

# CITY OF WISCONSIN DELLS MEETING AGENDA

## Meeting Description CITY PLAN COMMISSION

Date: WEDNESDAY, NOVEMBER 8, 2017 Time: 5:00PM Location: MUNICIPAL BUILDING  
300 LA CROSSE STREET, WISCONSIN DELLS, WI

		Committee Members		
Mayor Brian Landers-Chair		Alder. Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
		Tifani Jones	Dan Anchor	Lisa Delmore
<b>AGENDA ITEMS:</b>				
1	CALL MEETING TO ORDER AND ATTENDANCE			
2	APPROVAL OF THE MINUTES FROM THE OCTOBER 11, 2017 MEETING			
3	<p><b>PUBLIC HEARING TO CONSIDER A ZONING CODE AMENDMENT PROPOSED BY THE ZONING DEPARTMENT OT MAKE FIVE(5) CHANGES TO ARTICLE 5 DIVISION 4 "LOT AREA AND DIMENSIONAL STANDARDS" SECTION OF THE ZONING CODE CITY ORDINANCE CHAPTER 19</b></p> <ol style="list-style-type: none"> <li>1) R-3 ZONE-MINIMUM LOT WIDTH CHANGED FROM 65 FT TO 60 FT</li> <li>2) R-2, R-3, R-5, AND R-9 ZONES-MAXIMUM BUILDING HEIGHT FOR ACCESSORY STRUCTURES SET AT 15 FT</li> <li>3) C-1 ZONE-MINIMUM FRONT YARD SETBACK CHANGED FROM 25 FT TO 20 FT AND MINIMUM SIDE YARD SETBACKS CHANGED FROM 10 FT TO 5 FT FOR ADJACENT COMMERCIAL USES OR 10 FT FOR COMMERCIAL USES ADJACENT TO RESIDENTIALLY ZONED PROPERTIES OR MEETING THE R-3 STANDARDS FOR RESIDENTIAL USES</li> <li>4) REMOVING THE "COMPOST BIN" EXEMPTION FOR THE YARD SETBACK</li> <li>5) R-1, R-2, R-3, AND R-5 ZONES-CHANGING THE REAR YARD SETBACK FOR A GARAGE ACCESSING AN ALLEY FROM 5 FT TO 15FT</li> </ol>			
4	DISCUSSION/DECISION ON ITEM #3 (ZONING CODE AMENDMENTS)			
5	PUBLIC HEARING TO CONSIDER A LAND OWNER INITIATED ZONING MAP AMENDMENT SUBMITTED BY GTAM, LLC TO CHANGE THE ZONING FOR PARCEL 291-00369-0010 & PORTION OF PARCEL 291-00369-0000 FROM "C-4 COMMERCIAL-LARGE SCALE TO PLANNED DEVELOPMENT DISTRICT-1" (CONTINGENT ON GTAM CSM, ITEM #7)			
6	DISCUSSION/DECISION ON ITEM #5 (ZONING MAP AMENDMENT-GTAM)			
7	DISCUSSION/DECISION ON CSM SUBMITTED BY GTAM TO COMBINE 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 & 2602 RIVER RD.			
8	DISCUSSION/DECISION ON CSM SUBMITTED BY HIDALGO CAPITAL, LLC TO COMBINE COLUMBIA CO, CITY OF WIS. DELLS TAX PARCELS 11291-583, -585, -586, & -587 LOCATED AT 910 RIVER RD. (WHITE ROSE)			
9	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS			
10	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (WEDNESDAY, DECEMBER 6, 2017)			
11	ADJOURNMENT			
<p><b>Open Meetings Notice:</b> 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>				
MAYOR BRIAN LANDERS CHAIRPERSON		DISTRIBUTED NOVEMBER 3, 2017		

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Wednesday, November 8, 2017 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Amendments to the Zoning Code City Ordinance Chapter 19 Article 5, Division 4 “Lot Area and Dimensional Standards”.

Proposed changes include unintended discrepancies with the previous code, which are:

R-3 Zone – Minimum lot width at the front yard setback should be 60 ft (code currently states 65ft).

R-2, R-3, R-5, and R-9 Zones –Maximum building height “other accessory building, including garage residential” should be 15 ft (code currently states no standard)

C-1 Zone – Minimum front yard setback should be 20 ft (code currently states 25ft).

Minimum side yard setback should be 5ft for adjacent commercial uses OR 10 ft for commercial uses adjacent to residential or residentially zoned parcels. All residential uses comply with requirements of the R-3 Zone (code currently states 10 ft).

Other proposed change:

Generally – remove “compost bins” from list of uses allowed in yard setbacks.

R-1, R-2, R-3, and R-5 Zones – Minimum rear yard setback for a detached garage accessing an alley adjusted from 5 ft to 15 ft. This change is intended to allow the driver of a vehicle backing out of the alley the ability to see other vehicles in the alley prior to the rear of their vehicle entering the alley.

All interested persons will be given an opportunity to be heard at the Public Hearing. With reasonable notice the City will provide appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in the Public Hearing.

Dated this 20th of October 2017

Chris Tollaksen  
Planning and Zoning Administrator  
City of Wisconsin Dells

Publication Dates:

October 25, 2017  
November 1, 2017

Zoning Code Amendment  
Staff Comments for Plan Commission, 11/08/17

The City of Wis. Dells Zoning Department is recommending five (5) some changes to the “Lot Area and Dimensional Standards”.

