

Revised

CITY OF WISCONSIN DELLS MEETING AGENDA

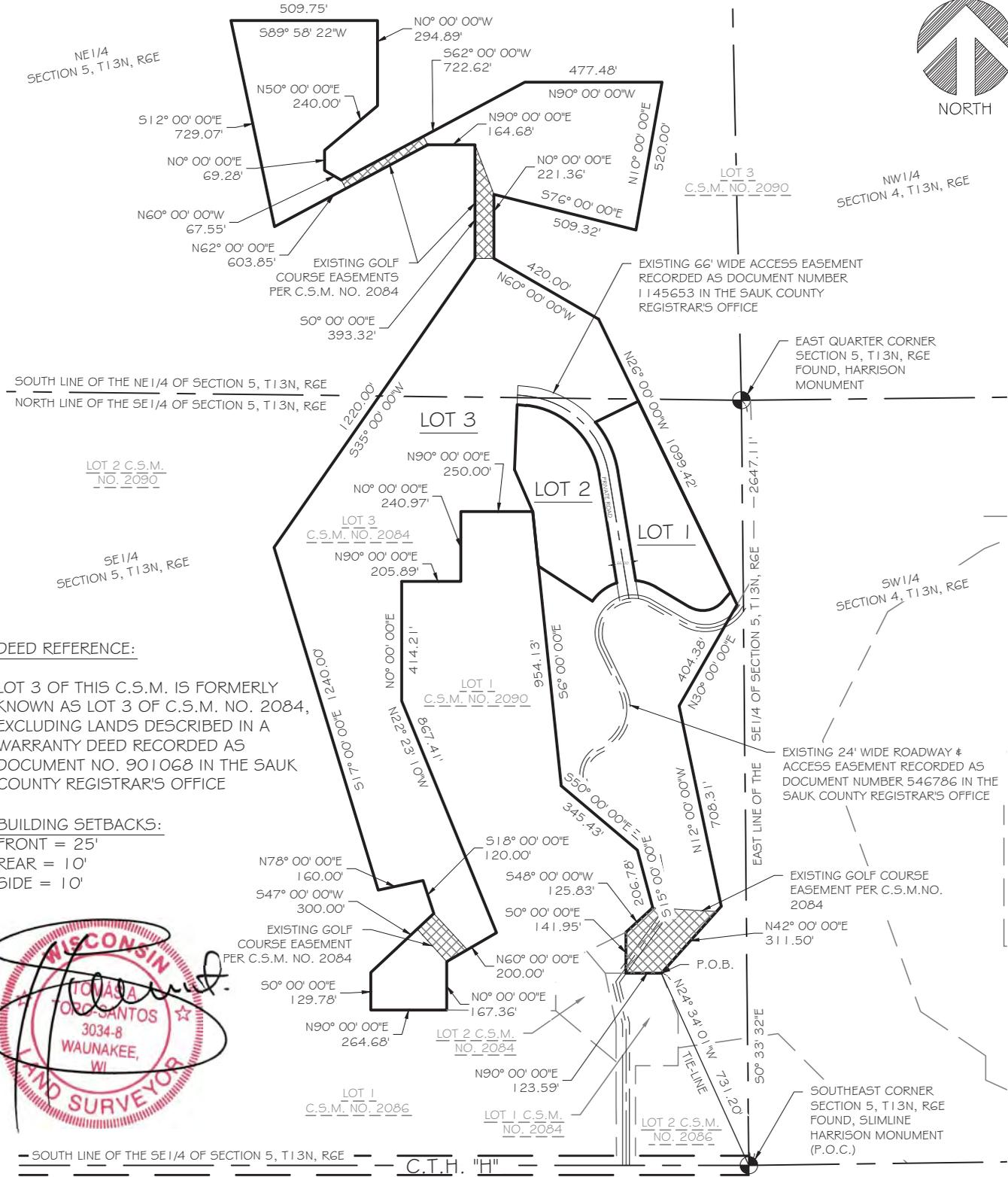
Meeting Description CITY PLAN COMMISSION

Date: MONDAY, MARCH 13, 2017 **Time:** 6:15PM **Location:** MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS,

		Committee Members		
Mayor Brian Landers-Chair		Alder. Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
		Tifani Jones	Dan Anchor	Jeff Delmore
AGENDA ITEMS:				
1	CALL MEETING TO ORDER AND ATTENDANCE			
2	APPROVAL OF THE MINUTES FROM THE FEBRUARY 13, 2017 MEETING			
3	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP FOR TRAPPERS TURN, CITY OF WISCONSIN DELLS PARCEL 291-0028-00100, SAUK COUNTY.			
4	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP FOR SAN ANTONIO, CITY OF WISCONSIN DELLS PARCEL 11291-140.01, COLUMBIA COUNTY.			
5	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM LOGGING CAMP, INC IN ORDER TO ALLOW COMMERCIAL ACTIVITY WITHOUT A PERMANENT BUILDING WITH A RESTROOM AND A WALK-UP SERVICE WINDOWS AT 411 STH 13, CITY OF WISCONSIN DELLS PARCEL 291-0115-00000, SAUK COUNTY (PAUL BUNYAN). THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.			
6	PUBLIC HEARING TO CONSIDER THE SITE PLAN APPLICATION FROM LOGGING CAMP, INC TO CONSTRUCT A SMALL INFORMATION / TICKET BOOTH IN FRONT OF THE PAUL BUNYAN RESTAURANT.			
7	DISCUSSION/DECISION ON ITEM #5 (CUP-LOGGING CAMP, INC)			
8	DISCUSSION/DECISION ON ITEM #6 (SITE PLAN-LOGGING CAMP, INC)			
9	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FROM PI TOWER DEVELOPMENT / VERIZON WIRELESS / SHANE BEGLEY AGENT TO ALLOW AN UNCONCEALED TELECOMMUNICATION ANTENNA ON PARCEL WISCONSIN DELLS PARCEL 291-00390-0025, ADAMS COUNTY (CHULA VISTA). THE PROPERTY IS ZONED PDD-1.			
10	PUBLIC HEARING TO CONSIDER THE SITE PLAN APPLICATION FROM PI TOWER DEVELOPMENT / VERIZON WIRELESS TO CONSTRUCT A CELL TOWER AT CHULA VISTA			
11	DISCUSSION/DECISION ON ITEM #9 (CUP-VERIZON)			
12	DISCUSSION/DECISION ON ITEM #10 (SITE PLAN-VERIZON)			
13	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FROM LUISA HIDALGO & RANDY GIESEKE TO ALLOW SEASONAL WORKFORCE HOUSING AT 910 RIVER RD., CITY OF WISCONSIN DELLS PARCEL 11291-583, COLUMBIA COUNTY (WHITE ROSE). THE PROPERTY IS ZONED C-2 COMMERCIAL-DOWNTOWN.			
14	DISCUSSION/DECISION ON ITEM #13 (CUP-WHITE ROSE)			
15	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS			
16	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (MONDAY, APRIL 10, 2017 AT 6:15PM)			
17	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 10, 2017		

CERTIFIED SURVEY MAP NO. _____

LOCATED IN PART OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2084, ALSO BEING LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 6 EAST, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN



DEED REFERENCE:

LOT 3 OF THIS C.S.M. IS FORMERLY KNOWN AS LOT 3 OF C.S.M. NO. 2084, EXCLUDING LANDS DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NO. 901068 IN THE SAUK COUNTY REGISTRAR'S OFFICE

BUILDING SETBACKS:

FRONT = 25'
 REAR = 10'
 SIDE = 10'



855 Community Drive, Sauk City, WI 53583
 Phone: 608-643-4100 Fax: 608-643-7999
 www.Ramaker.com

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 5, T13N, R6E, MEASURED TO BEAR N0° 33' 32"W.

