="" type="checkbox"/> / N
Common areas/conservancy areas (location, purpose, ownership)	<input checked="" type="checkbox"/> / N
Setting	
Property boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/> / N
Land uses within 50' of the subject parcel	<input checked="" type="checkbox"/> / N
Zoning district boundaries within 50' of the subject parcel	Y / N
Municipal boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/> / N
Site Features (Existing and Proposed)	
Ground contours when any slope exceeds 10 percent	<input checked="" type="checkbox"/> / N
Wetlands	Y / N
Woodlands	<input checked="" type="checkbox"/> / N
Wildlife habitat, including critical wildlife habitat	Y / N
Environmentally sensitive features	Y / N
Water resources (rivers, ponds, etc.)	<input checked="" type="checkbox"/> / 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	<input checked="" type="checkbox"/> / N
Fences, buffers, and berms	<input checked="" type="checkbox"/> / N
Pervious and impervious surfaces by type	<input checked="" type="checkbox"/> / N
Site amenities (benches, fountains, etc.)	<input checked="" type="checkbox"/> / N
Existing trees and other prominent vegetation	<input checked="" type="checkbox"/> / N
Trees / shrubs to be planted, including a plant list and specs.	Y / N
Trees / shrubs to be retained	<input checked="" type="checkbox"/> / N
Outdoor Lighting (Existing and Proposed)	
Location	Y / N
Fixture specifications	Y / N
Utilities (Existing and Proposed)	
Location	<input checked="" type="checkbox"/> / N
Type (sewer, telephone, etc.) (buried or overhead, if applicable)	<input checked="" type="checkbox"/> / N
Stormwater Facilities (Existing and Proposed)	
Location	<input checked="" type="checkbox"/> / N
Specifications for each facility	<input checked="" type="checkbox"/> / N
Solid Waste Collection	
Location	Y / N
Enclosed	Y / N

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

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

NA
 NA
 NA
 NA

NA

TBD

SAME AS CURRENT

MINIMUM FACILITY REQUIREMENTS: 16.06

(9)(a) • SQUARE FEET / PERSON

2004×800 SLEEPING UNIT: $(20.07' \times 10.10') \div 4 = 50.7 \text{ ft}^2$

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

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

100

$75.5 \text{ ft}^2 / \text{OCCUPANT}$

BATHROOM FIXTURES:

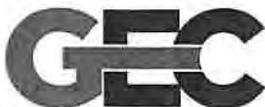
• TOILETS = 1 TOILET / 8 OCCUPANTS

• 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: 11

File:

ARCHITECTURAL LEGEND

	SECTION NO. SHEET NO.	BUILDING SECTION
	SECTION NO. SHEET NO.	WALL
	DETAIL NO. SHEET NO.	ENLARGED DETAIL
	DETAIL NO. SHEET NO.	ELEVATION DETAIL
	LABEL NO.	WINDOW
	LABEL NO.	WALL
	LABEL NO.	DOOR LABEL
	DETAIL NO. SCALE: AS SHOWN	SHEET TITLE
	ROOM LABEL ROOM NO.	ROOM LABEL
	VESTIBULE 100 8'-0" x 9'-0"	ROOM LABEL
	5'-0" DROP CLG	VERTICAL
		COMBO EXIT SIGN & EMERGENCY LIGHT
		EMERGENCY
	EXIT DIRECTION	EXIT
	*FE	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

DIGGERS HOTLINE NOTE
 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
 CALL DIGGERS HOTLINE
 1-800-242-8511
 Requires Min. 3 Work Days Notice Before You Excavate