Many of these changes appear to be mistakes that were made when the Zoning Code was entirely re-written in a new format several years ago. The newly written code was implemented around the time of the housing crisis, and there had been minimal residential development. In 2017 there has been a sharp increase in residential development and these apparent errors have come to light. These corrections are:

- 1) R-3 Zone – Minimum lot width set to 60 ft.

The previous code had this standard set at 60 ft, but it was changed to 65 ft in the current code. This office does not believe this change was intentional. There are several footnotes to this standard that reference a 65 ft lot, and this is believed to be a type-o. The 60 ft lot is also consistent with Wis. State Statutes lot size requirements. In addition, many lots in the original plat of Kilbourn City are 40 ft wide. A 60 ft width requirement allows 3 lots to become 2 lots.

- 2) R-2, R-3, R-5, and R-9 Zones – Maximum building height for “other accessory building, including garage residential” should be 15 ft.

This requirement is blank in the current version of the code.

- 3) C-1 Zone – Lot dimensions in current code do not match the requirements of the R-3 Zone.

In the previous version of the code, the yard setbacks for this Zone were the same as for the R-3 Zone, except the side yard requirements for commercial uses were increased if it was adjacent to a residential use. The previous code used a paragraph narrative structure. It appears there were inadvertent mistakes made in transferring this paragraph narrative into the new table format.

While updated the above corrections, the Zoning office has proposed two (2) new changes to the code.

- 4) Compost bins should not be allowed in yard set-backs

This set-back exemption does not seem reasonable. Compost bins are still allowed, but should be set-back from neighboring properties.

- 5) Rear yard set-backs for detached garages adjacent to an alley should be increased from 5 ft to 15 ft.

The existing 5 ft set-back would allow a vehicle to back into an alley without the driver being able to see any other potential traffic in the ROW.

Chris Tollaksen  
City of Wis. Dells Public Works

P The use is permitted provided the standards are met, if any

**19.638 to 19.659 reserved**

**Division 4  
LOT AREA AND DIMENSIONAL STANDARDS**

**Sections:**

19.660	Generally	
19.661	Required yards	

**19.660 Generally**

Lots and buildings not located within a planned development district shall conform to the dimensional standards specified in exhibit 5-4. The standards for lots and buildings in a planned development district are enumerated in the general development plan for the district.

**19.661 Required yards**

(1) **Generally.** Required front, side, and rear yards shall remain unobstructed from the ground to the sky, except that the following may be placed in the yard, provided they meet all other requirements:

- (a) landscaping;
- (b) fences;
- (c) retaining walls;
- (d) play equipment;
- (e) yard furniture;
- (f) gardens;
- ~~(g) compost bins;~~
- ~~(h)(g)~~ clotheslines; and
- ~~(i)(h)~~ similar structures.

4)



(2) **Exceptions.** The items listed in exhibit 5-5 may protrude into a required yard as specified provided they do not extend into an established utility easement.

(3) **Corner lot yard.** For the intent of consistency of yards size with adjoining neighbors on all sides, corner lots will be considered to have front yards on all sides that adjoin a public ROW. TO alleviate undo hardship on the owners of corner lots, the building official can make a ruling to reduce the yard on one side of a corner lot to anywhere between the required front yard and the required side yard. This decision can be appealed per Article 4 Division 13.

**Exhibit 5-5 Allowable projections into a required yard**

Sills, belt courses, buttresses, cornices, ornamental features, and the like	8-inch maximum projection into a required yard
Chimneys and eaves	24-inch maximum projection into a required yard
Open or lattice enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers	5-feet maximum projection into required side and rear yards only
Steps and uncovered porches, provided they are not higher than the ground floor elevation	8-feet maximum projection into a required front yard; (8-foot maximum width of projection) 5-feet maximum projection into a required side yard

**19.662 Special Standard.** No Structure maybe constructed or maintained within 53ft from the center line of Trout Road.

**19.663to 19.669 Reserved**

Chapter 19 – Wisconsin Dells Zoning Code

Exhibit 5-4. Development standards for residential zoning districts

Standard	R-1	R-2	R-3	R-5	R-9
Minimum lot size	10,000 sq. ft. for a single family; 11,000 sq. ft. for a second dwelling unit	8,200 sq. ft. for a single family; 9,200 sq. ft. for a second dwelling unit	7,200 sq. ft. for a single-family, plus 2,000 sq. ft. for a second dwelling unit, plus 1,500 sq. ft. for a third unit, plus 1,500 sq. ft. for a fourth unit, plus 1,000 sq. ft. for each additional unit in excess of the fourth unit	10,700 sq. ft. for a three unit building, plus 1,500 sq. ft. for a fourth unit, plus 1,000 sq. ft. for each additional unit in excess of the fourth unit	See sec. 19.700
Minimum lot width at front yard setback	85 feet; 100 feet on a corner lot	85 feet; 100 feet on a corner lot	65, 60 feet	65 feet	65 feet
Minimum street frontage	40 feet	40 feet	40 feet	40 feet	40 feet
Maximum building height Principal building	35 feet	35 feet	Residential 6 units or less, 35 feet; residential 7 units or more 45 feet (1)	45 feet (1)	16 feet
Detached garage-nonresidential	n/a	n/a	n/a	n/a	n/a
Other accessory buildings, including garage residential	15 feet	15 feet	15 feet	15 feet	15 feet
Minimum setback for principal building Front yard	25 feet (2)	25 feet (2)	20 feet (2)	20 feet (2)	See sec. 19.700
Side yard, single family	10 feet on each side (3)	10 feet total of both sides but not less than 4 feet on any one side (4)	10 feet total of both sides but not less than 4 feet on any one side (4)	n/a	See sec. 19.700
Side yard, two-family	6 feet (3)	6 feet (4)	6 feet (4)	n/a	n/a
Side yard, multi-family	n/a	n/a	10 feet on each side (4)(5)	10 feet on each side (4)(5)	n/a
Side yard, townhouse	n/a	n/a	10 feet on each side of the building. Zero lot line between inner dwelling units (4)(5)	10 feet on each side of the building. Zero lot line between inner dwelling units (4)(5)	n/a
Rear yard	10 feet	10 feet	10 feet	10 feet	See sec. 19.700
Minimum setback for accessory building Side yard	2 feet	2 feet	2 feet	2 feet	See sec. 19.700
Rear yard	2 feet; 5, 15 feet if a detached garage accesses an alley	2 feet; 5, 15 feet if a detached garage accesses an alley	2 feet; 5, 15 feet if a detached garage accesses an alley	10 feet; 5, 15 feet if a detached garage accesses an alley	See sec. 19.700
Minimum setback for motor vehicle use area Side yard	5 feet	5 feet	5 feet	5 feet	5 feet
Rear yard	5 feet	5 feet	5 feet	5 feet	5 feet
Maximum lot area for accessory buildings in rear yard. Measured from rear lot line to back of building per sec.19.110.	30 percent	30 percent	30 percent	30 percent	n/a