DATUM: WISCONSIN COUNTY COORDINATE SYSTEM, U.S. FOOT.



RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2017 AT O'CLOCK ____M.
 AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF SAUK COUNTY, ON PAGES _____.

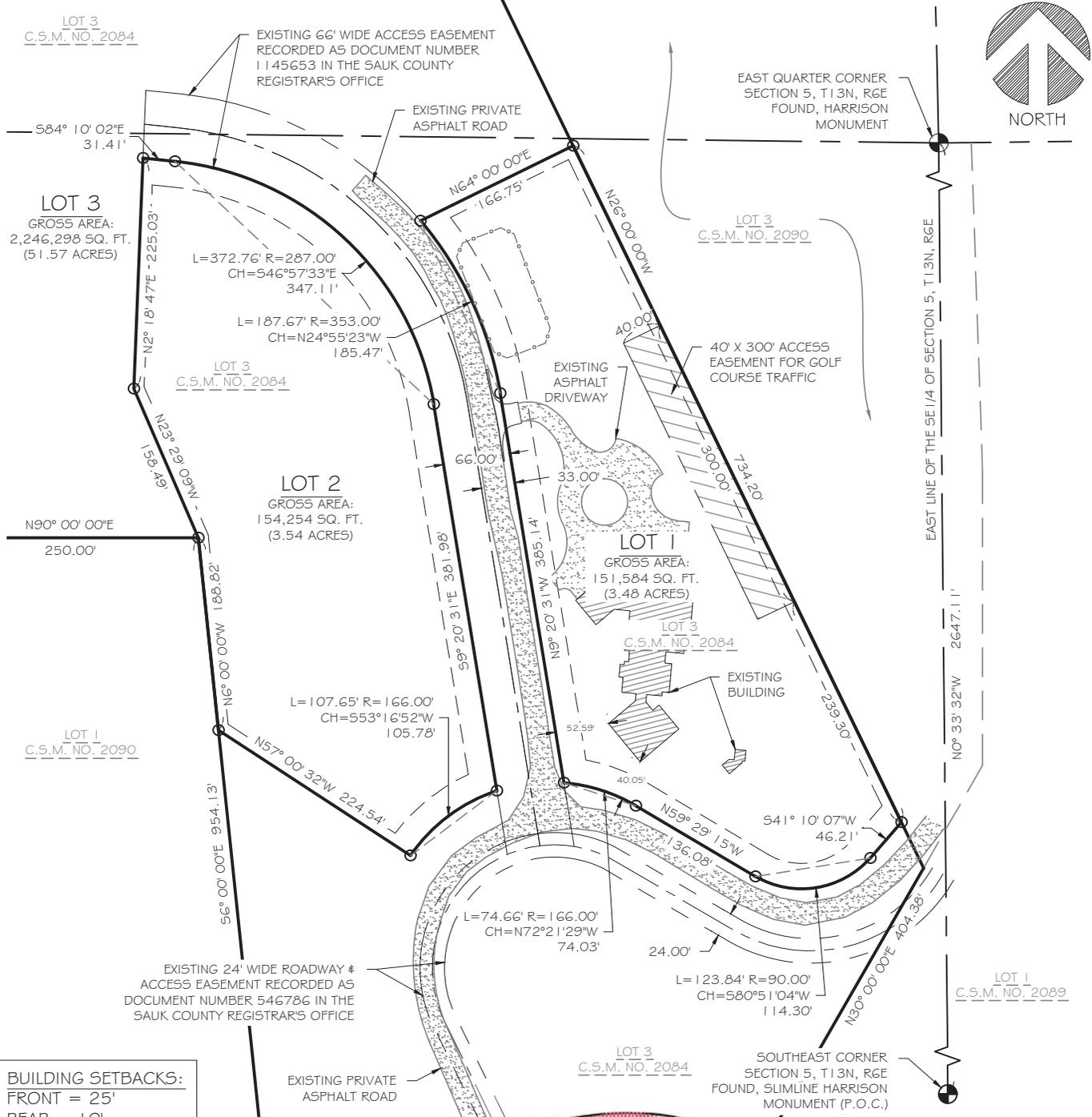
PREPARED FOR:
 NLS LLC
 P.O. BOX 590
 WISCONSIN DELLS, WI 53965

PREPARED BY:
 RAMAKER & ASSOCIATES, INC.
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 PHONE: 608-643-4100
 R&A PROJECT NO.: 34063
 R&A DOC. NO.: 2016169

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED PROPERTY BOUNDARY LINE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	SET 3/4" DIA. IRON ROD, 24" LONG, WEIGHING 1.5#/LF
	P.O.B.
	P.O.C.
	O

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BUILDING SETBACKS:
 FRONT = 25'
 REAR = 10'
 SIDE = 10'



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 AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF SAUK COUNTY, ON PAGES _____.

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LEGAL DESCRIPTION

COMMENCING AT A FOUND HARRISON MONUMENT LOCATING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N24°34'01"W, 731.20' TO THE POINT OF BEGINNING; THENCE N42°00'00"E, 311.50'; THENCE N12°00'00"W, 708.31'; THENCE N30°00'00"E, 404.38'; THENCE N26°00'00"W, 1099.42'; THENCE N60°00'00"W, 420.00'; THENCE NORTH, 221.36'; THENCE S76°00'00"E, 509.32'; THENCE N10°00'00"E, 520.00'; THENCE WEST, 477.48'; THENCE S62°00'00"W, 722.62'; THENCE N60°00'00"W, 67.55'; THENCE NORTH, 69.28'; THENCE N50°00'00"E, 240.00'; THENCE NORTH, 294.89'; THENCE S89°58'22"W, 509.75'; THENCE S12°00'00"E, 729.07'; THENCE N62°00'00"E, 603.85'; THENCE EAST, 164.68'; THENCE SOUTH, 393.32'; THENCE S35°00'00"W, 1220.00'; THENCE S17°00'00"E, 1240.00'; THENCE N78°00'00"E, 160.00'; THENCE S18°00'00"E, 120.00'; THENCE S47°00'00"W, 300.00'; THENCE SOUTH, 129.78'; THENCE EAST, 264.68'; THENCE NORTH, 167.36'; THENCE N60°00'00"E, 200.00'; THENCE N22°23'10"W, 867.41'; THENCE NORTH, 414.21'; THENCE EAST, 205.89'; THENCE NORTH, 240.97'; THENCE EAST, 250.00'; THENCE S6°00'00"E, 954.13'; THENCE S50°00'00"E, 345.43'; THENCE S15°00'00"E, 206.78'; THENCE S48°00'00"W, 125.83'; THENCE SOUTH, 141.95'; THENCE EAST, 123.59' TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINS 58.59 ACRES OF LAND MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES. I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREIN AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

I HAVE BEEN AUTHORIZED BY NLS LLC, OWNER, TO SURVEY, MONUMENT, MAP AND DESCRIBE THE LAND SHOWN ON THIS CERTIFIED SURVEY MAP.

[Handwritten Signature]
TOMÁS A. TORO-SANTOS, PLS
PROFESSIONAL LAND SURVEYOR NUMBER: 3034-8
MARCH 8, 2017



OWNERS CERTIFICATE

AS OWNERS, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON PER WIS. STATS. 236.21(2) AND 236.29. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY CHAPTER 21.06, CITY OF WISCONSIN DELLS CODE OF ORDINANCES, TO BE SUBMITTED TO THE CITY OF WISCONSIN DELLS CITY COUNCIL.

DATED THIS _____ DAY OF _____, 2017.

NLS LLC, OWNER

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED OWNERS, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES:

CITY OF WISCONSIN DELLS CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF WISCONSIN DELLS, BE AND HEREBY IS APPROVED IN COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE CITY OF WISCONSIN DELLS CITY COUNCIL.