CHULA VISTA - EMPLOYEE HOUSING PODS

CITY OF WISCONSIN DELLS ADAMS COUNTY, WI 53965



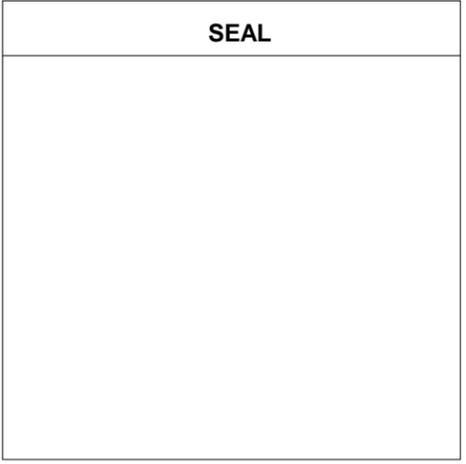
LOCATION
ADAMS COUNTY, WI

PROJECT LOCATION



LOCATION
CITY OF WISCONSIN DELLS

PROJECT LOCATION



OWNER

**MIKE KAMINSKI
CHULA VISTA RESORT
2501 RIVER ROAD
WISCONSIN DELLS, WI**

ABBREVIATIONS

EOP = EDGE OF PAVEMENT	MFG. = MANUFACTURER
BOC = BACK OF CURB	DIM. = DIMENSION
EOSW = EDGE OF SIDEWALK	SPF = SPRUCE PINE FUR
TOF = TOP OF FOOTING	DF = DOUGLAS FIR
FFE = FIRST FLOOR ELEVATION	SP = SOUTHERN PINE
TOW = TOP OF WALL	CONC. = CONCRETE
SFE = SECOND FLOOR ELEVATION	WWF = WIRE WELDED FABRIC
ELEV. = ELEVATION	OC = ON CENTER
RO = ROUGH OPENING	EW = EACH WAY
BM = BENCHMARK	EF = EACH FACE
SQ. FT. = SQUARE FEET	WH = WATER HEATER
DIA. = DIAMETER	DW = DISHWASHER
TYP. = TYPICAL	REF. = REFRIGERATOR
HM = HOLLOW METAL	FRZ. = FREEZER
SS = STAINLESS STEEL	FTG. = FOOTING
ALUM. = ALUMINUM	PC = PRECAST
IBC = INTERNATIONAL BUILDING CODE	OHD = OVERHEAD DOOR
WD = WOOD	T/O = TOP OF
MTL. = METAL	GALV. = GALVANIZED
HSS = HOLLOW STEEL STRUCTURE	BRG. = BEARING
STL. = STEEL	OH = OVERHANG
OFOI - OWNER FURNISHED OWNER 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
A6.0	SCHEDULES
MECHANICAL - (DESIGN BUILD BY OTHERS)	
PLUMBING - (DESIGN BUILD BY OTHERS)	
ELECTRICAL - (DESIGN BUILD BY OTHERS)	

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

NO.	REVISIONS FOR PERMIT & CONSTRUCTION	DATE
		09/20/2017

As indicated
FULL SIZE SCALE

DRAWN BY: KLB
 REVIEWED BY: RMS/BRB
 ISSUE DATE: 09/20/2017
 GEC FILE NO.: 1101-79BK
 SHEET NO.: **G1.0**



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**EXTERIOR ELEVATIONS
EMPLOYEE HOUSING PODS
CHULA VISTA RESORT**

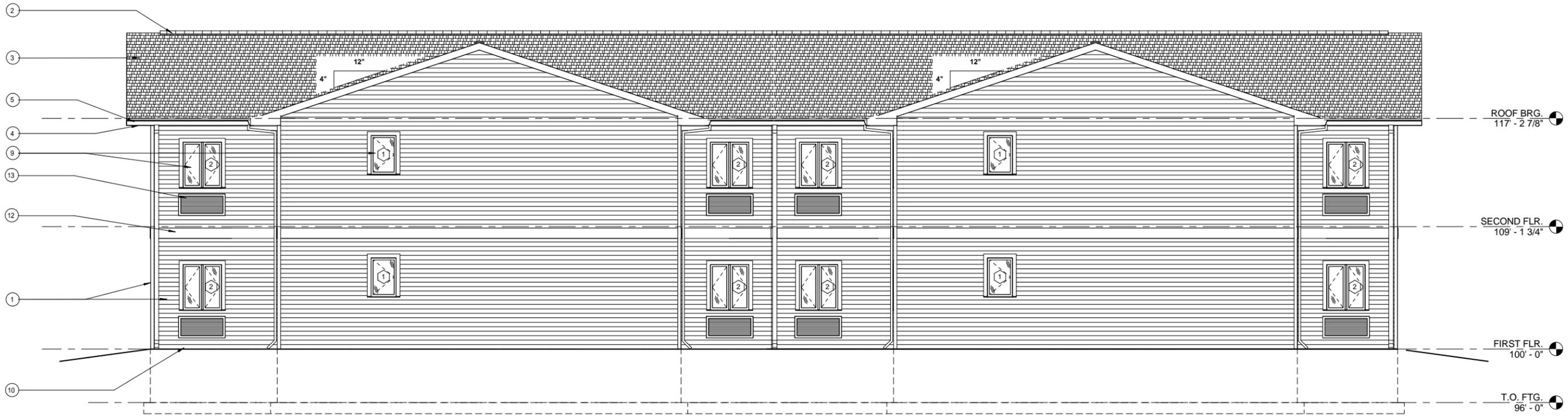
CITY OF WISCONSIN DELLS
ADAMS COUNTY, WI 53965

REVISIONS FOR PERMIT & CONSTRUCTION	NO.	BY	DATE
			09/20/2017

1/4" = 1'-0"
FULL SIZE SCALE

DRAWN BY SMH
REVIEWED BY RMS/BRB
ISSUE DATE 09/20/2017
GEC FILE NO. 1101-79BK
SHEET NO.

