

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, MARCH 12, 2018 Time: 6:00PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS,

	Committee Members
Mayor Brian Landers-Chair	Alder. Mike Freel Fire Chief Pat Gavinski Chris Lechnir
	Tifani Jones Dan Anchor Lisa Delmore
AGENDA ITEMS:	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE FEBRUARY 12, 2018 MEETING
3	PUBLIC HEARING TO CONSIDER A ZONING MAP AMENDMENT FROM BRENDAN AND NICOLE SULLIVAN TO ESTABLISH PERMANENTLY ZONING OF <u>R-1 RESIDENTIAL – SINGLE FAMILY</u> FOR PROPOSED ANNEXATION OF COLUMBIA COUNTY, TOWN OF NEWPORT TAX PARCEL 11028-63.01.
4	DISCUSSION/DECISION ON ITEM #3 (SULLIVAN)
5	DISCUSSION/DECISION ON PETITION FOR DIRECT ANNEXATION OF TOWN OF NEWPORT, COLUMBIA COUNTY, TAX PARCEL 11028-63.01
6	DISCUSSION/DECISION ON CSM TO COMBINE ANNEXED PARCEL 11028-63.01 WITH EXISTING CITY OF WIS. DELLS TAX PARCEL 11291-1243.01 LOCATED AT 200 WINDY HILL RD.
7	PUBLIC HEARING TO CONSIDER A ZONING CODE AMENDMENT TO SECTION 19.262 DESIGN REVIEW COMMITTEE MEMBERS.
8	DISCUSSION/DECISION ON ITEM #7 (DESIGN REVIEW COMMITTEE MEMBERS)
9	DISCUSSION/DECISION ON AMENDMENTS TO SIGN ORDINANCE AND DESIGN STANDARDS RECOMMENDED BY THE DESIGN REVIEW COMMITTEE. 1. REQUIRE PORTABLE SIGNS DOWNTOWN BE ON PRIVATE PROPERTY OR IN THE DEDICATED TERRACE, WHERE POSSIBLE, AND NOT IN THE PEDESTRIAN WALKING PATH 2. REMOVE PUBLIC NOTICE AND ASSOCIATED FEE REQUIREMENT FOR REVIEW OF NON-CONFORMING SIGNS ON PROPERTY THAT CHANGES OWNERSHIP (FOR CONSISTENCY WITH STATE LAW) 3. REPLACE OLD REFERENCES TO “GROUND SIGNS” WITH “POLE OR MONUMENT SIGNS” FOR CONSISTENCY WITHIN CODE
10	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS
11	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (APRIL 9, 2018)
12	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 BRIAN LANDERS CHAIRPERSON DISTRIBUTED MARCH 9, 2018

Zoning Map Amendment – Annex property and permanently zone R-1 Residential – single family
 200 Windy Hill Rd.
 Staff Report for Plan Commission, 03/12/18

The City of Wis. Dells has received a Land Owner-Initiated Zoning Map amendment application from Brendan and Nicole Sullivan to annex Columbia County, Township of Newport tax parcel 11028-63.01 and permanently zone it R-1 Residential – single family. This property is adjacent to their home, already within the City of Wisconsin Dells, on tax parcel 11291-1243.01 located at 200 Windy Hill Rd. The existing City parcels in this area are currently Zoned R-1 Residential-single family.

This request is relatively straight forward, but it is a result of the land purchase that has created other issues that should be addressed before moving forward.

In September of 2017 a land sale occurred for a part of tax parcel 11291-1243 in the City and part of tax parcel 11028-63 outside the City in the Township of Newport. Both of these parcels were owned by Newport Run, LLC and a portion of each of these parcels was sold to Brendan and Nicole Sullivan. The sale of a part of each of these tax parcels effectively caused a land division of each of the parcels. This land division was not reviewed or approved by either the City or the Township/County, and it resulted in the creation of a non-conforming parcel in the City of Wisconsin Dells (11291-1243.02) and a non-conforming parcel in the Township of Newport (11028-63.01). City of Wis. Dells parcel 1129-1243.02 does not meet the minimum street frontage requirements (40 ft), or minimum lot width at front yard set-back requirements (85 ft).

In October of 2017 the City approved CSM 5937 that would remove the non-conforming City of Wisconsin Dells parcel 11291-1243.02 and combine it with the adjacent lot to the west, City of Wisconsin Dells parcel 11291-1242 owned by Eric and Mary Helland. This CSM was recorded, but the parcels were not combined because the non-conforming parcel 11291-1243.02 is owned by Newport Run, LLC and parcel 11291-1242 is owned by Eric and Mary Helland. While Eric Helland is a signatory for Newport Run, LLC, the parcels are still owned by separate entities and therefore cannot be combined without a deed placing both parcels in the same name.

The Sullivans have been given notice by the County of the need to address the non-conforming parcel in the Township. The annexation and zoning request before the City would remove the non-conforming parcel from the Township.

The City has also received a CSM to combine the annexed parcel 11028-63.01 with an existing City parcel 11291-1243.01.

The Annexation, Zoning, and combining of the non-conforming Columbia County parcel 11028-63.01 should be contingent on the execution of CSM 5937 to remove the non-conforming City of Wis. Dells parcel 11291-1243.02

Approval of the Zoning Map Amendment should have the following conditions:

- 1) Approval of the Annexation of parcel 11028-63.01
- 2) Approval of the CSM combining the annexed parcel 11028-63.01 with existing City parcel 11291-1243.01.
- 3) Non-conforming tax parcel 1243.02, is combined with tax parcel 11291-1242 as approved by the City per CSM 5937 in October 2017.

Approval Annexation should have the following conditions:

- 1) Approval of the CSM combining the annexed parcel 11028-63.01 with existing City parcel 11291-1243.01.
- 2) Non-conforming tax parcel 1243.02, is combined with tax parcel 11291-1242 as approved by the City per CSM 5937 in October 2017.