_____. DATE: _____
CITY COUNCIL
CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN



PREPARED FOR:
NLS LLC
P.O. BOX 590
WISCONSIN DELLS, WI 53965

PREPARED BY:
RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PHONE: 608-643-4100
R#A PROJECT NO.: 34063
R#A DOC. NO.: 2016169

Sheet 1 of 3 sheets

COLUMBIA COUNTY CERTIFIED SURVEY MAP No. _____

Located in part of Lots 7 and 8, Block 68, Original Plat of Kilbourn City, SW1/4-SW1/4, Section 3, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin.

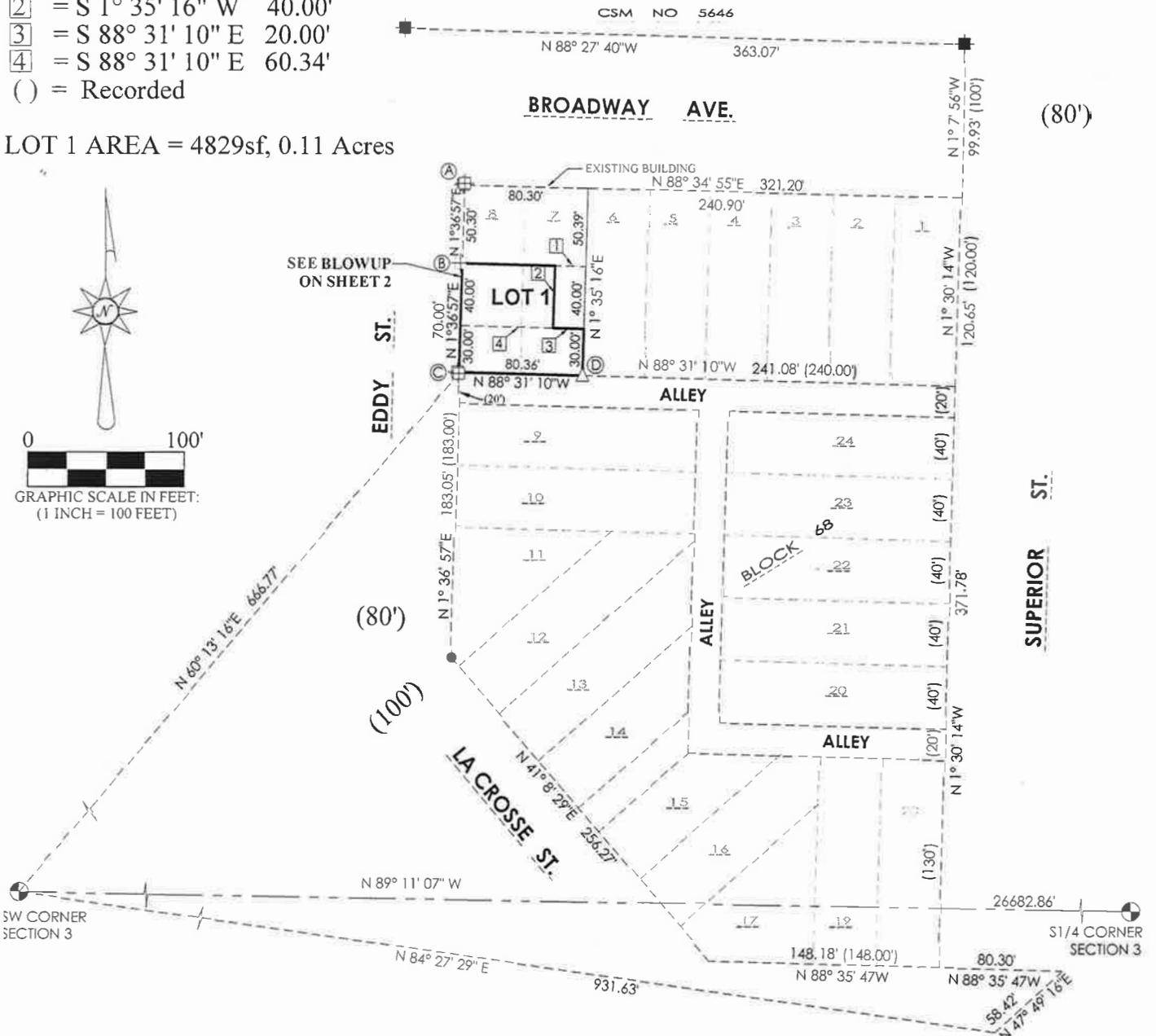
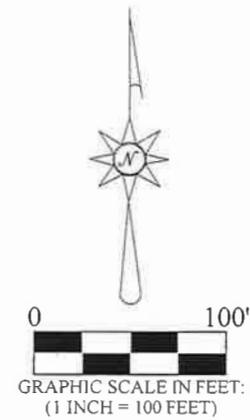
Owner: Luiz & Veronica Martinez, P.O.Box 395, Wisconsin Dells, WI 53965

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

Bearings are referenced to south line of SE1/4 of Section 3 and assumed to bear N89°11'07"W.

- ⊙ = Found government corner (3" Columbia Co. alum. mon.)
- = Found 1" iron pipe (I. D.)
- ⊞ = Found chiseled cross
- ⊞ = chiseled cross in sidewalk at 1' offset (offsets are set on extensions of property line)
- △ = set PK nail in blacktop at 1' offset (offsets are set on extensions of property line)
- Ⓐ = building corner is 0.04' north and 0.53' west of property corner
- Ⓑ = building face is 0.90' west of property corner
- Ⓒ = building corner is 0.55' south and 0.35' west of property corner
- Ⓓ = building face is 0.38' south of property corner
- ① = S 88° 31' 10" E 20.00'
- ② = S 1° 35' 16" W 40.00'
- ③ = S 88° 31' 10" E 20.00'
- ④ = S 88° 31' 10" E 60.34'
- () = Recorded

LOT 1 AREA = 4829sf, 0.11 Acres



COLUMBIA COUNTY CERTIFIED SURVEY MAP No. _____

Located in part of Lots 7 and 8, Block 68, Original Plat of Kilbourn City, SW1/4-SW1/4, Section 3, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Mark C. Carlson, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in part of Lots 7 and 8, Block 68, Original Plat of Kilbourn City, NW1/4-NE1/4, Section 10, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin bounded by the following described line:

Commencing at the SW corner of said Section 3; thence N60°13'16"E, 666.77 feet to the southwest corner of said Lot 8 and point of beginning; thence N1°36'57"E along the east line of said Lot 8, 70.00 feet; thence S88°31'10"E, 60.32 feet; thence S1°35'16"E, 40.00 feet; thence S88°31'10"E, 20.00 feet to east line of said Lot 7; thence S1°35'16"E along said east line, 30.00 feet to the southeast corner of said Lot 7; thence N88°31'10"W along the south line of said Lots 7 and 8, 80.36 feet to point of beginning.

Said described parcel contains 4,824 sq. ft. or 0.11 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 Luiz Martinez.



3-10-17
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 Luiz Martinez is hereby approved and accepted by the City.

Dated: _____ day of _____, 2017.

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 _____, 2017.