A2.0



① NORTH ELEVATION
SCALE: 1/8" = 1'-0" on 11" x 17"
1/4" = 1'-0" on 22" x 34"

SEE KEYNOTE SCHEDULE A2.1



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0" on 11" x 17"
1/4" = 1'-0" on 22" x 34"

Phase 1 Site Plan

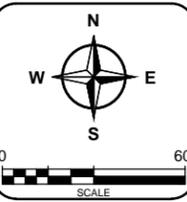


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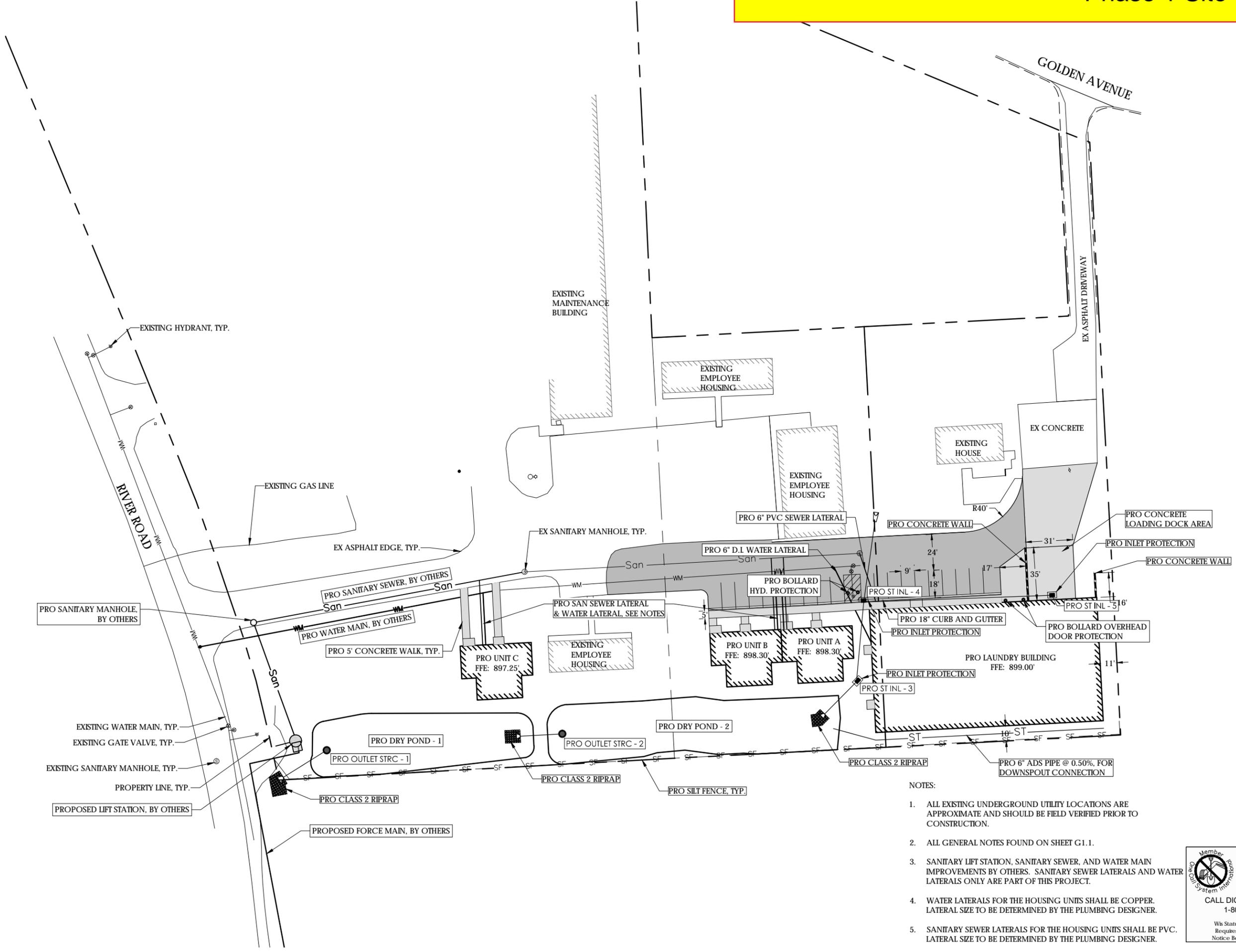
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PROPOSED SITE PLAN
GTAM, LLC - EMPLOYEE HOUSING
CHULA VISTA RESORT
 CITY OF WISCONSIN DELLS
 ADAMS COUNTY, WI