Notes:

- Buildings in excess of the stated height are considered a conditional use provided an adequate sprinkler system is installed consistent with the State Building Code.
- Where lots comprising 40 percent or more of the frontage on one side of the block are developed with buildings having an average front yard depth with a variation of not more than 6 feet from the average, no building hereafter erected or structurally altered shall project beyond the average front yard line so established, provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 40 feet. No front yard depth need exceed the greater provided for the two adjoining buildings, one on either side thereof, if such two adjoining buildings are less than 8 feet apart.
- For any building exceeding 35 feet or 2½ stories in height each such side yard shall be increased in width by one foot for each foot of additional height above 35 feet, or by 4 feet for each additional half story above 2½ stories, whichever is the greater amount, and provided further that for any building exceeding 60 feet in length from front to rear, each side yard shall be not less than 14 feet in width.
- For any building exceeding 35 feet or 2½ stories in height each such side yard shall be increased in width by one foot for each foot of additional height above 35 feet, or by 2.5 feet for each additional half story above 2½ stories in the case of a single-family dwelling, or by 3 feet for each additional half story above 2½ stories in the case of two-family dwelling, whichever is the greater amount, and provided further that for any building exceeding 100 feet

← 1)

← 2)

← 5)

Chapter 19 – Wisconsin Dells Zoning Code

in length from front to rear, each side yard shall be increased in width by 4 feet and no single side yard shall be less than 8 feet in width for a single family dwelling or 10 feet in width for a two-family dwelling.

5. For townhomes or multi-family buildings adjacent to another townhouse or multi-family building, the side yard may be reduced to 8 ft.

Exhibit 5-4. (continued) Development standards for commercial zoning districts

Standard	C-1	C-2	C-3	C-4	M-1
Minimum lot size	7,200 sq. ft.; for residential lots refer to the requirements of the R-3 district	None	11,000 sq. ft.	None	11,000 sq. ft.; for residential lots refer to the requirements of the R-3 district
Minimum lot width at front yard setback	60 feet	None	60 feet	None	60 feet
Minimum street frontage	40 feet	40 feet	40 feet	40 feet	40 feet
Maximum building height					
Principal building	45 feet (1)	45 feet (1)	45 feet (1)	45 feet (1)	45 feet (1)
Detached garage-nonresidential	24 feet, but no higher than the uppermost elevation of the principal building	24 feet, but no higher than the uppermost elevation of the principal building	24 feet, but no higher than the uppermost elevation of the principal building	24 feet, but no higher than the uppermost elevation of the principal building	24 feet, but no higher than the uppermost elevation of the principal building
Other accessory buildings, including garage, residential	15 feet	15 feet	15 feet	15 feet	15 feet
Minimum setback for principal building					
Front yard	25 20 feet	None	20 feet	None	5 feet
Side yard	5 ft; 10 feet if the parcel abuts a residentially-zoned parcel; residential buildings shall comply with R-3 requirements; 40 feet on each side	None; 10 feet if the parcel abuts a residentially-zoned parcel; residential buildings shall comply with R-3 requirements	10 feet; 20 feet if the parcel abuts a residentially-zoned parcel	None; 10 feet if the parcel abuts a residentially-zoned parcel; residential buildings shall comply with R-3 requirements	10 feet; 20 feet if the parcel abuts a residentially-zoned parcel
Rear yard	5 feet	10 feet; 5 feet if lot is adjacent to an alley or public way	10 feet; 5 feet if lot is adjacent to an alley or public way	10 feet; 5 feet if lot is adjacent to an alley or public way	10 feet; 5 feet if lot is adjacent to an alley or public way
Minimum setback for accessory building					
Side yard	10 feet	2 feet	2 feet	2 feet	2 feet
Rear yard	5 feet	10 feet; 5 feet if lot is adjacent to an alley or public way	10 feet; 5 feet if lot is adjacent to an alley or public way	10 feet; 5 feet if lot is adjacent to an alley or public way	2 feet; 5 feet if a detached garage accesses an alley
Minimum setback for motor vehicle use area	5 feet	5 feet	5 feet	5 feet	5 feet
Maximum lot area for accessory buildings in rear yard. Measured from rear lot line to back of building per sec. 19.110.	30 percent	30 percent	30 percent	30 percent	30 percent

Notes:

1. Buildings in excess of the stated height are considered a conditional use provided an adequate sprinkler system is installed consistent with the State Building Code.