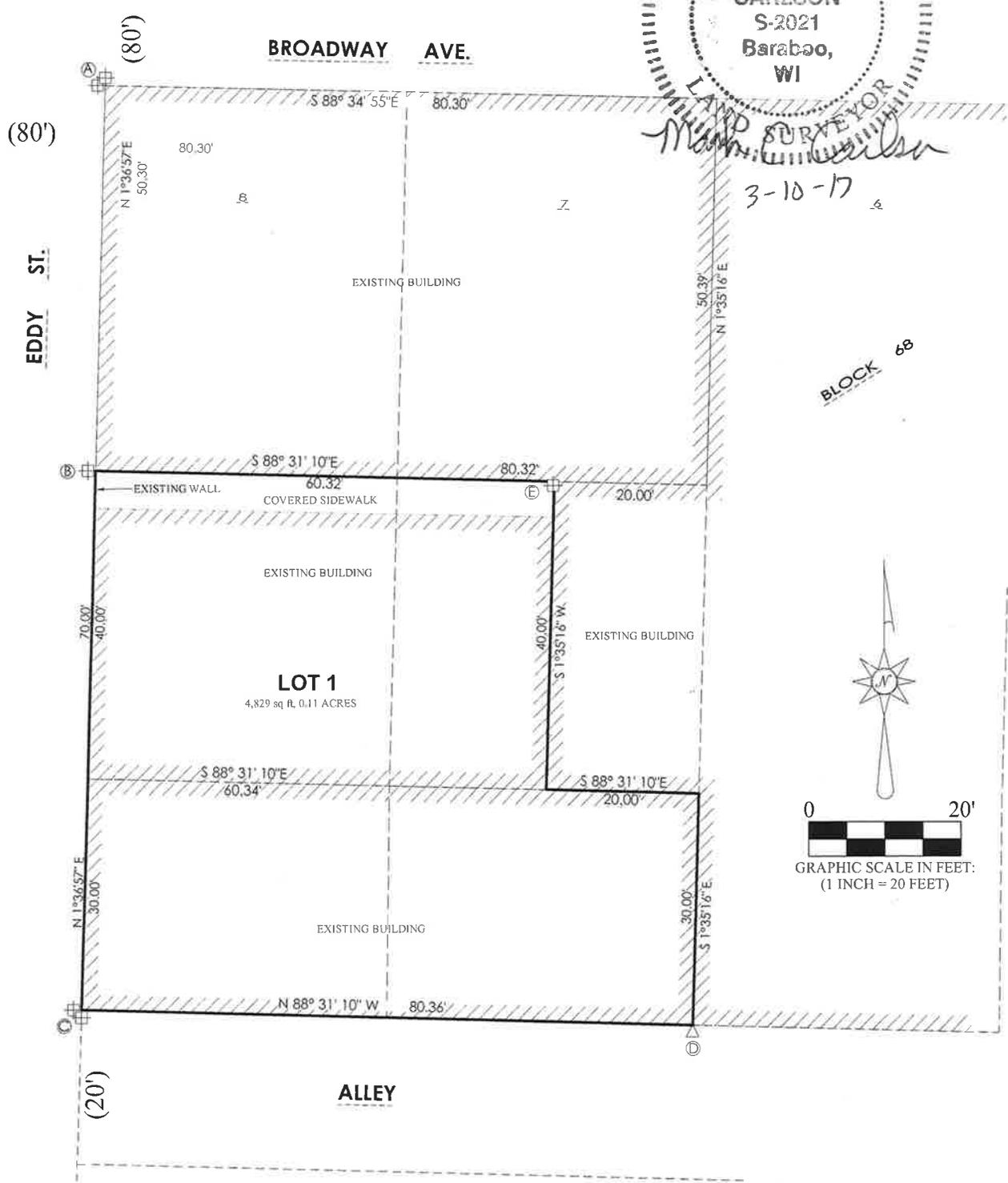
City Clerk

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- Ⓑ = building face is 0.90' west of property corner
- Ⓒ = building corner is 0.55', south and 0.35' west of property corner
- Ⓓ = building face is 0.38 south of building corner
- Ⓔ = Chiseled cross in concrete S15°42'46"W, 0.54' from property corner, building corner is 0.15' N and 0.15' E of chiseled cross



Staff Report for Plan Commission, 03/13/17

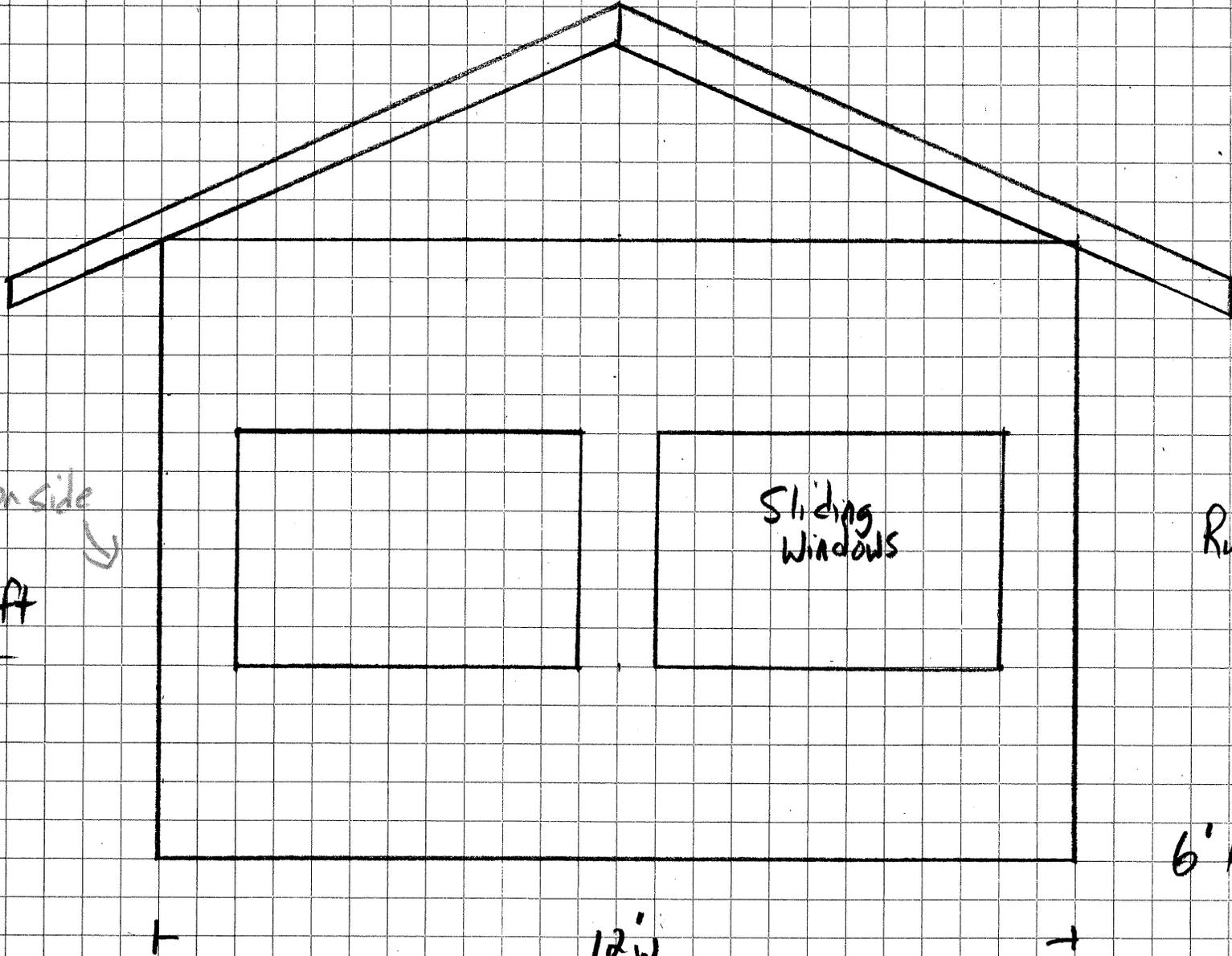
CUP and Site Plan Application – Walk up service window and Commercial building without washroom.
411 STH 13 (Parcel 291-0115-00000)

The Planning & Zoning office has received a Conditional Use Permit and Site Plan application from Logging Camp Inc. to construct a small both with a walk-up window on their property, Sauk County, City of Wisconsin Dells tax parcel 291-0115-00000. The booth will be an information/ticket booth that will be located below the large Paul Bunyan sign near the entrance to the restaurant. The intent is to provide patrons to the restaurant information about and tickets for the adjacent Lumberjack show.