Approval of the CSM to combine annexed parcel 11028-63.01 with existing City parcel 11291-1243.01 should have the following conditions:

- 1) Approval of the Annexation and Permanent Zoning of parcel 11028-63.01

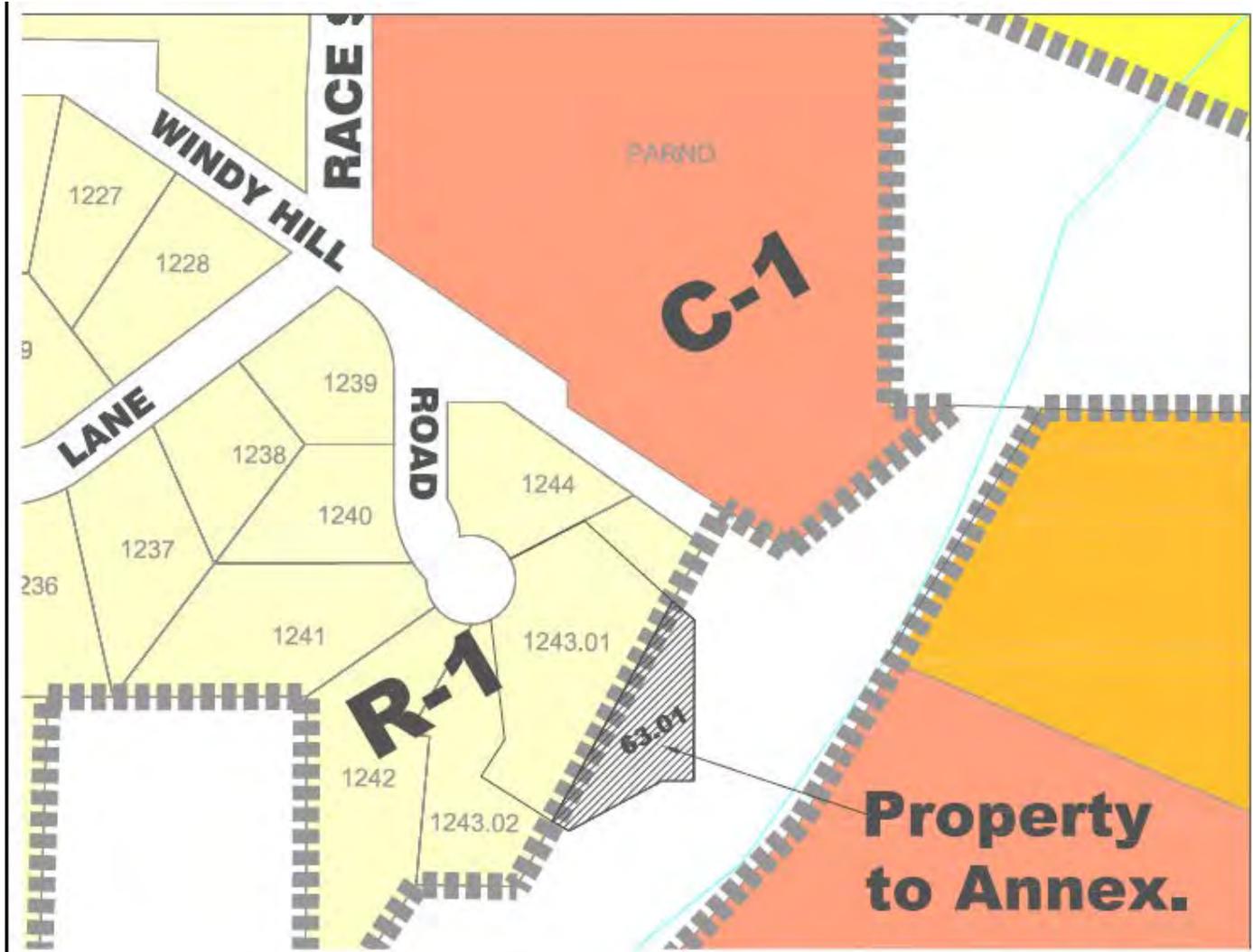
Chris Tollaksen
 City of Wis. Dells Public Works

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on Monday, March 12, 2018 at 6:00PM 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, per Municipal Code sec. 19.451(9), submitted by Brendan and Nicole Sullivan, to annex and permanently zone R-1 Residential-single family, a piece of property described as: Columbia County, Town of Newport Parcels 11028-63.01. The property is located behind their existing home at 200 Windy Hill Rd.

Copies of the annexation petition, conditional use permit, and additional maps are available request are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



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 of February 2018.

Chris Tollaksen
Plan Commission
City of Wisconsin Dells

Publication Dates:
February 22, 2018
March 1, 2018

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 <input checked="" type="checkbox"/>
Receipt number	63147
Application number	

1. Applicant information

Applicant name Brendan and Nicole Sullivan
 Street address 200 Windy Hill Rd
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608 620 0009
 Fax number, if any _____
 E-mail, if any Sullivan2110@gmail.com