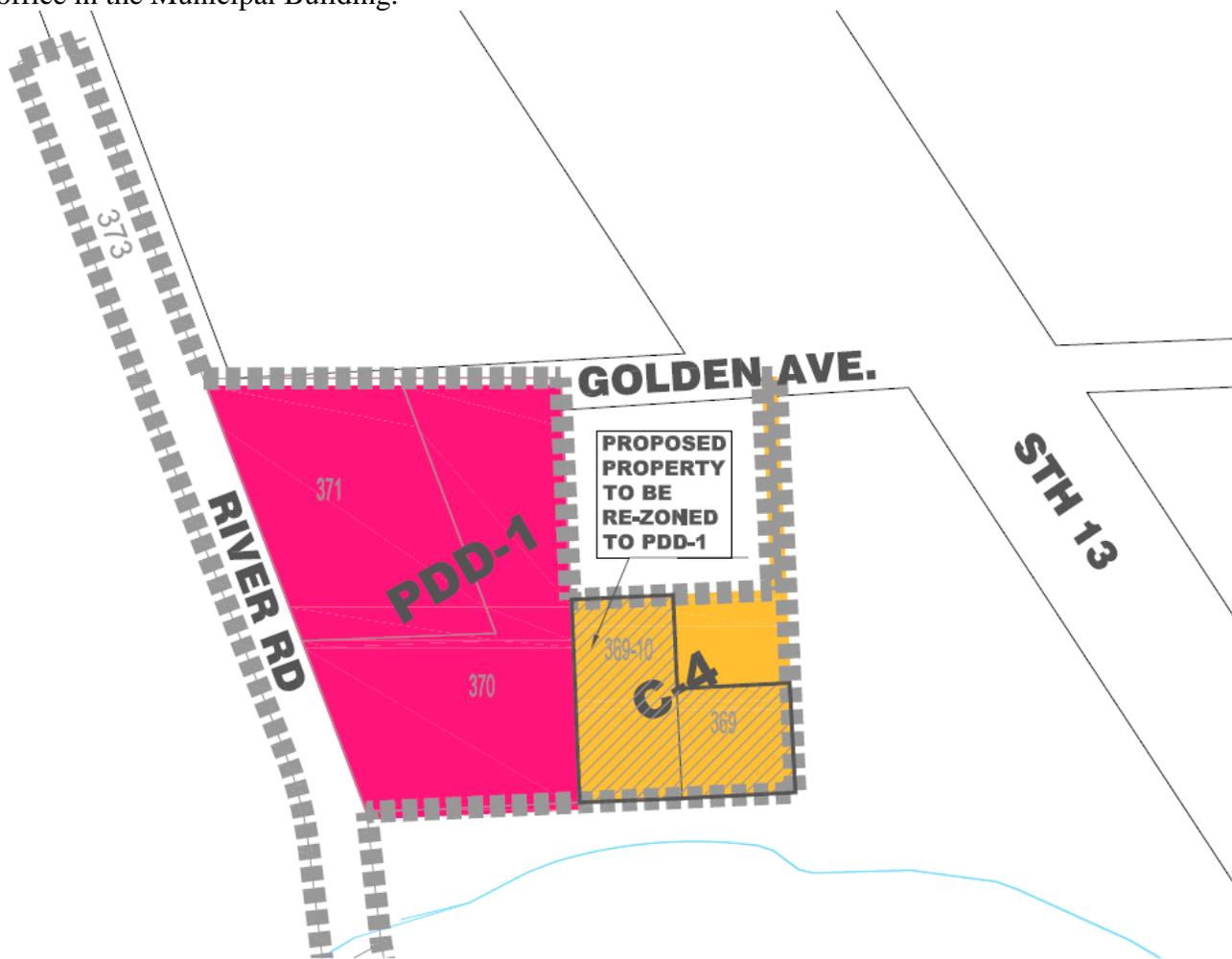


**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Wednesday, November 8, 2017 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

A land owner-initiated zoning map amendment application from GTAM, LLC for all of tax parcel 291-369-0010 and a portion of tax parcel 291-369-00000 in Adams Co, City of Wisconsin Dells. This property is currently zoned “C-4 Commercial, large scale”. The owner is requesting these parcels be re-zoned to the “Planned Development District – 1 (PDD-1) Zoning District”. In October 2017, the City of Wisconsin Dells approved the construction of a laundry and workforce housing on this property. As part of that project, GTAM has submitted a Certified Survey Map (CSM) to include the proposed property into a single tax parcel that will contain all of the Chula Vista uses. This request is to maintain a consistent Zoning district throughout the new parcel.

A copy of the application for the zoning change and a map of the parcels can be viewed at the Public Works office in the Municipal Building.



All interested persons will be given an opportunity to be heard at the Public Hearing. With reasonable notice the City will provide appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in the Public Hearing.

Dated this 20th of October 2017  
 Chris Tollaksen  
 Planning and Zoning Administrator  
 City of Wisconsin Dells

Publication Dates:  
 October 25, 2017  
 November 1, 2017

Zoning Map Amendment – C-4 to PPD-1 Chula Housing and Laundry  
2600 & 2602 River Rd.  
Staff Report for Plan Commission, 11/08/17

The City of Wis. Dells has received a Land Owner-Initiated Zoning Map amendment application from GTAM, LLC to re-zone existing Adams Co. City of Wisconsin Dells Tax Parcel 291-00369-0010 & a portion of 291-00369-0000 located at 2600 River Rd, which is just north of the Chula Vista Resort. These properties are currently Zoned “C-4 Commercial-large scale” and they have requested to have it re-zoned PDD-1 (Planned Development District).