The building would be providing information and ticket sales to existing customers, so there should be no need for additional facilities such as restrooms or parking stalls.

The building will be constructed in a rustic cabin style that will blend in with the existing aesthetics of the restaurant.

Prepared by: Chris Tollaksen



Colored metal
roof

door on side
↓

$2S_g = 1 ft$

Sliding
Windows

Rustic wood
Siding

6' d

12' w

HOUSE

WOODED AREA

PAUL BUNYAN
COOK SHANTY

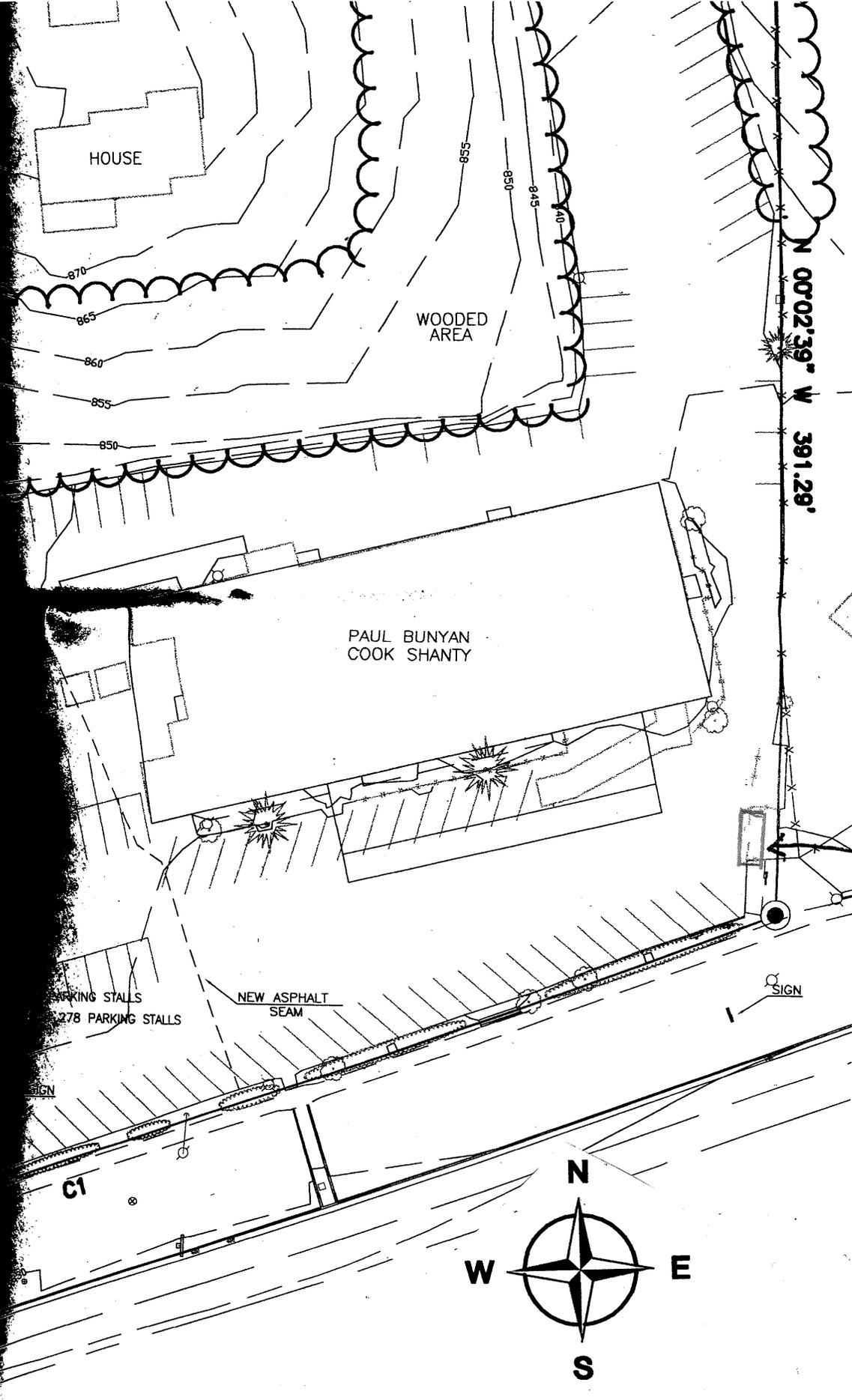
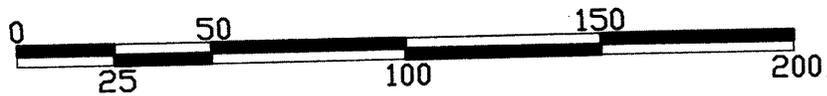
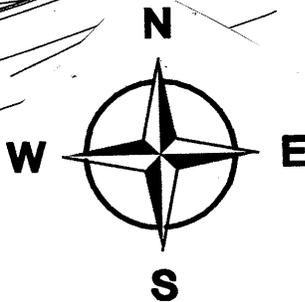
PARKING STALLS
278 PARKING STALLS

NEW ASPHALT
SEAM

N 00°02'39" W 391.29'

6'

12'



CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

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	\$300.00 \$ 525
Receipt number	58612
Application number	3-2017

1. Applicant information

Applicant name Logging Camp Inc

Street address 411 Hwy 13

City Wis Dells

State and zip code WI 53965

Daytime telephone number 608 254 8717

Fax number, if any 608 254 4452

E-mail, if any _____

2. Subject property information

Street address	<u>411 Hwy 13</u>	
Parcel number	<u>291-0115-00000</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)		
Describe the current use	<u>Restaurant + Parking lot</u>	

3. Proposed use. Describe the proposed use.

information + ticket booth.

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

April to Sept 8am to 6pm 7 days a week

CONDITIONAL USE 2 APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

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.

I don't foresee anything.

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

none

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

none

- c. The suitability of the subject property for the proposed use

good

- d. Effects of the proposed use on the natural environment

none

- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

none

- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district

none

- g. Effects of the proposed use on the city's financial ability to provide public services

none

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 -

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City Wis Dells

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Parcel number	<u>291 0115-00000</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)		
Describe the current use	<u>Restaurant + Parking lot</u>	

3. Proposed use. Describe the proposed use.

information + ticket booth.

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

April to Sept. 8AM to 6PM. 7 days a week.

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.

N/A

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: February 27, 2008

6. **Review criteria.** In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 19.393 of the Municipal Code.)

a. Consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any

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

Should not effect any.

c. Effects of the project on the natural environment

None. its going on existing black top in parking lot.

d. Effects of the project on surrounding properties, including operational considerations relating to hours or operation and creation of potential nuisances

None.

e. The overall appearance of the project

rustic cabin look.

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

- N/A*
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.

Conditional Use and Site Plan Permits

17.2 Unconcealed telecommunication facility

Staff Report for Plan Commission, 3/13/2017

The City has received an application from PI Tower Development / Verizon Wireless / Shane Begley Agent to construct a 190' tall monopole Cell Phone Tower located on Tax Parcel 291-00390-0025 in the Adams Co. portion of the City Wisconsin Dells. This use would be defined as an "Unconcealed telecommunication facility" per the City zoning code. Parcel 291-00390-0025 is currently in the Planned Development District 1, which will consider this request per the requirements of the C-4 Commercial – large scale zoning district. In 2013 the State created Statute 66.0404 which prohibits the City from prohibiting any Cell Towers in any Zoning District. Therefore, the City is evaluating this proposal as if a Cell Tower were permitted as a Conditional Use in this Zoning District.