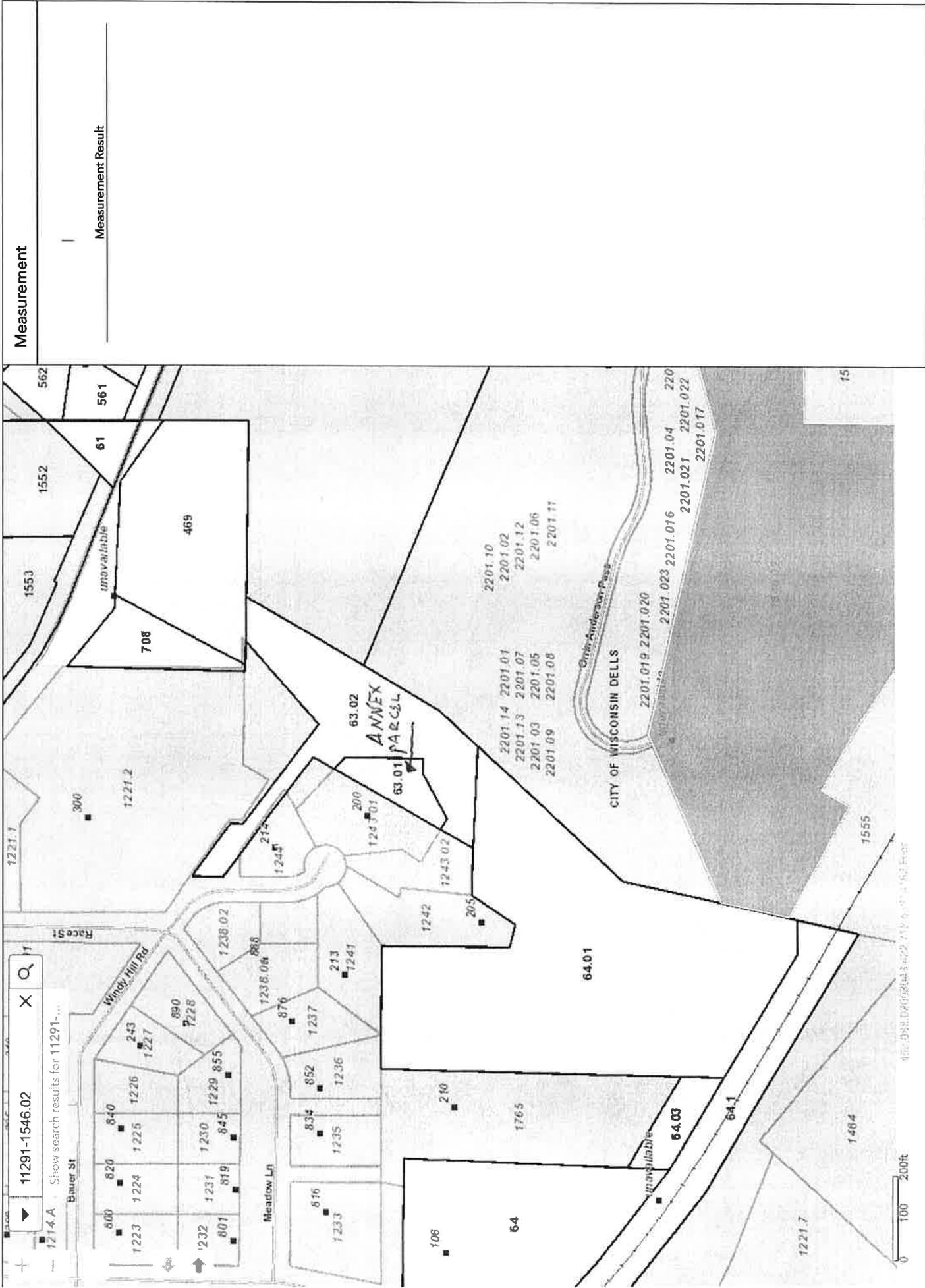
2. Subject property information

Street address	<u>200 Windy Hill Road</u>	
Parcel number(s)	<u>11028 6301</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>Residential - town of Newport Township</u>	
Proposed zoning classification(s)	<u>R-1</u>	Note: If multiple districts are proposed, show the proposed configuration on the map provided as part of #5.

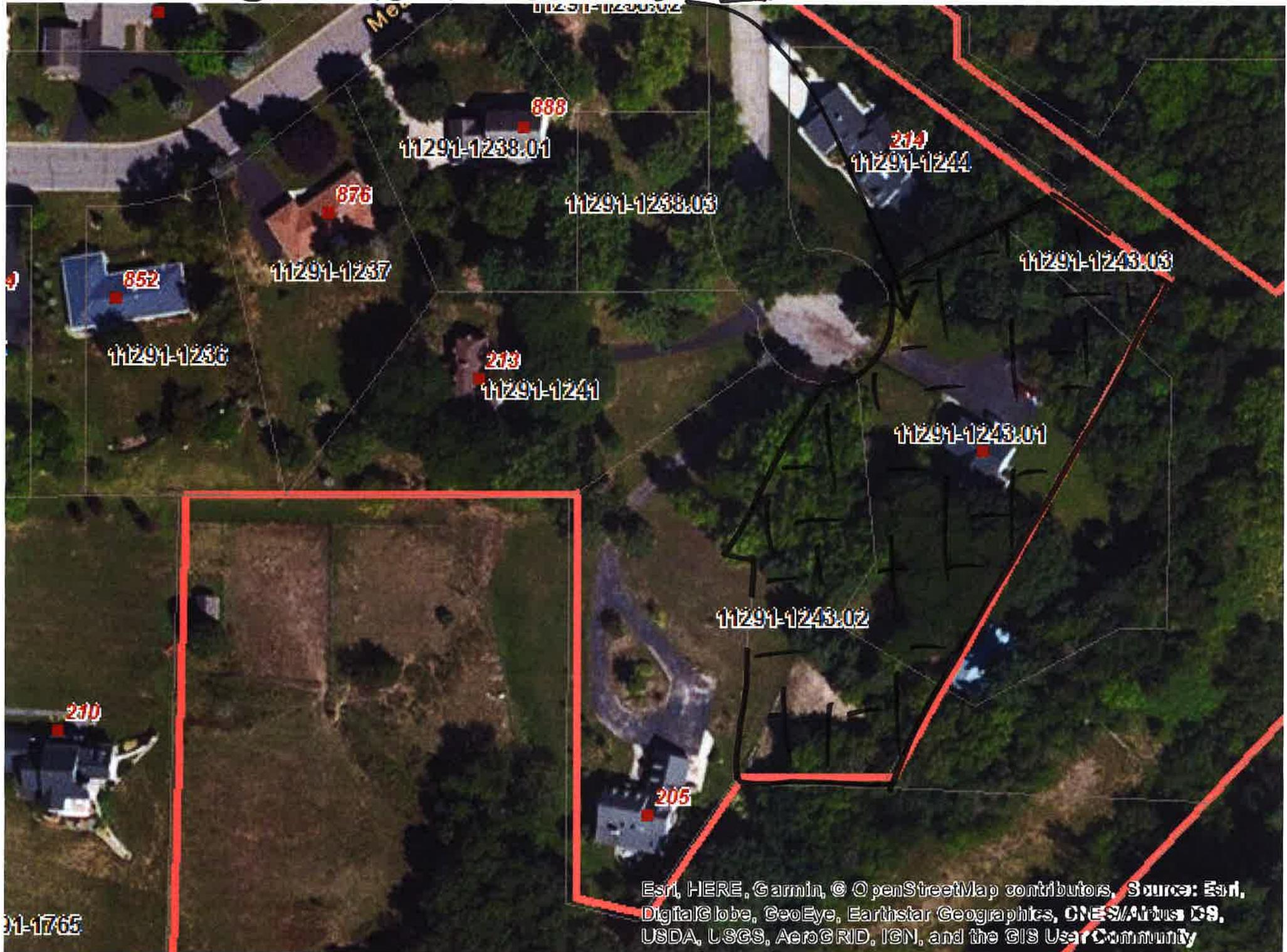
3. From the list below, check the reasons why you believe the zoning map / zoning classification should be changed.

<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 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.

