

## CITY OF WISCONSIN DELLS MEETING AGENDA

### Meeting Description CITY PLAN COMMISSION

Date: MONDAY, FEBRUARY 17, 2020 Time: 6:00PM Location: MUNICIPAL BUILDING  
300 LA CROSSE STREET, WISCONSIN DELLS, WI

	Committee Members
Mayor Ed Wojnicz-Chair	Alder. Mike Freel      Fire Chief Pat Gavinski      Chris Lechnir
	Phil Helley      Ted Theiler      Lisa Delmore
<b>AGENDA ITEMS:</b>	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE JANUARY 13, 2020 MEETING
3	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) APPLICATION FROM MOVIN' OUT, INC TO ALLOW "RESIDENTIAL-MULTI FAMILY" AT 920 RACE ST., COLUMBIA CO., CITY OF WISCONSIN DELLS TAX PARCEL 11291-1008.03. THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD.
4	DISCUSSION/DECISION ON ITEM #3 (CUP – MULTI FAMILY)
5	DISCUSSION/DECISION ON CONNECTING MICHIGAN AVE TO STH 13
6	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) & SITE PLAN APPLICATIONS FROM DELLS ZIPLINE ADVENTURES, LLC AND C & C THRILL RIDES, LLC TO ALLOW AN AMUESMENT RIDE OVER 45FT IN HEIGHT, OUTDOOR RECREATION, AND A WALK-UP SERVICE WINDOW AT 2501 RIVER RD., ADAMS COUNTY, CITY OF WISCONSIN DELLS TAX PARCEL 291-00410-0000, 291-00410-0010, 291-00380-0015, & 291-00380-0020. THE PROPERTY IS ZONED PDD-1.
7	DISCUSSION/DECISION ON CUP FOR DELLS ZIPLINE ADVENTURES
8	DISCUSSION/DECISION ON CUP FOR C&C THRILL RIDES (BUNGEE RIDE)
9	DISCUSSION/DECISION ON SITE PLAN FOR DELLS ZIPLINE ADVENTURES
10	DISCUSSION/DECISION ON SITE PLAN FOR C&C THRILL RIDES (BUNGEE RIDE)
11	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) APPLICATION FROM JEFF PEETZ TO ALLOW "OVERNIGHT LODGING" AT 815 CHURCH ST, COLUMBIA CO., CITY OF WISCONSIN DELLS TAX PARCEL 11291-662. THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD.
12	DISCUSSION/DECISION ON ITEM #11 (815 CHURCH – OVERNIGHT RENTAL)
13	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP (CSM) SUBMITTED BY HELEGUS TO SUBDIVIDE SAUK CO, CITY OF WISCONSIN DELLS TAX PARCELS 291-0096-20000 & 291-0096-32000
14	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS
15	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (MARCH 9, 2020)
16	ADJOURNMENT
	<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.
	MAYOR ED WOJNICZ CHAIRPERSON      DISTRIBUTED FEBRUARY 14, 2020

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, February 17, 2020 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 Conditional Use Permit, per Municipal Code sec. 19.371(8) requested by Movin’ Out, Inc to allow the construction of a Residential, multi-family facility, a Principal building height of over 45 feet, and detached residential garages on Columbia Co, City of Wis. Dells tax parcels 11291-1008.04 located at 920 Race St. This property is zoned C-1 Commercial-neighborhood which requires a CUP for “Residential, multi-family” use Chapter 19 Article 5 Division 3 of the Municipal Code. Exhibit 5-4 of Chapter 19 Article 5 Division 3 of the Municipal Code requires a Conditional Use Permit to allow a Principal building height over 45 feet, provided an adequate sprinkler system is installed consistent with the State Building Code.

The applicant would like to develop a sixty (60) unit, mixed income, multi-family community on the undeveloped wooded property north of the Indian Trail motel. The development will consist of a 4-story apartment building, detached garages, surface parking, and storm water management.

Copies of the CUP 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 23rd of January 2020  
 Chris Tollaksen  
 City of Wisconsin Dells

Publication Dates:  
 January 30, 2020  
 February 6, 2020

## Conditional Use Permit

Multi-family at Race and Michigan

Staff Report for Plan Commission, 5/14/18

The City of Wis. Dells has received a Conditional Use Permit application from Movin' Out, Inc to allow land use 3.4 RESIDENCE, MULTI-FAMILY and detached residential garages on parcel 11291-1008.04 located South-East of the intersection of Race St. and Michigan Ave. This project includes a 4-story apartment building, which may exceed the current 45 ft maximum building height. Exceeding the 45 ft height limit is allowable with a Conditional Use Permit if the building is equipped with a State approved sprinkler system. This CUP approval should be contingent on the actual final height of the building being approved during the Site plan approval. The project is proposed for vacant wooded land immediately north of the Indian Trail Motel, and would run from Race St. to STH 13. The request is to construct a sixty (60) units of mixed income, multi-family community. The current zoning for this property is C-1 Commercial – neighborhood. The multi-family residential land use is allowed as a Conditional Use in the C-1 Zoning District.

The applicant has developed another multi-family housing project on Pioneer Dr. and Fitzgerald road. That project appears to be a success. The applicant believes there is still a need for additional multi-family housing in the area.

The property that this proposed development will occur on has not yet been sold to Movin' Out, Inc. Any approval of this CUP must be contingent on the development property being consolidated into a single parcel and the applicant taking control of the property.