REVISIONS	NO.	BY	DATE



DRAWN BY BRU
 REVIEWED BY BRB
 ISSUE DATE Sept. 20, 2017
 GEC FILE NO. 1101-79BK
 SHEET NO.
C2.0



- NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ALL GENERAL NOTES FOUND ON SHEET G1.1.
 3. SANITARY LIFT STATION, SANITARY SEWER, AND WATER MAIN IMPROVEMENTS BY OTHERS. SANITARY SEWER LATERALS AND WATER LATERALS ONLY ARE PART OF THIS PROJECT.
 4. WATER LATERALS FOR THE HOUSING UNITS SHALL BE COPPER. LATERAL SIZE TO BE DETERMINED BY THE PLUMBING DESIGNER.
 5. SANITARY SEWER LATERALS FOR THE HOUSING UNITS SHALL BE PVC. LATERAL SIZE TO BE DETERMINED BY THE PLUMBING DESIGNER.

Member
 To Obtain Location of
 Participants Underground
 Facilities Before You
 Dig in Wisconsin
CALL DIGGERS HOTLINE
 1-800-242-8511

Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate

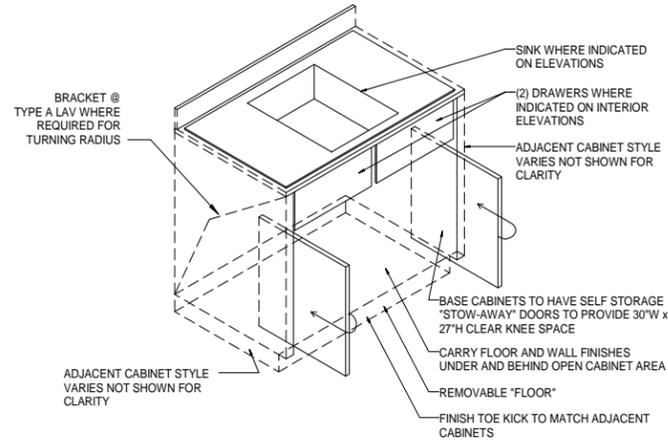
G:\Current Files E-K\Kaminski, Mike -Tm\1101-79BK GTAM, LLC - Employee Housing Pods\CAD 1101-79BK\2_CIVIL\Production Drawings\1_SP-1101-79BK-Proposed.dwg
 9/21/2017 8:55:22 AM