Land Use 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. As this property was not in the original plan, and new land use request would still be evaluated using the criteria for the C-4 Commercial district. Therefore, this change to the map is not substantive.

In October 2017, the City approved a proposal from GTAM to construct a laundry and some additional employee housing on this and the adjacent property. To proceed with this project, the property needs to be surveyed to combine 3 existing parcels and the partial parcel into 1 new contiguous parcel. This request is to maintain the zoning continuity of the new parcel.

Approval of this zoning change should be contingent on the approval of the associated CSM and the creation of the new Tax Parcel.

Chris Tollaksen  
City of Wis. Dells Public Works

# LAND OWNER-INITIATED ZONING MAP AMENDMENT 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 form from the zoning administrator.

**- Office Use Only -**

Application fee	\$525.00
Receipt number	
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 MIKER@CHULA VISTA RESORT.COM

*Also 291-369-0010*

**2. Subject property information**

Street address	<u>2600 RIVER ROAD</u>	
Parcel number(s)	<u>A PORTION OF 291-369-00000 (SEE ATTACHED DESCRIPTION);</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>C-4</u>	Note: If multiple districts are proposed, show the proposed configuration on the map provided as part of #5.
Proposed zoning classification(s)	<u>PDD-1</u>	

**3. From the list below, check the reasons why you believe the zoning map / zoning classification should be changed.**

<input type="checkbox"/>	The designation of the official zoning map and/or zoning classification should be brought into conformity with the city's comprehensive plan.
<input type="checkbox"/>	A mistake was made in mapping on the official zoning map and/or zoning classification.
<input checked="" type="checkbox"/>	Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
<input type="checkbox"/>	Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification.

**4. For each of the reasons checked above, provide additional detail.**

*ZONING CHANGE IS REQUESTED SO ENTIRE PARCEL IN NEW CSM IS ZONED THE SAME. NEW CSM / PARCEL IS CREATED TO EXPAND EXISTING EMPLOYEE HOUSING AND BACK OF HOUSE SERVICES.*

**LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION**  
**Wisconsin Dells, Wisconsin**  
Version: May 21, 2007

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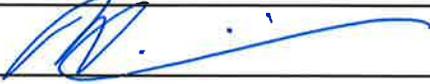
**LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION**  
**Wisconsin Dells, Wisconsin**  
Version: May 21, 2007

5. **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 19.452 of the Municipal Code.)

a.	The amendment is consistent with and furthers the intent of the city's comprehensive plan  <p style="text-align: center; font-size: 2em;">YES</p>	
b.	The amendment is consistent with and furthers adopted neighborhood plans, if any  <p style="text-align: center; font-size: 2em;">NA</p>	
c.	The amendment is consistent with other planning documents adopted by the common council  <p style="text-align: center; font-size: 1.5em;">YES. DEVELOPMENT PLAN RECENTLY APPROVED.</p>	
d.	The code with the amendment is internally consistent  <p style="text-align: center; font-size: 2em;">YES</p>	
e.	The amendment is the least restrictive approach to address issues of public health, safety, and welfare  <p style="text-align: center; font-size: 2em;">YES</p>	
f.	The city has or will have the financial and staffing capability to administer and enforce the amendment  <p style="text-align: center; font-size: 2em;">YES</p>	

5. **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".

6. **Applicant certification**

◆ I certify that the application is true as of the date it was submitted to the City for review.	
	<p style="font-size: 1.5em;">10/17/17</p>
Applicant Signature	Date

<b>Governing Regulations</b>	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 10, of the City's Municipal Code.
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# LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

## Wisconsin Dells, Wisconsin

Version: May 21, 2007

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### Project Map Checklist

Project Information	Included ?	
Project name (e.g., business name, subdivision name)	<input type="checkbox"/>	<input type="checkbox"/>
Applicant name	<input type="checkbox"/>	<input type="checkbox"/>
Preparation date	<input type="checkbox"/>	<input type="checkbox"/>
Survey Information		
North arrow and graphic scale	<input type="checkbox"/>	<input type="checkbox"/>
Address of subject parcel or legal description	<input type="checkbox"/>	<input type="checkbox"/>
Property boundaries	<input type="checkbox"/>	<input type="checkbox"/>
Acreage of subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
Setting		
Property boundaries within 150' of the subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
Land uses within 150' of the subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
Zoning district boundaries within 150' of the subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
Municipal boundaries within 150' of the subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
Buildings / Structures (footprint, use, etc.)		
Existing and proposed within subject parcel	<input type="checkbox"/>	<input type="checkbox"/>
Existing within 150' of subject parcel	<input type="checkbox"/>	<input type="checkbox"/>



**JEFF K PARCEL DESCRIPTION (For rezone):**

A parcel of land located in Lot 1, CSM No. 5717, Government Lot 5 and NE1/4-NE1/4, Section 28, T14N, R6E, City of Wisconsin Dells, Adams County, Wisconsin bounded by the following line:

Beginning at the southeast corner of Lot 1, CSM No. 5717, Document No. 514413, Adams County Register of Deeds; thence S87°01'50"W along south line of said Lot 1, 155.07 feet to southwest corner of said Lot 1; thence N2°58'39"W along west line of said Lot 1, 150.00 feet; thence N87°01'50"E, 154.98 feet to the east line of said Lot 1; thence S3°00'14"E along said east line, 150.00 to point of beginning.