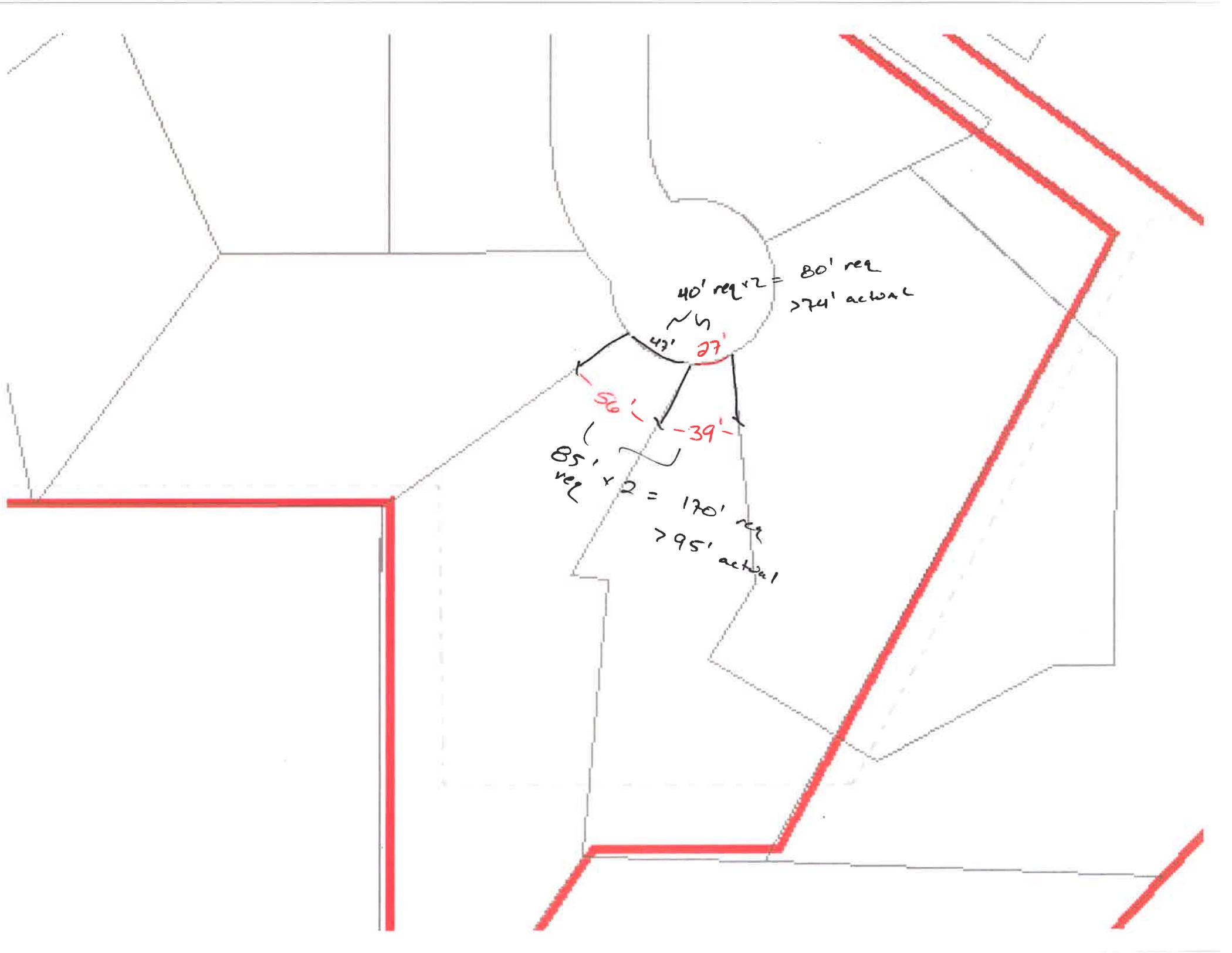
4. For each of the reasons checked above, provide additional detail.



ORIGINAL Parcel 1243



Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



40' req x 2 = 80' req
> 74' actual

47' 27'
56'
39'
85' req x 2 = 170' req
> 95' actual



DOC # 897409

REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:
10/24/2017 11:40:17AM
PAGES: 2

KAREN A MANSKE
REGISTER OF DEEDS

REC FEE: 30.00
Exempt #:

Sheet 1 of 2 sheets

COLUMBIA COUNTY CERTIFIED SURVEY MAP No. 5937 Vol 42 Pg 79

Located in Lots 10 and 11, Block 2, Plat of Bowman Hills Addition and the NE 1/4-SE 1/4, Section 10, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin

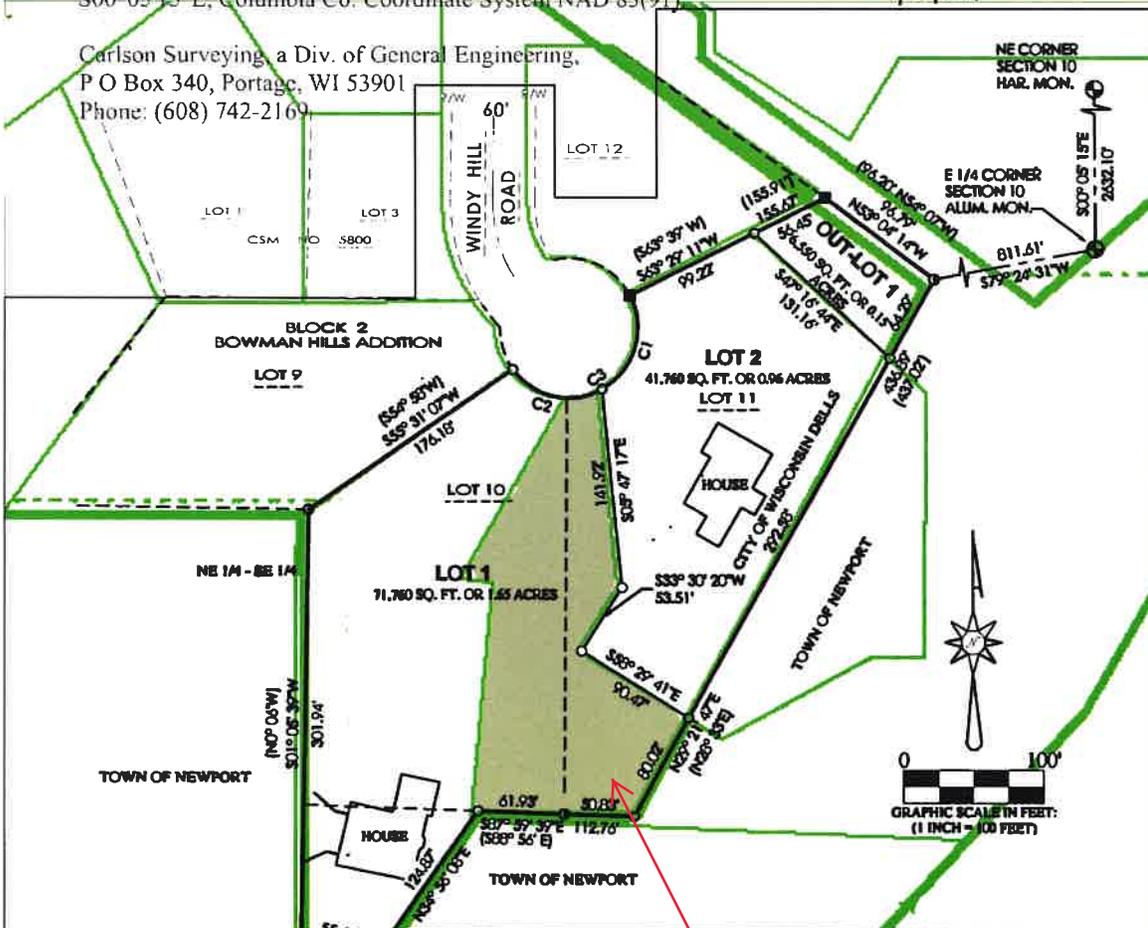
Owners: Newport Run, LLC, 205 Windy Hill Road, Wisconsin Dells, WI 53965
Eric and Mary Helland, PO Box 664, Wis Dells, WI 53965