As a new commercial development a Site Plan application was submitted as well.

The applicant has stated that the new tower is required because there are no other towers in the target area for them to co-locate on.

US Cellular has recently been permitted to construct another tower on the Chula property about ½ mile south of this location.

The applicant has included a statement, sealed by a professional engineer that the monopole structure is fully engineered to be unlikely to fail. The engineer also states that if the monopole were to fail, the entire structure would not fall over, but rather the top of the structure would fold over onto itself.

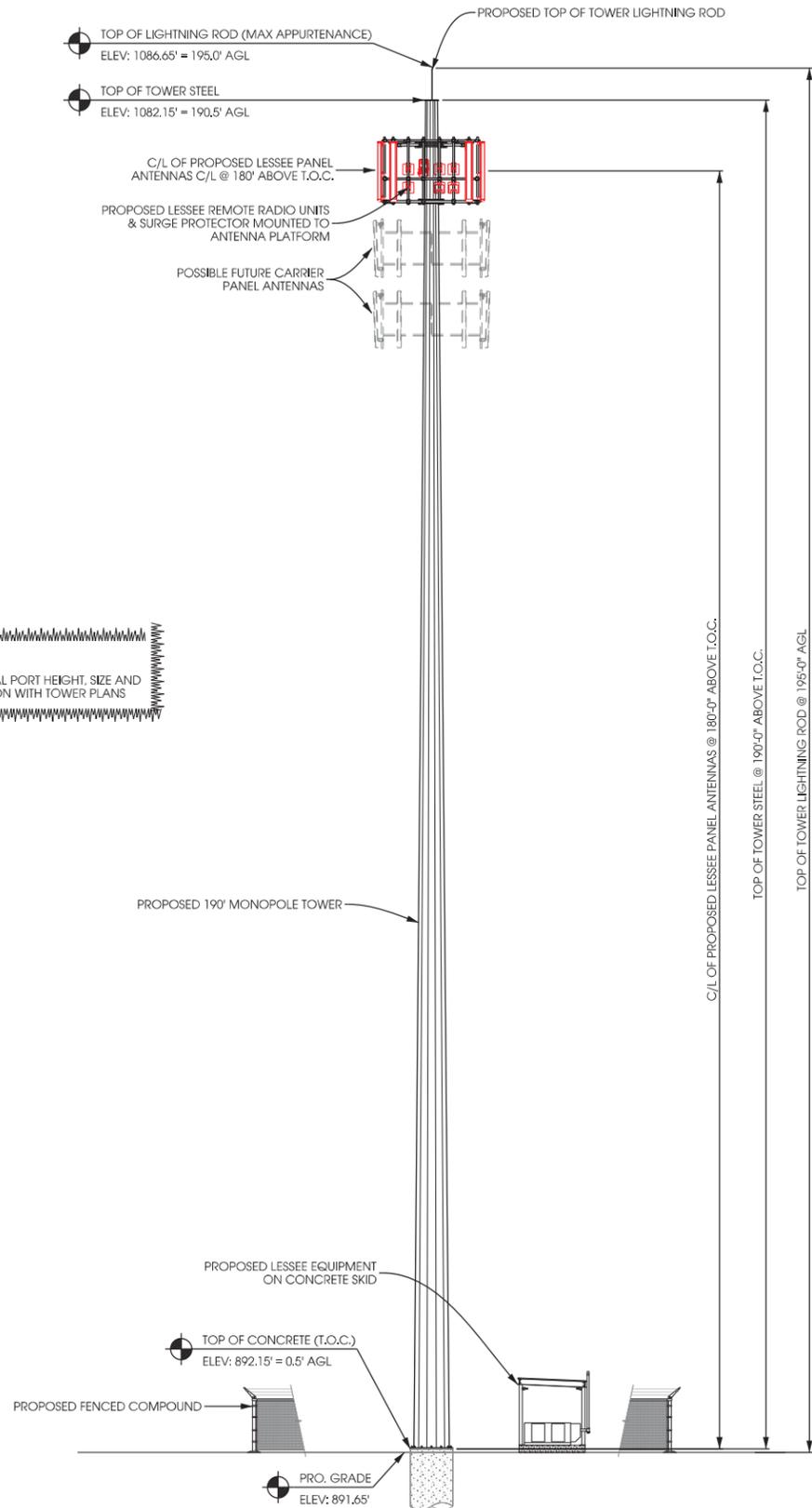
Any approval of this use should carry the following contingencies.

1. The applicant gain rights to the property.
2. The applicant conforms to all the requirements in the proposed newly created Sec. 19.728 of the City Zoning Code
3. The applicant remain compliant with the FCC, FAA, and any other applicable regulatory agencies
4. The applicant does not unreasonably prevent any other carrier from co-locating on this tower.

Chris Tollaksen

Wis. Dells Public Works

HYBRID CABLE INFO	
QUANTITY	3
LENGTH FROM GROUND SURGE PROTECTOR TO TOWER	35'±
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	180'±
TOTAL HYBRID CABLE LENGTH	215'±



A TOWER PROFILE (EAST ELEVATION)
 SCALE: 11" x 17" - 1" = 24'-0"
 22" x 34" - 1" = 12'-0"

NOTES:

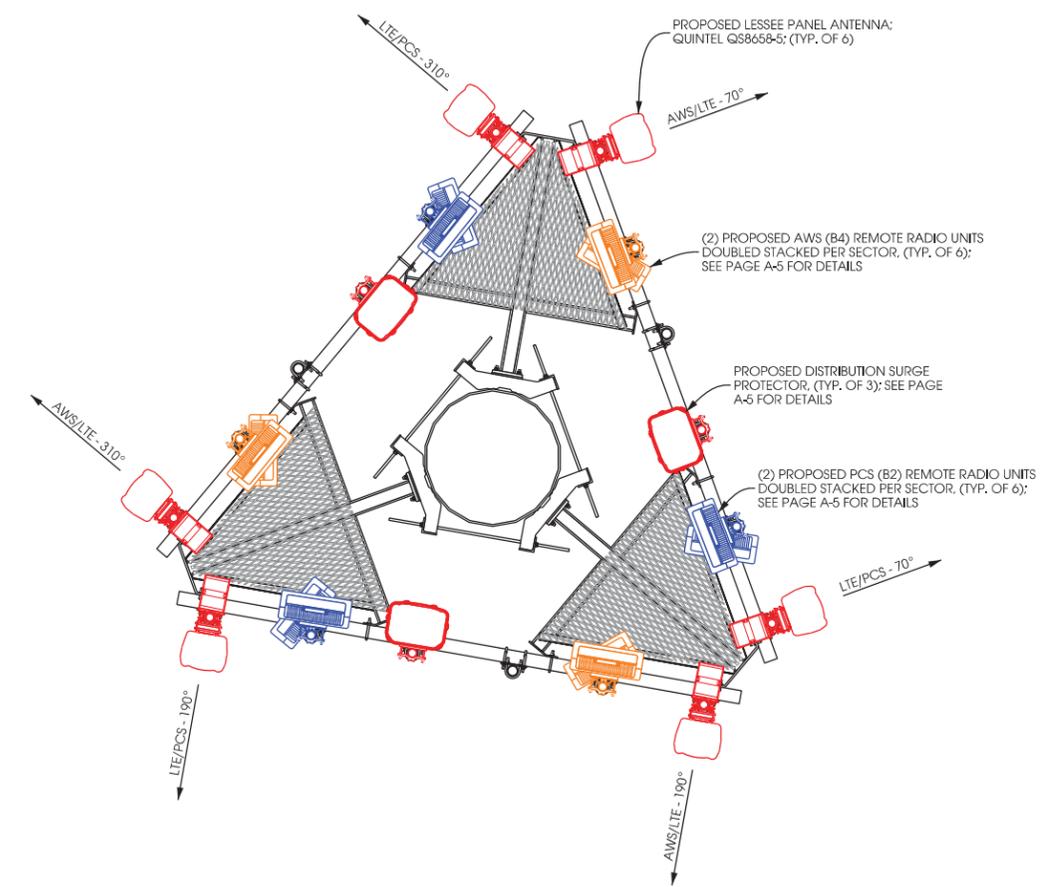
- 1.) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.
- 2.) HYBRID CABLE LENGTH NOT TO EXCEED 367'.
- 3.) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30'.
- 4.) IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.