Described parcel contain 23,254 square feet or 0.51 acres and is subject to easements of record.

Sheet 1 of 6 sheets

# ADAMS COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_

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.

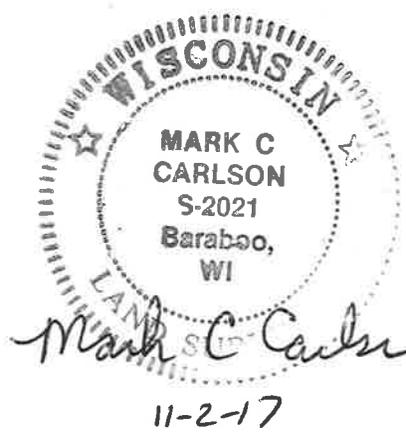
Client: GTAM, LLC, PO Box 30, Wisconsin Dells, WI, 53965

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.



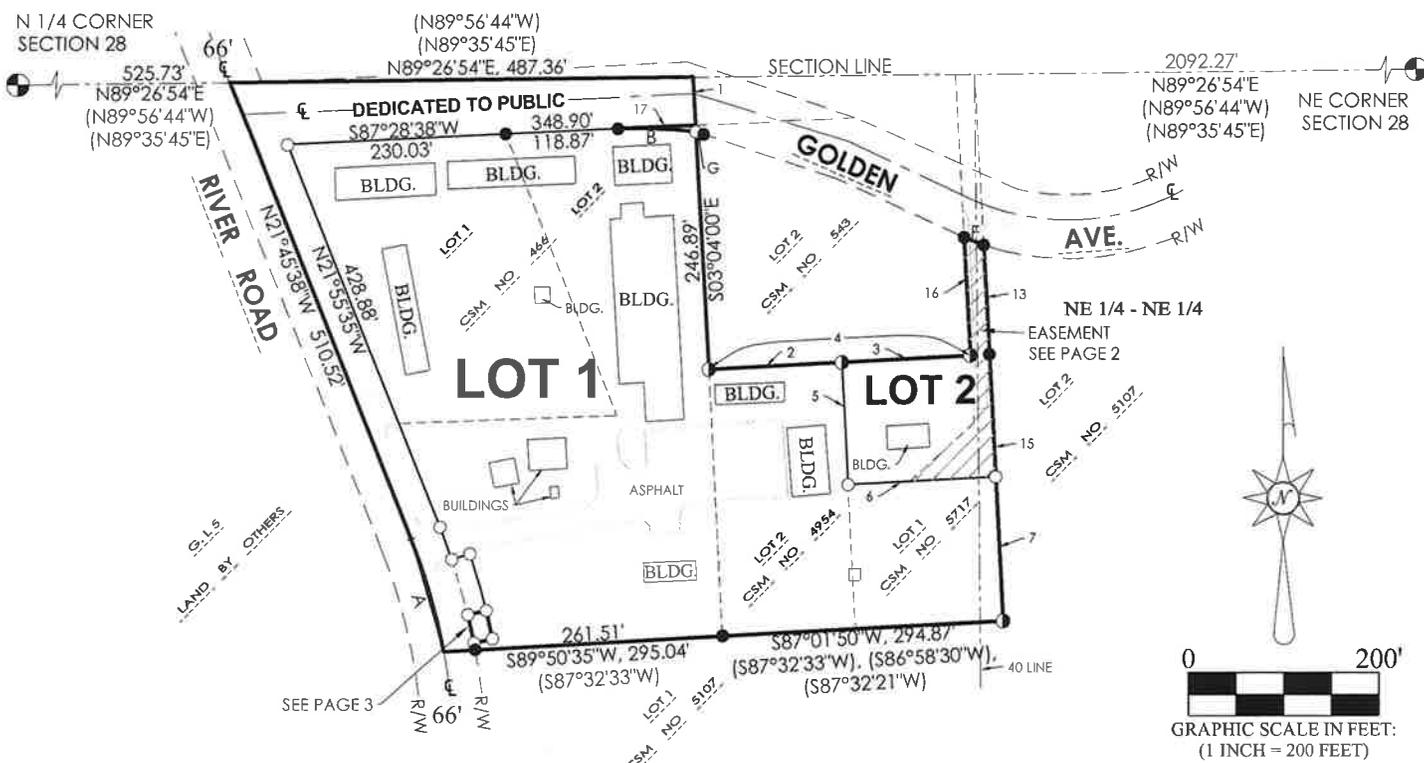
### LINE DATA

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'	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



# ADAMS COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_

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.