- ⊕ = Found government corner (As noted)
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.
- = Found 2 1/2" iron pipe
- = Found 1" iron pipe
- = Found 3/4" round iron rod
- () = Recorded as



Bearings are referenced to east line of the NE-1/4, Section 10, which bears S00°05'15"E, Columbia Co. Coordinate System NAD 83(91)

Carlson Surveying, a Div. of General Engineering,
P O Box 340, Portage, WI 53901
Phone: (608) 742-2169



CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	CHORD	TANGENT BEARING IN	TANGENT BEARING OUT
C1	50.00'	88°11'54"	76.97'	516° 31' 50"W, 149.39'		
C2	50.00'	82°34'00"	72.08'	S77° 42' 18"E, 66.00'		
C3	50.00'	170°47'54"	149.05'	S38° 11' 48"W, 99.68'	N27° 12' 09"W	N36° 24' 15"W

Non-conforming
City of Wis. Dells parcel 1243.02



DOC # 897409

REGISTER OF DEEDS
COLUMBIA COUNTY

Sheet 1 of 2 sheets

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RECORDED ON:
10/24/2017 11:40:17AM
PAGES: 2

KAREN A MANSKE
REGISTER OF DEEDS
REC FEE: 30.00
Exempt #:

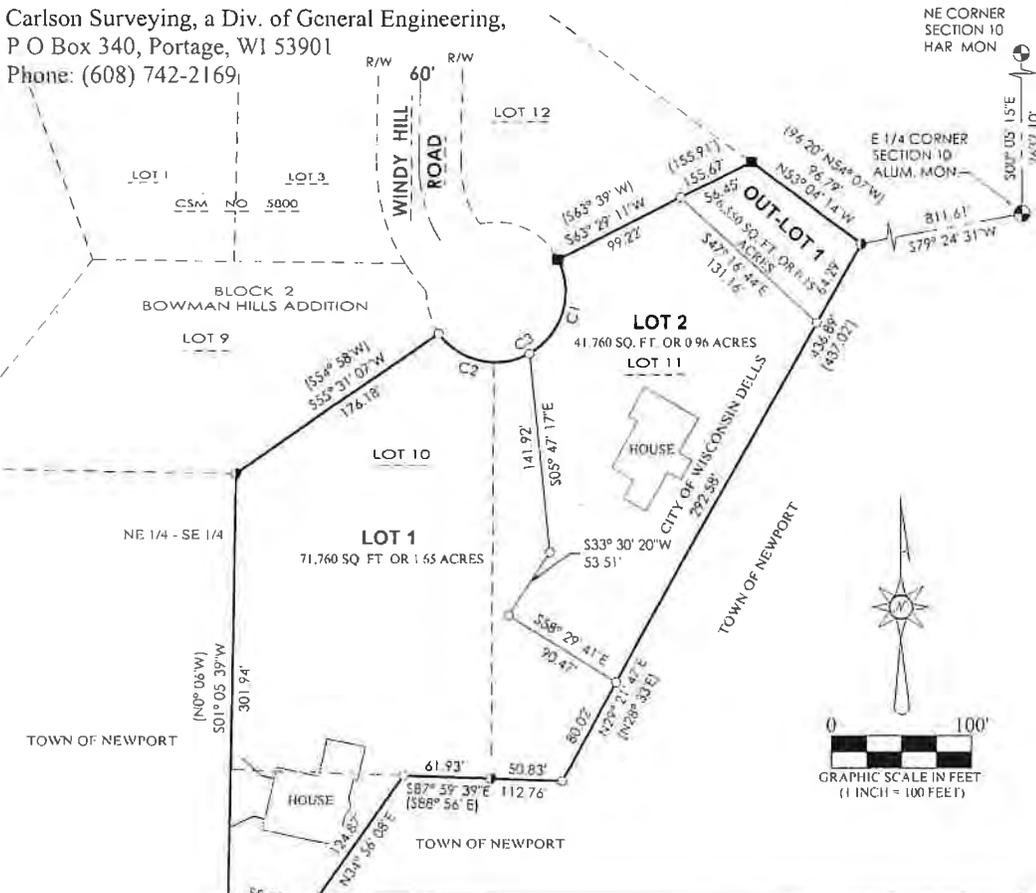
Owners: Newport Run, LLC, 205 Windy Hill Road, Wisconsin Dells, WI.53965
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CURVE TABLE:

CURVE:	RADIUS:	DELTA:	ARC:	CHORD:	TANGENT BEARING IN:	TANGENT BEARING OUT:
C1	50.00	88°11'54"	76.97'	516°33'50"W 69.39'		
C2	50.00	82°26'00"	72.08'	577°42'18"E 66.00'		
C3	50.00'	170°47'54"	149.05'	558°11'48"W, 99.68'	N27°12'09"W	N36°24'15"W

PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF WISCONSIN DELLS
DIRECT ANNEXATION BY UNANIMOUS CONSENT

TO: City of Wisconsin Dells
TO: Town of _____

1. Pursuant to Section 66.0217 of the Wisconsin State Statues, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Newport, in Columbia County, Wisconsin, to the City of Wisconsin Dells.
2. The population of said land is 0. The number of electors that reside on the lands to be annexed is 0.
3. Said land is contiguous to the City of Wisconsin Dells and is presently part of the Town of Newport, in Columbia County, Wisconsin.
4. I/We, the undersigned request that upon annexation, the land as described in Exhibit "A" be zoned as R-1.
5. Area of lands to be annexed contains .5 acres.
6. Tax Parcel number(s) of lands to be annexed: 11028 63.01

- ✓ • Attach a copy of a complete legal description of the property.
- ✓ • Attach a copy of a scale map of the property.
- ✓ • Attach a copy of the most recent real estate tax bill.

Dated this 1 day of Jan, 2009

PROPERTY OWNER SIGNATURE(S):

[Signature]
[Signature]

ANNEXATION PARCEL DESCRIPTION:

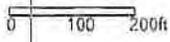
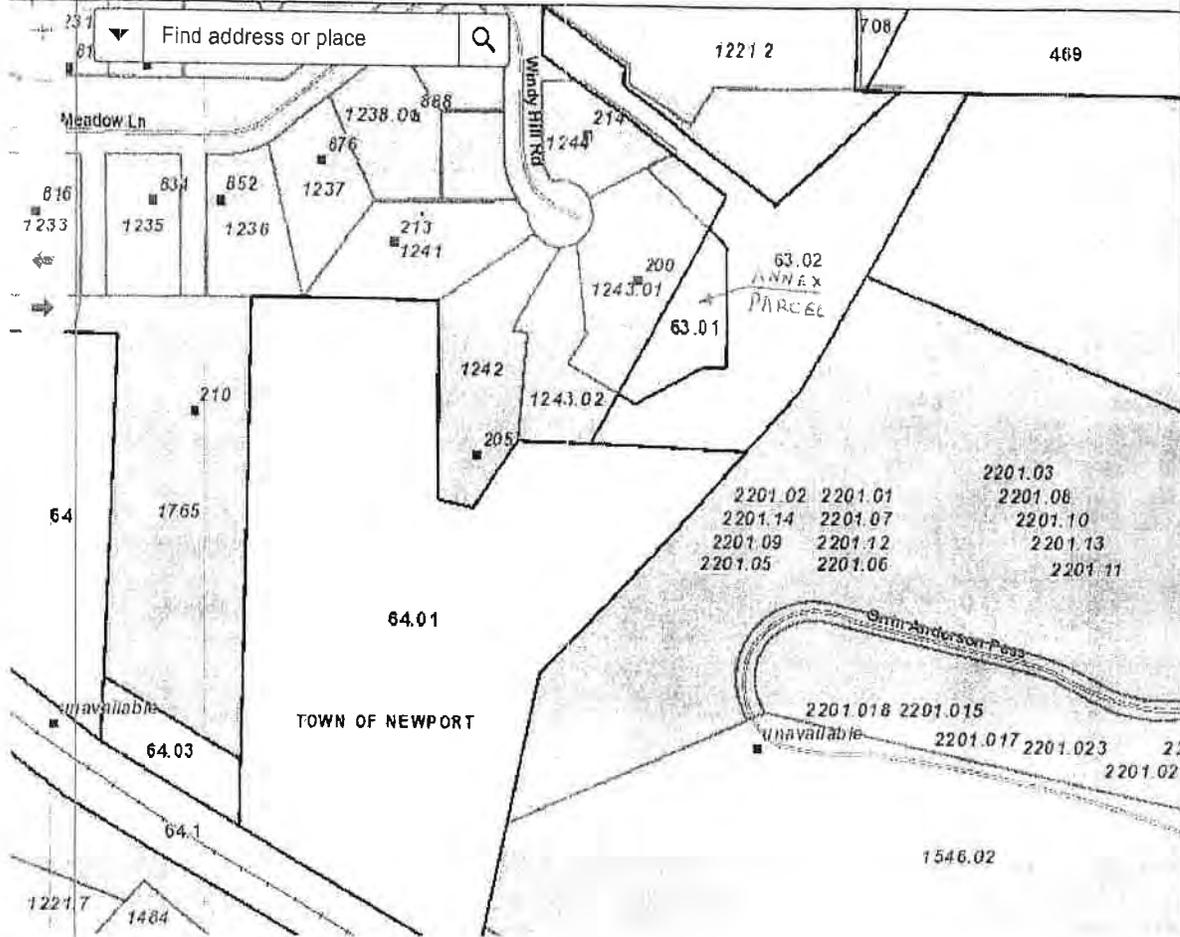
A parcel of land located NE1/4-SE1/4, Section 10, T13N, R6E, Town of Newport, Columbia County, Wisconsin bounded by the following described line:

Beginning at the northeast corner of Lot 2, CSM No. 5937; thence S29°21'47"W along the southeast line of said Lot 2, 292.58 feet to southeast corner of said Lot 2; thence S58°29'42"E, 29.65 feet; thence N61°53'10"E, 121.52 feet; thence N89°47'36"E, 36.31 feet; thence N0°45'03"E, 187.47 feet; thence N47°16'43"W, 37.79 feet to point of beginning.

Described parcel contains 21,950 square feet or 0.50 acres.