LEGEND:

- PROPOSED PANEL ANTENNA
- PROPOSED DISTRIBUTION SURGE PROTECTOR
- PROPOSED PCS (B2) REMOTE RADIO UNIT
- PROPOSED AWS (B4) REMOTE RADIO UNIT
- PROPOSED TOWER MOUNTED AMPLIFIER

NOTES:

- 1.) ALL ANTENNA AZIMUTHS REFERENCED FROM TRUE NORTH.
- 2.) SEE PAGE A-5 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.



B ANTENNA & EQUIPMENT ORIENTATION
 SCALE: NTS



**TOWER ELEVATION
 CHULA VISTA [418728]
 WISCONSIN DELLS, WISCONSIN**

PRELIMINARY DWGS:	INI:
SITE SKETCH REV.1 - 11/22/16	CV
SITE SKETCH REV.2 - 11/30/16	CV
CD 90's REV.1 - 12/29/16	CV
STAMPED PERMIT DWGS:	
STAMPED FINAL DWGS:	
CHECKED BY:	pcm
PLOT DATE:	12/29/2016
PROJECT #:	15180
FILE NAME:	A-1.dgn
SHEET NUMBER:	

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Cndawista P1W1037

418728 V2W

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	58810
Application number	5-2017

1. Applicant information

Applicant name PT Tower Development / Verizon Wireless / Shane Beagley Agent
 Street address 14114 S Country Cir
 City Gordon
 State and zip code WI, 54838
 Daytime telephone number 715-816-4676
 Fax number, if any 715-376-4477
 E-mail, if any shanebeagley@Beagleywireless.com

2. Subject property information

Street address	<u>TBD River Rd. Wisconsin Dells WI 53965</u>	
Parcel number	<u>291-01200-0496</u> <u>291-00390-0025</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>291-00390-0000 291-01200-0424 (PPD-1)</u>	
Describe the current use	<u>Golf Course</u>	

3. Proposed use. Describe the proposed use.

Construction of 190' multi-tenant communication facility to include approx 95x50 lease area with a 92'6" x 48' x 73'4" x 53'10" fenced compound and 2 additional equipment areas for additional tenants. Verizon wireless will be the anchor tenant and will be located at the 180' level on the tower.

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

This will be a non-manned facility so there will be no hours of operation but site may be accessed 24/7, 365. There should be no conditions that would affect surrounding properties.

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.

This will be a 190' tower and will be visible from some locations but will be galvanized in color as to blend into the skyline. This site placement is in an area that will be screened by natural vegetation as well as being away from most development.

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 site location is consistent with the City's Comprehensive and will be located in a area being used for public recreation and will blend into the surrounding area.

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

This location will have no effect as it is a non-manned facility and will not have lots of traffic after the site is constructed.

- c. The suitability of the subject property for the proposed use

This property is a resort area and this location is blended to a area not being used and will help provide better cell coverage to the area enhancing cell coverage as well.

- d. Effects of the proposed use on the natural environment

The location is in a area that will not have an effect on the natural environment and is required to go through a phase 1 to assure there are no adverse effects.

- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

The adjoining parcels are all commercial use. No operational issues will occur as this is a non-manned facility.

- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district

This project will have no effect on the development or improvement of surrounding properties and fits into the land owners future expansion for this area.

- g. Effects of the proposed use on the city's financial ability to provide public services

None

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Checklist P1W1037

418728 VZW

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	
Receipt number	58810
Application number	

1. Applicant information

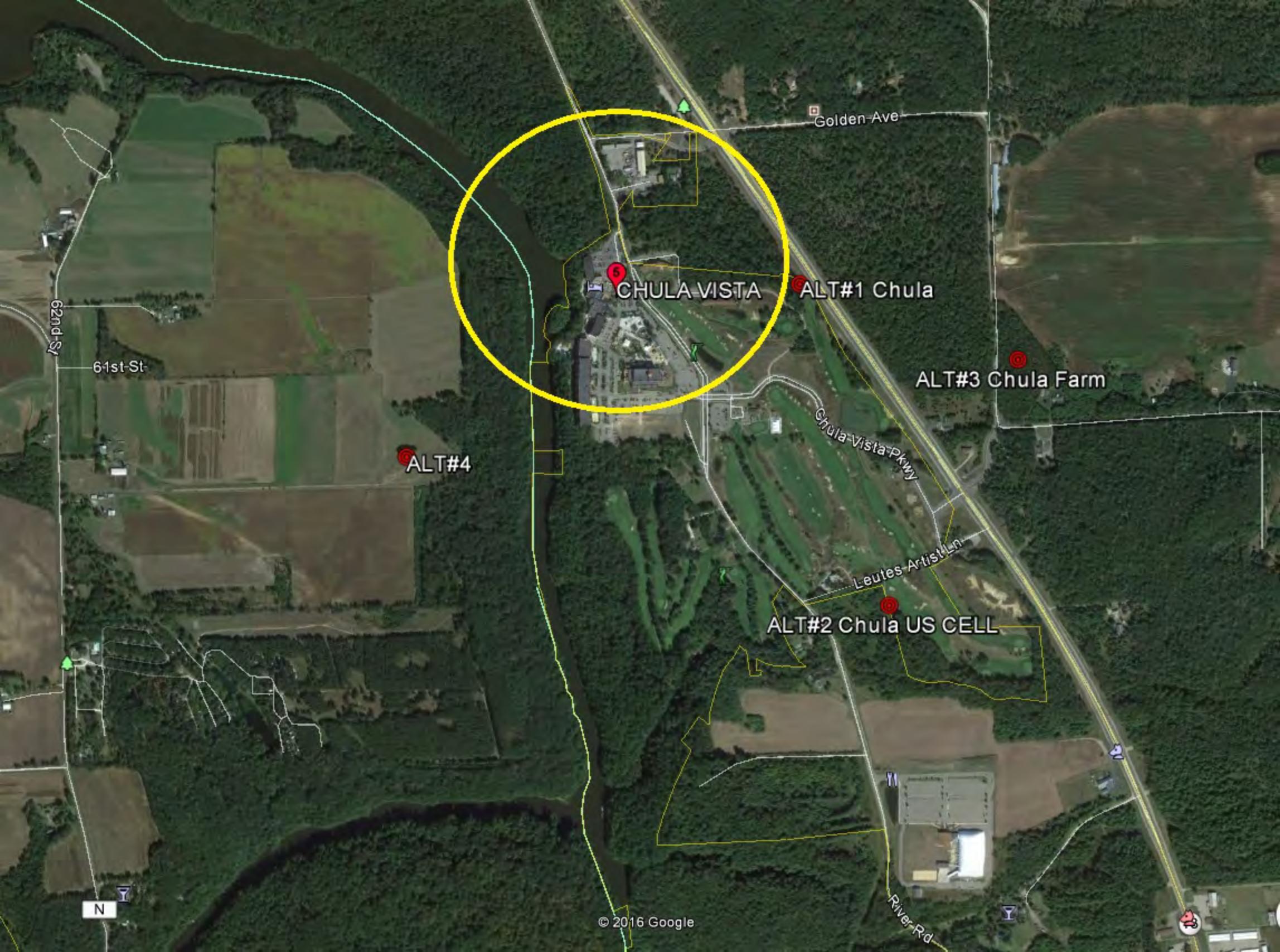
Applicant name PI Tower Development / Verizon Wireless / Shane Beagley Agent
 Street address 1414 S Country Cir
 City Gordon
 State and zip code WI, 54838
 Daytime telephone number 715-816-4676
 Fax number, if any 715-376-4477
 E mail, if any shanebeagley@Beagleywireless.com