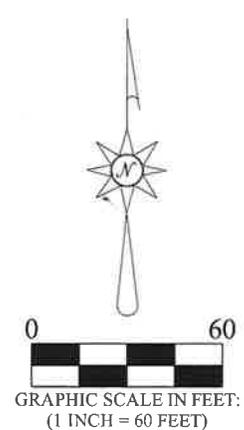
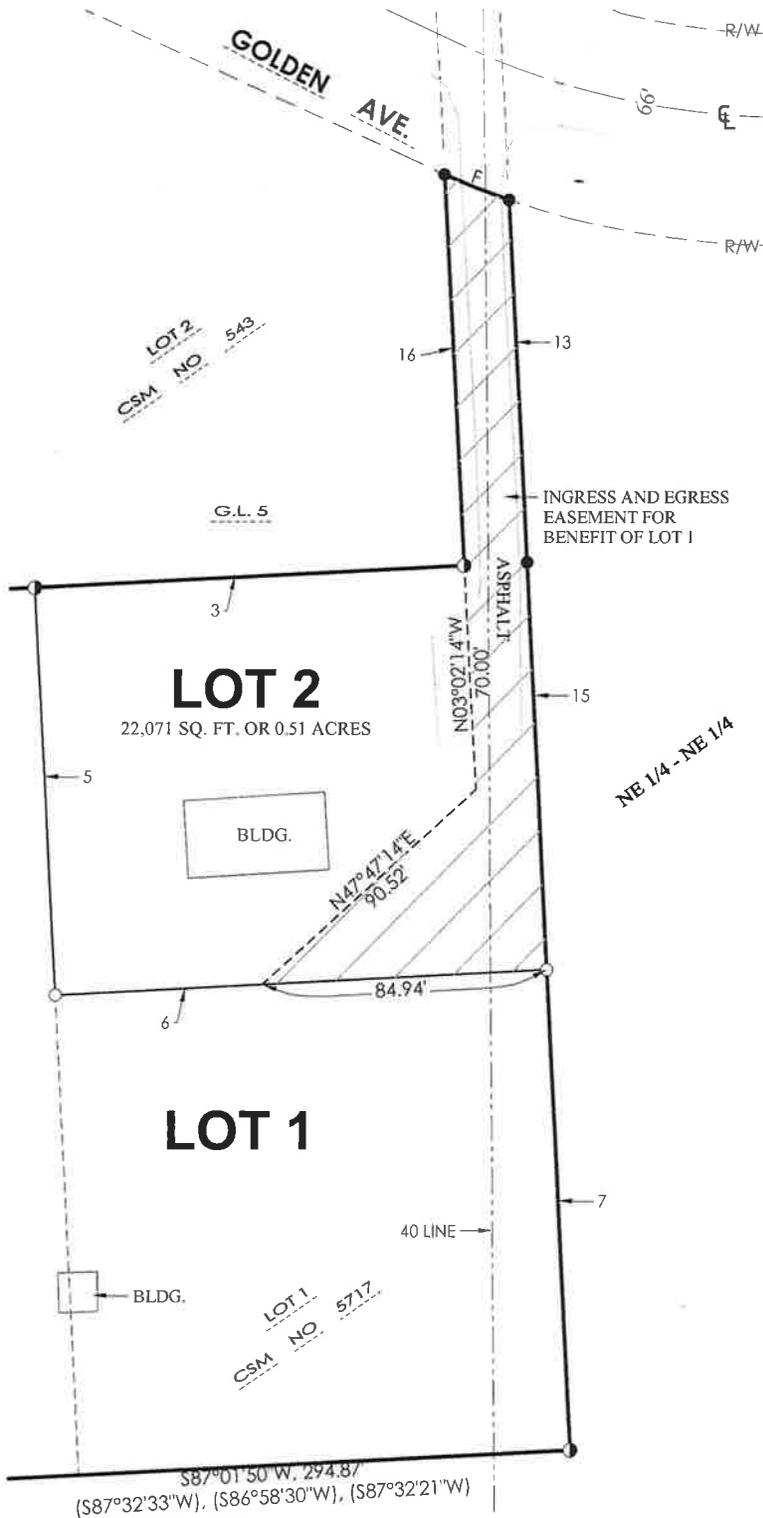
- = Found 3/4" round iron rod
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.
- ⦿ = Found 1" iron pipe

**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
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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" (4°20'15")	21.94' (21.95')	S68°54'10"E, 21.93' (S68°40'52"E, 21.95')	N71°04'12"W	N66°44'08"W
G	502.00'	00°07'16"	1.06'	N83°06'54"W, 1.06'	N83°10'32"W	N83°03'16"W

**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'	
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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'	



**WISCONSIN**  
 ☆ **MARK C. CARLSON** ☆  
**S-2021**  
**Baraboo, WI**  
 LAND SURVEYOR  
*Mark C. Carlson*  
 11-2-17

# ADAMS COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_

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.