Side-by-Side housing pod floor plan



General Engineering Company

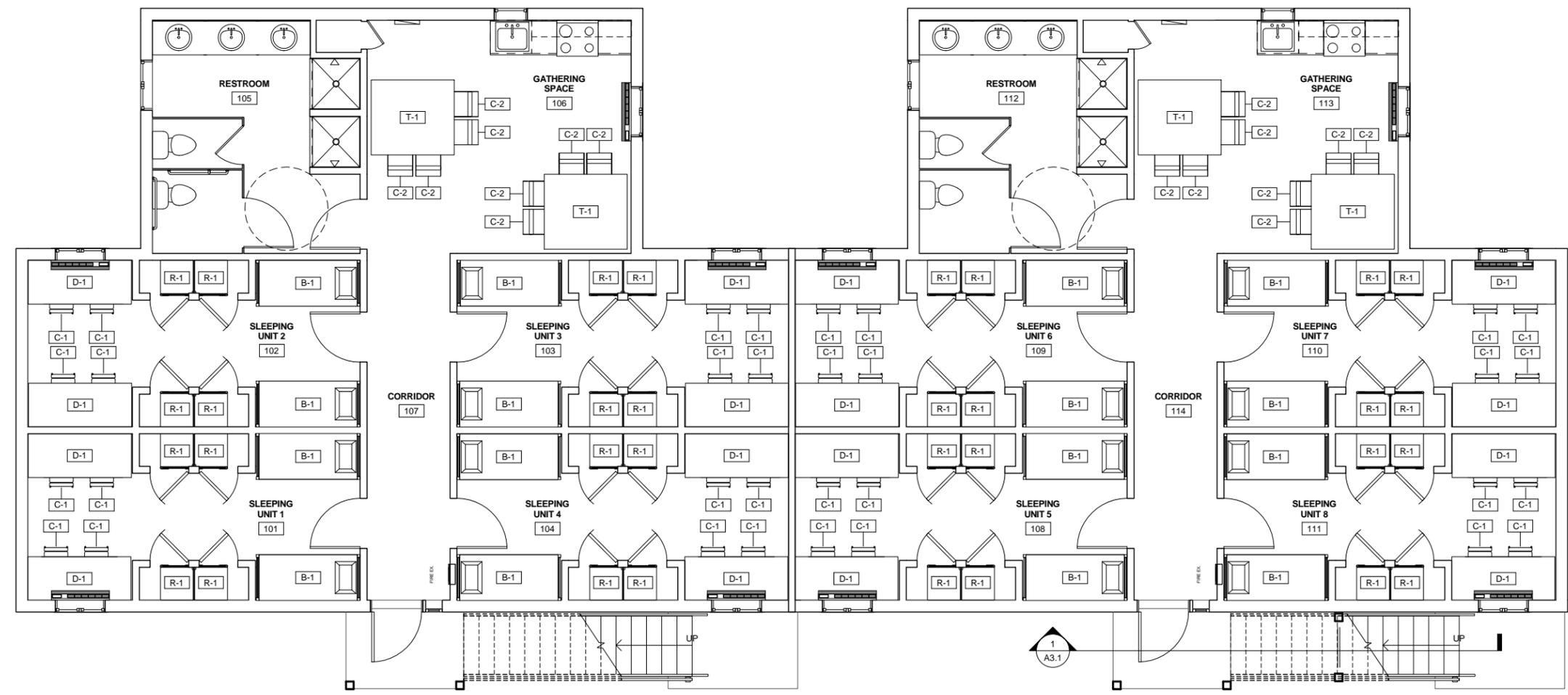
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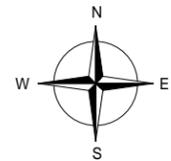
2 STOW AWAY CABINET
 SCALE: 3/4" = 1'-0" on 11" x 17"
 1 1/2" = 1'-0" on 22" x 34"

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: 1/8" = 1'-0" on 11" x 17"
 1/4" = 1'-0" on 22" x 34"



FIRST FLOOR FURNISHING PLAN
EMPLOYEE HOUSING PODS
CHULA VISTA RESORT

CITY OF WISCONSIN DELLS
 ADAMS COUNTY, WI 53965

REVISIONS FOR PERMIT & CONSTRUCTION	NO.	BY	DATE
			09/20/2017

As indicated
 FULL SIZE SCALE

DRAWN BY SMH
 REVIEWED BY RMS/BRB
 ISSUE DATE 09/20/2017
 GEC FILE NO. 1101-79BK
 SHEET NO.