2. Subject property information

Street address	<u>TBD River Rd. Wisconsin Dells WI 53965</u>	
Parcel number	<u>291-01200-0496</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>291-00390-0000 291-01200-0424 (PPD-1)</u>	
Describe the current use	<u>GOLF COURSE</u>	

3. Proposed use. Describe the proposed use.

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



Golden Ave

62nd St

61st St

CHULA VISTA

ALT#1 Chula

ALT#3 Chula Farm

ALT#4

Chula Vista Pkwy

Leutes Artist Ln

ALT#2 Chula US CELL

River Rd

N

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Staff Report for Plan Commission, 3/13/17
Conditional Use Permit – Group Lodging Facility
910 River Rd. – Seasonal Workforce Housing

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Luisa Hidalgo / Randy Gieseke for a Group Lodging Facility at the 910 River Rd, City of Wisconsin Dells parcel 11291-583, Columbia Co. This property is in the C-2 Commercial-downtown Zoning District.

This facility has been operated as a hotel in association with adjacent bed and breakfast and restaurant facilities in this area. The applicant owns four (4) separate but adjacent parcels at this location. The larger parcel on the corner of River Rd. and Wisconsin Ave. contains the main Bed and Breakfast and Hidden Café restaurant, as well as the 22 unit motel building. The Bed and Breakfast and restaurant will not be operated and the motel building is where the employee housing would occur. The managers of the facility will live in the Bed and Breakfast building, and the restaurant kitchen will be made available to the employees living in the motel building.

The 3 remaining properties contain a banquet hall and some additional units that were rented as Overnight lodging. The applicant would like to continue to rent these properties on a short term basis. These are separate properties with separate Motel licenses from the State. They are separated from the motel building by a fire wall, but are immediately adjacent.

The requirements for a Group Lodging license were updated several years ago and the license is now referred to as a Seasonal Workforce housing license. Ms. Hidalgo intends to convert the use of the 22 unit motel building to Seasonal Workforce Housing. The rooms are all the same: they are 324 sq ft (27ftx12ft) and contain 2 queen beds. The applicant would like to be permitted to replace the queen beds with bunk beds and house 4 students in each room. The total occupancy of the facility will be 88 seasonal residents. Each room would provide approximately 81 sq ft per occupant, which exceeds the minimum 50 sq ft requirement of the Seasonal Workforce housing license. The City often likes to get closer to 100 sq ft per person in situations where the occupants are only renting a motel room. Some consideration has been given for less space in the room if the occupants are provided with other living spaces. The Hidden Café restaurant has a commercial kitchen and 11 tables inside with a deck that has 9 tables outside. These facilities would be made available to the occupants for cooking their own meals.

The City Housing Ordinance requires has the following limitation: “Exclusive Use. A facility licensed under this section may not be operated as a business licensed under DHS 195 or 197.” This means a facility cannot be operated as Seasonal Workforce Housing and as a Hotel or Motel at the same time. Some of the reasons for this are to clarify how much room tax is calculated, and to ensure nuisances from the Seasonal occupants do not affect Overnight guests. It is also noted, that it is in the best business interest of the business owner to properly manage and maintain the Seasonal occupants so as not to negatively affect their own Overnight guests.

Technically, this total complex has separate facilities, so no one facility would violate the exclusive use restriction. However, due to the close proximity of the facilities, some of the same concerns may apply.

There are 22 motel rooms. The Zoning Code requires 1 parking space per room, so there are 22 parking spaces required. The existing layout has around 30 parking spaces in front of the motel rooms and restaurant.

It has been past practice that any approval of a Group Lodging Facility use is granted solely to the current applicant, and cannot be transferred to another party. Any sale of the property will terminate the permit, and any subsequent owner will be required to obtain a separate CUP for this facility. Another past practice is to make it clear to the applicant that approval is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the surrounding properties, the permit may be revoked.

The applicant operates appears to have been a good operator and manager of the Overnight lodging business. It is noted that sometimes Seasonal Housing facility present different management challenges than Overnight lodging. It is also noted that the owner has been made aware that as Seasonal Housing their tenants now have some residents rights that Overnight tenants do not have. It is the owner/operators responsibility to adequately manage the facility while respecting the rights of the residents.

This property is located in a commercial area that is near a full grocery store, laundry, library, and other services the residences may need. This facility is off the main Broadway commercial area but is still close to the center of town. This facility does sit directly on River Rd, which has a heavy amount of tourism traffic, as well as pedestrian traffic on the RiverWalk. It is of utmost importance that the property maintenance of this facility remains at a high standard.

This use should not have a significant impact on the traffic circulation in this area.

As this use will take place in an existing facility, the effects on the natural environment will be minimal. This use could have a negative effect on surrounding commercial properties, as employee housing can become a nuisance property if not properly managed. This property currently is in need of maintenance and the applicant is expected to address these items.

Approval of this CUP may contain the following contingencies.

1. The permit is issued to Luisa Hildalgo and Randy Gieseke and is not transferrable (even if Hildalgo Capital, LLC remains the owner)
2. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
3. The applicant will be the manager of the facility. The City may contact the applicant with any issues at the facility. That contact, included verbal only, will be considered "Official notice" of any enforcement items, and may be followed up with enforcement actions such as the issuing of citations and ultimately revocation of this permit.

Chris Tollaksen
City of Wis. Dells

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2. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
3. The applicant will be the manager of the facility. The City may contact the applicant with any issues at the facility. That contact, included verbal only, will be considered "Official notice" of any enforcement items, and may be followed up with enforcement actions such as the issuing of citations and ultimately revocation of this permit.

Chris Tollaksen
City of Wis. Dells

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	<u>\$525.00</u>
Receipt number	<u>58809</u>
Application number	_____

1. Applicant information

Applicant name Luisa Hidalgo - Randy Gierke
 Street address 910 River Road
 City Wisconsin Dells
 State and zip code Wisconsin 53965
 Daytime telephone number (608) 844-4431 / (608) 547-4004
 Fax number, if any office (608) 253-1999
 E-mail, if any loishidalgo@hotmail.com

2. Subject property information

Street address	<u>910 River Road</u>	
Parcel number	<u>11291583</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)		
Describe the current use	<u>MOTEL</u>	

3. Proposed use. Describe the proposed use.

<p><u>22 Rooms - Motel (2 stories)</u> <u>changed to J-1</u> <u>up to 4 persons occupancy</u> <u>324 sqf (27' x 12')</u> / Living Space</p>	<p>① <u>Two Queen size Beds</u> <u>or</u> <u>② 2 Bunk beds</u></p> <p><u>- outside deck (9 Tables)</u> <u>- Big Kitchen + dinner Tables (11)</u></p>
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4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

<p><u>One year License</u></p>

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.

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

good

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

good

c. The suitability of the subject property for the proposed use

good

d. Effects of the proposed use on the natural environment

little to none

e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

no change from previous Motel nightly 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 change

g. Effects of the proposed use on the city's financial ability to provide public services

none

11291-588

Overnight Lodging

11291-587

11291-577

Banquet Hall

11291-586

Overnight Lodging

11291-585

Seasonal Workforce
Housing

11291-583

Manager's House/
Kitchen

Pool
Closed

909

11291-578

11291-579

223

828

225