INTERACTIVE MAP

Land Information Department Home Help



TOWN OF NEWPORT
 JEFF CRUM, TREASURER
 W14625 NEWPORT DRIVE
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2017
 REAL ESTATE**

Newport Run LLC



Parcel Number: 11028 63
 Bill Number: 878500

878500/11028 6397 2/14 97
 NEWPORT RUN LLC
 205 WINDY HILL ROAD
 WISCONSIN DELLS WI 53965

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

Sec. 10, T13N, R6E
 PCL IN SE 1/4 NE 1/4 & NE 1/4 SE 1/4 BEG AT PT ON N LNNE
 1/4 SE 1/4 1543.76' E OF NW COR NW 1/4 SE 1/4 BEING PT ON E
 LN WINDY HILL ROAD; TH N 116.95'; S55-09E 153.56'; TH
 S0-16W 28.89'; TH S54-07E 2
 3.290 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
14,400	8,600	23,000	0.931465206	0.01642558 <small>(Does NOT reflect credits)</small>	326.75
ESTIMATED FAIR MARKET VALUE/LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	
15,500	9,200	24,700		34.71	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST	2017 EST. STATE AIDS ALLOCATED TAX DIST	2016 NET TAX	2017 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	4.01	0.00	-100.0%
Columbia County	49,808	52,408	122.54	128.18	4.6%
Town of Newport	70,943	76,365	75.33	75.75	0.6%
Wisconsin Dells School	74,018	85,039	152.70	150.60	-1.4%
MATC	59,282	62,348	22.83	23.25	1.8%
TOTAL	254,051	276,160	377.41	377.78	0.1%
FIRST DOLLAR CREDIT			-52.08	-51.03	-2.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			325.33	326.75	0.4%

TOTAL DUE: \$326.75
 FOR FULL PAYMENT, PAY TO LOCAL
 TREASURER BY:
JANUARY 31, 2018
 Warning: If not paid by due dates,
 installment option is lost and total tax is
 delinquent subject to interest and, if
 applicable, penalty.
 Failure to pay on time. See reverse.

Taxing Jurisdiction	FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases			Taxing Jurisdiction	FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases		
	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: \$163.38

BY JANUARY 31, 2018

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF NEWPORT
 JEFF CRUM, TREASURER
 W14625 NEWPORT DRIVE
 WISCONSIN DELLS, WI 53965

PIN# 11028 63
 NEWPORT RUN LLC
 BILL NUMBER: 878500

PAY 2ND INSTALLMENT OF: \$163.37

BY JULY 31, 2018

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11028 63
 NEWPORT RUN LLC
 BILL NUMBER: 878500



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

Sheet 1 of 2 sheets

COLUMBIA COUNTY CERTIFIED SURVEY MAP No. _____

Located in Lot 2, Certified Survey Map No. 5937, Vol. 42, Page 79, Lot 11, Block 2, Plat of Bowman Hills Addition and the NE1/4-SE1/4, Section 10, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin.

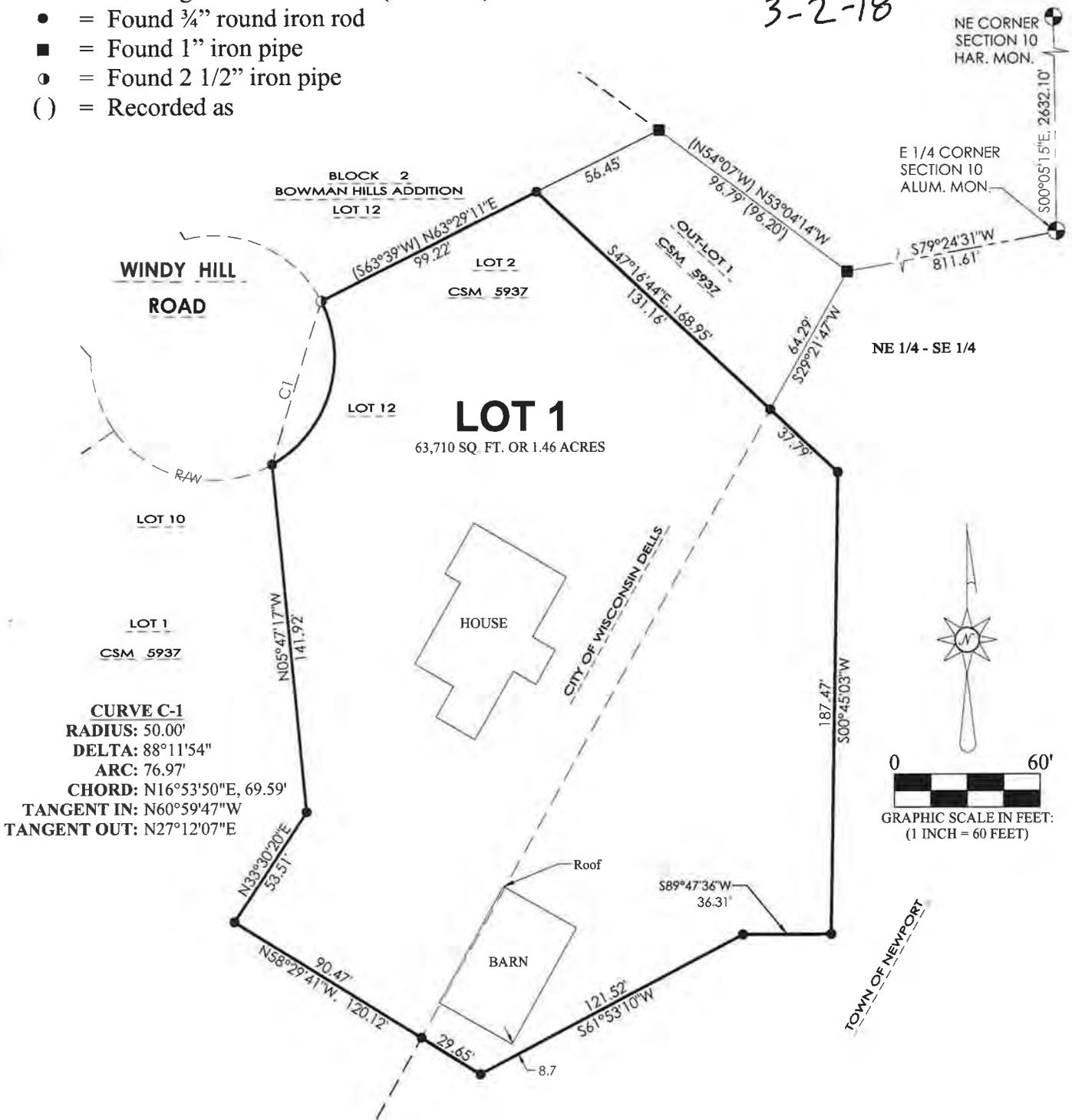
Client: Brendan and Nicole Sullivan, 200 Windy Hill Road, Wisconsin Dells, WI, 53965

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

Bearings are referenced to east line of NE1/4 of Section 10 which bears S00°05'15"E, Columbia County Coordinate System NAD 83(91).