A1.2

Long Term 1 Site Plan

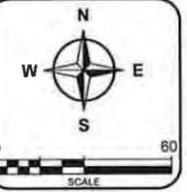


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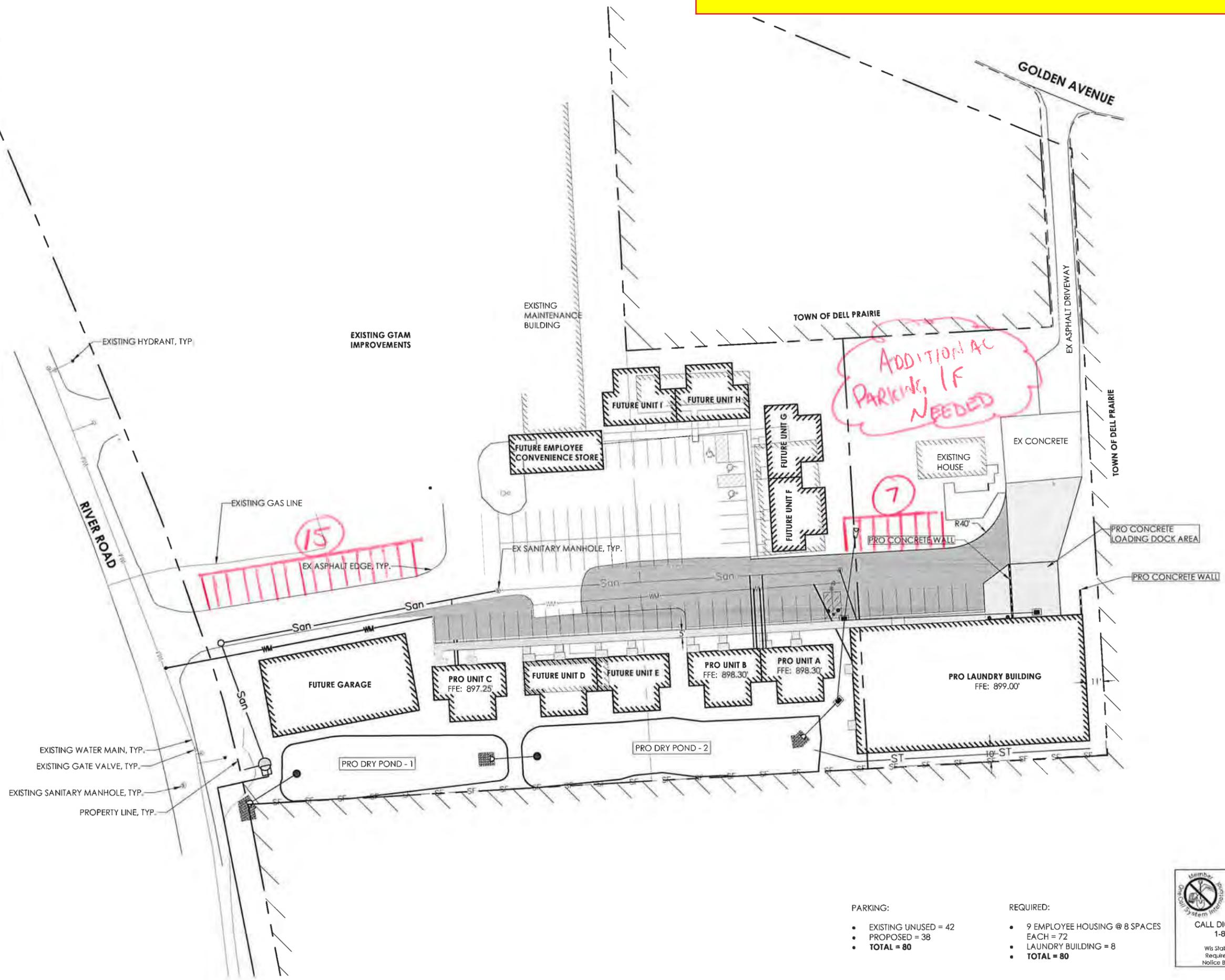
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PROPOSED SITE PLAN
GTAM, LLC - EMPLOYEE HOUSING
CHULA VISTA RESORT
 CITY OF WISCONSIN DELLS
 ADAMS COUNTY, WI

REVISIONS	NO.	BY	DATE



DRAWN BY	BRU
REVIEWED BY	BRB
ISSUE DATE	Sept. 20, 2017
GEC FILE NO	1101-79BK
SHEET NO.	1.0



- PARKING:**
- EXISTING UNUSED = 42
 - PROPOSED = 38
 - TOTAL = 80**
- REQUIRED:**
- 9 EMPLOYEE HOUSING @ 8 SPACES EACH = 72
 - LAUNDRY BUILDING = 8
 - TOTAL = 80**

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CALL DIGGERS HOTLINE
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 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate

G:\Current Files E:\Kaminski, Mike - Tim\1101-79BK GTAM, LLC - Employee Housing Pods\CAD 1101-79BK3_CIVIL\Production Drawings\1_SP-1101-79BK-Proposed.dwg, 9/25/2017 2:20:53 PM

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

291003730000

291003700000

291003690000

291003690010

291003700010

State of Wisconsin
Bureau of
Property Mgmt
(in City)

owned by STAAJ
(in Dell Prairie)

008007760010



View north towards housing



Exit Street View

N

© 2017 Google
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Google Earth

43°40'05.40" N 89°47'06.57" W elev 898 ft eye alt 909 ft

[Report a problem](#)

View south towards resort



 Exit Street View

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Google Earth

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

[Report a problem](#)