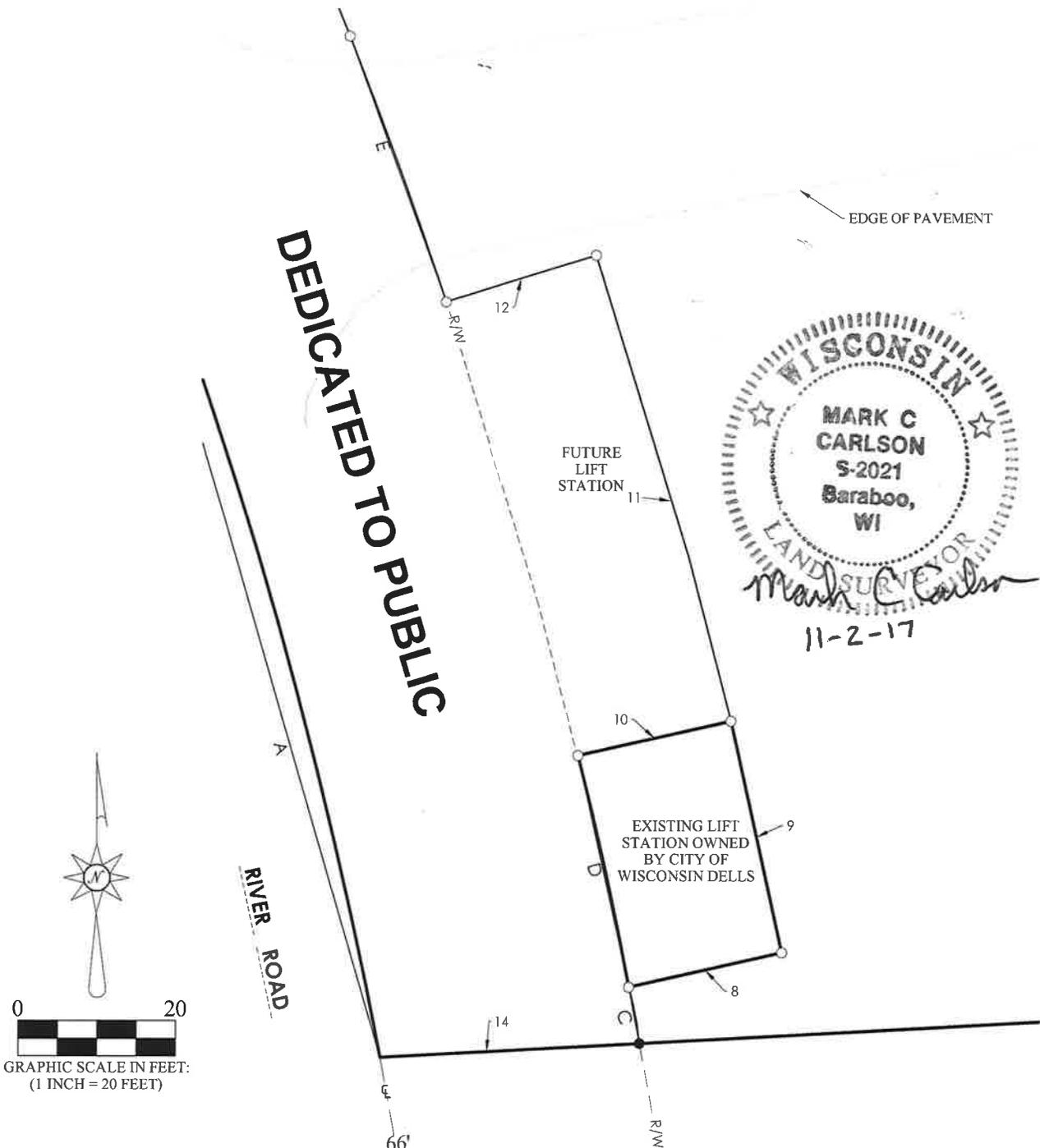
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- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.

**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
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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
		(4° 20'15")	(21.95')	(S68°40'52"E, 21.95')		
G	502.00'	00°07'16"	1.06'	N83°06'54"W, 1.06'	N83°10'32"W	N83°03'16"W

**LINE DATA**

LINE	BEARING & DISTANCE:	PREVIOUSLY RECORDED AS
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2	N87°01'34"E, 140.24'	
3	N87°01'34"E, 135.07'	(S86°59'32"W), (N87°09'34"E) (N87°32'33"E)
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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)
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17	S87°28'38"W, 81.79'	



Sheet 1 of 2 sheets

**COLUMBIA COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_**

Located in Lots 12-19, Block 42, Original Plat of Kilbourn City, NW1/4-SW1/4 and SW1/4-SW1/4, Section 3, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin.

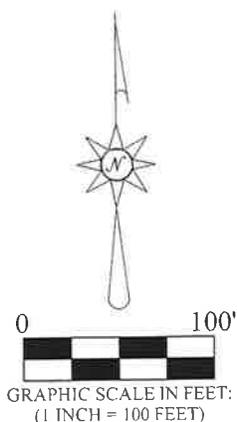
Client: Hidalgo Capital, LLC, 910 River Road, Wisconsin Dells, WI, 53965

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

Bearings are referenced to south line of SW1/4 of Section 3 which bears S89°11'07"E, Columbia County Coordinate System, NAD 83(91).



- ⊕ = Found government corner (3" Columbia Co. alum. mon.)
- ⊙ = Found 2.5" round iron pipe
- = Found 1.5" iron pipe
- = Found 2" iron pipe
- ⦿ = Found 1" iron pipe
- = Found 3/4" round iron rod
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.
- △ = Set PK Nail in blacktop
- ( ) = Recorded as
- Ⓐ = Corner is N01°22'17"E, 0.19' from 1.5" iron pipe



**COLUMBIA COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_**

**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 12-19, Block 42, Original Plat of Kilbourn City, NW1/4-SW1/4 and SW1/4-SW1/4, Section 3, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin bounded by the following described line:

Commencing at the southwest corner of said Section 3; thence S89°11'07"E along the south line of the SW1/4 of Section 3, 927.83 feet; thence N1°22'34"E, 1026.91 feet to southwest of said Block 42 and point of beginning; thence N1°22'34"E along the west line of said Lots 12-19, 401.44 feet to the northwest corner of said Lot 19; thence S88°38'13"E along the north line of said Lot 19, 149.88 feet to northeast corner of said Lot 19; thence S01°22'17"W along east line of said Lots 12-19, 401.40 feet to southeast corner of said Lot 12; thence N88°39'04"W along the south line of said Lot 12, 149.91 feet to point of beginning.

Said described parcel contains 1.38 acres 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 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 Luisa Hidalgo.



10-11-17      Mark C. Carlson  
Date                      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 Luisa Hidalgo is hereby approved and accepted by the City.

Dated: \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

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 \_\_\_\_\_, 201\_.

\_\_\_\_\_  
City Clerk