- ⊕ = Found government corner (as shown)
- = Found 3/4" round iron rod
- = Found 1" iron pipe
- = Found 2 1/2" iron pipe
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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 2, Certified Survey Map No. 5937, Vol. 42, Page 79, Lot 11, Block 2, Plat of Bowman Hills Addition and the NE1/4-SE1/4, Section 10, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin bounded by the following described line:

Commencing at the E1/4 corner of said Section 10; thence S79°24'31"W, 811.61 feet to the southeast corner of Out Lot 1, CSM No. 5937; thence S29°21'47"W along the southeast line of said Out Lot 1, 64.29 feet to northeast corner of said Lot 2 and point of beginning; thence S47°16'44"E, 37.79 feet; thence S0°45'03"W, 187.47 feet; thence S89°47'36"W, 36.31 feet; thence S61°53'10"W, 121.52 feet; thence N58°29'41"W, 29.65 feet to the most southerly corner of said Lot 2; thence N58°29'41"W along the southwest line of said Lot 2, 90.47 feet; thence N33°30'20"E along west line of said Lot 2, 53.51 feet; thence N05°47'17"W along the west line of said Lot 2, 141.92 feet to south line of Windy Hill Road; thence Northeasterly along said south line on a curve to the left, radius 50.00', whose chord bears N16°53'50"E, 69.59 feet; thence N63°29'11"E along north line of said Lot 2, 99.22 feet; thence S47°16'44"E along north line of said Lot 2, 131.16 feet to point of beginning.

Said described parcel contains 1.46 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 Nicole Sullivan.



3-2-18
Date

Mark C Carlson
Mark C. Carlson

CITY OF WISCONSIN DELLS APPROVAL:

Resolved by the Common Council of the City of Wisconsin Dells, Wisconsin that this Certified Survey Map, filed by Nicole Sullivan 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

City of Wisconsin DellsORDINANCE NO. ____ -
(Design Review Committee Modifications)

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

SECTION I: PURPOSE

The purpose of this ordinance is to modify the composition and leadership of the design review committee.

SECTION II: PROVISION CREATED

Wisconsin Dells Code Sec. 19.262 and 19.263 are repealed.
Wisconsin Dells Code Sec. 19.262 is recreated.
Wisconsin Dells Code Sec. 19.263 is "Not Used".

SECTION III: PROVISION AS CREATED:**19.262 DRC Members, Appointment and Chair.**

- (1) The Design Review Committee shall have five (5) members as follows:
 - a. Business Improvement District (BID) Committee Chair, member or designee.
 - b. Community Development Authority (CDA) Chair, member or designee.
 - c. Common Council Member.
 - d. Two (2) public members.
- (2) The public members shall be associated with commercial ventures in the City as, without limitation, owners, operators, managers or employees; and, shall serve staggered terms of three (3) years.
- (3) The CDA, BID and Common Council members shall serve terms of one (1) year.
- (4) All members shall be appointed by the Mayor and approved by the Common Council.
- (5) The Mayor shall designate the Committee Chair subject to approval by the Common Council.

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication and as provided by statute.

SECTION VII: PART OF CODE

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

Brian L. Landers, Mayor

Nancy R. Holzem, Clerk

INTRODUCED: _____
PUBLISHED: _____
PASSED: _____

(7) ***Pole Signs.*****(a) Height Limitations.**

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

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

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

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

(c) Location limitations

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

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

(d) Design Standards

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

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

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

(8) ***Portable Signs.***

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

Where possible, portable signs shall be located on private property.

C-2 Zoning District. The Design Review Committee may approve signs on public property in the C-2 Zoning District. Where possible the signs are to be located in the dedicated terrace area, which is delineated from the public walking path as colored and stamped concrete or pavers that separates the walking path from the vehicle lanes.

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

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

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

Table E: Downtown C-2 District Permitted Signage

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

Portable Sign

A portable sign is a sign not permanently attached to the ground or other permanent structure including sandwich boards and pedestal signs.

Standards

1. One (1) **portable sign shall** be allowed for each business that has obtained a state-issued **food license**.
2. A **portable sign shall** be no more than six (6) square feet in area, inclusive of border and trim.
3. The height of the **portable sign shall** be no more than three (3) feet for **sandwich boards** and four (4) feet for **pedestal signs**.
4. **Portable signs shall** be constructed of durable materials, such as wood and metal.
5. **Portable signs shall not** be illuminated or contain moving parts.
6. **Excluding chalkboard signs, portable sign graphics shall** be professionally painted or applied.
7. **Portable signs shall** be braced and/or secured to prevent motion using components that complement the sign's design, materials and colors.
8. **Portable signs shall** be located within ten (10) feet of business entrance, or as close as possible, but not placed as to interfere with pedestrian ingress and egress.
9. **Pedestal signs shall not** be in the public **right-of-way**.
10. **Portable signs shall not** be placed in any location where the paved area for passage is reduced to less than six (6) feet or within fifteen (15) feet of an intersection, driveway, crosswalk or stairwell.
11. **Portable signs shall** be placed on private property or in the dedicated terrace, when possible.
12. **Portable signs shall** meet the additional requirements per Sec. 22.09(8) of the Sign Ordinance.

Recommendations

A. **Portable signs should** reflect the character of the building and complement the building's other signage.

B. Wood and metal signs are preferred.



APPROPRIATE These **sandwich boards** are made of durable materials and have professionally designed components.



ALLOWED **Portable signs** are allowed as long as they are made of durable material, have components that are professionally designed and are placed out of the way of foot and motorist traffic.



NOT PERMITTED This sign is placed less than 15 feet from the corner, which is a safety concern for both pedestrians and motorists.

Section 22.12 Non-Conforming Signs & Structures

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

Section 22.13 Enforcement

- (1) **Order to Correct.**
 - (a) Whenever the City, its agents or employees, shall upon inspection of sign or structure find conditions in violation of this Code, an Order shall be issued to the owner and/or occupant of the sign or structure to correct the conditions.
 - (b) The order shall identify the conditions to be corrected and specify a time within

(10) **Roof Signs.**

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

(11) **Wall Signs.**

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

(12) **Wind Signs.**

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

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

(14) **Variable Message Signs.**

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

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

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

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

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

(c) **Pole Sign.**

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

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

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

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

(ed) **Roof Sign.**

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