The general plan for this project involves a Sixty (60) unit, 4-story apartment building and single story detached garages. The site will be accessed from a drive off of Race St, which will run through a parking lot on the southern half of the property. There will be detached garages to the south of the drive and surface parking to the north of the drive. The 4-story apartment building will be just north of the surface parking. The development will have a community space, likely in the 4-story building, and a playground area.

The Zoning Code Standards for a Residential, multi-family use call for two (2) parking spaces for each unit, plus an additional visitor parking space for every eight units. For a 60 unit development, the parking requirement would call for 128 parking spaces. The preliminary plan submitted contained 51 garage parking stalls and 59 surface parking stalls for a total of 110 parking stalls provided. The developer was made aware of the short fall and has stated they will update the plan to provide 128 parking stalls.

The proposed building site meets the minimum lot size requirements for a multi-family development of this size.

The CUP process is mainly an approval of the land use and general plan of a project and its compliance with the City zoning code. Before construction can begin on any new commercial building the City must approve a Site-plan application. The site plan review will be the process that will address the specific details of the project plan, including the following items called out in the Zoning Ordinance for Site plan review:

- (a) If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:
  1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.
  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.
  3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.
6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

One of the main items that will have to be addressed for this project will be the storm water management. A previous concept for this plan had conflicts between the stormwater pond and a municipal well. This plan appears to have addressed that issue by moving the stormwater pond east to along Race St. This places the pond adjacent to existing residents, but it appears that cannot be avoided. Any approval should carry a condition that the stormwater pond be adequately maintained to prevent it from becoming a nuisance. This may include controlling for mosquitoes. This development will discharge into an existing urban storm water system. Storm water from this site must be controlled to ensure the existing storm water system is not overwhelmed. The City currently designs their stormwater system to the 50 yr storm, and this site would be expected to meet this standard at a minimum.

Another item of concern is the buffering of this development from surrounding properties. There are existing residences to the north-west of this facility that need to be protected. The developers appears to have moved the buildings south to keep them 80 ft from the neighboring property lines. They have also noted that they will maintain a landscape buffer between the building and the residents. The access drive and main entrances are on the south side of the building, which should keep the traffic activity away from the residents, and allow the building to buffer the majority of traffic and pedestrian activity from the neighbors.

The developer has stated that they will retain ownership of the property after development is complete and operate and manage the property themselves. To date, the management of their existing property on Pioneer and Fitzgerald has been very good. The developer has stated that they will ensure that nuisances such as poor property maintenance, the accumulation of trash on the property and noise issues will not be systemic.

A significant item for this property is a second access drive onto Michigan Ave to the north. The proposed plan includes a large turn around parking area east of the building. A preliminary plan originally submitted with the CUP application included a second access drive to Michigan Ave. However, to access the existing paved portion of Michigan Ave, this drive had to come back to the west, closer to the existing residents on the south side of Michigan Ave. A long term solution may be to extend Michigan Ave east, and hopefully minimizing the effect of allowing this development to access Michigan Ave. There would still be increased traffic along Michigan Ave.

Increased traffic along Michigan Ave may be unavoidable, as it may be a wise decision long term for the City to connect Michigan Ave to STH 13. This would provide improved traffic circulation through this part of the city, but would also significantly increase traffic to the section of Michigan Ave. The City will continue to evaluate connecting Michigan Ave to STH 13.

Other items that must be addressed to the satisfaction of the City as part of the Site plan application are: final building locations and design, utility plan, final parking plan, solid waste storage location, lighting, and landscaping. Future planning considerations the City must keep in mind:

1. Michigan STH 13 Intersection
2. Sidewalk on Race St.

As this facility may be occupied by persons not currently residing in the area, other issues the City must consider are:

1. Increased emergency services
2. Increased school population

The City Comprehensive plan specifies this location as a targeted multi-family re-development area.

This development will generate increased traffic on Race St. and Michigan Ave. There is no good pedestrian travel way along Race St. to Broadway.

The subject property appears to be a suitable location for multi-family housing. It has enough space for a multi-family development to be constructed and buffered to minimize the impacts on neighboring properties.

This project will develop currently vacant property.

A multi-family development has the potential to create a nuisance with surrounding properties. The use of buffers and proper management of the facility could minimize these issues.

If properly constructed and buffered from surrounding property, this development should not have a negative effect on the future development of commercial uses in this area. In fact, it is expected that this development will spur additional commercial development in this area.

This project should not have a negative effect on the city's financial ability to provide public services.

This plan was given to MSA to additional review. The their review memo also included in this packet.

Any approval of this CUP should have the following contingencies:

1. The proposed development be contained by a single parcel
2. The applicant take control of the property
3. The final building heights are approved as part of the Site plan approval.
4. A storm water plan be created to the satisfaction of the City
5. The storm water pond shall be maintained to prevent it from creating a nuisance to the area, including by mosquitoes.
6. A buffer is established and maintained between this development and the surrounding properties. If a minimal buffer is allowed to be constructed, it is to be enhanced at the City's request, if in the City's sole discretion it is deemed necessary.
7. The developer may need to create a secondary access drive to Michigan Ave. The City may defer this condition until Michigan Ave and be further extended east.
8. The developer may need to install sidewalk along Race St.

Chris Tollaksen

City of Wis. Dells Planning and Zoning

 **MSA** Memo

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**To:** Chris Tollaksen – Zoning Administrator  
City of Wisconsin Dells

**From:** Chuck Bongard, P.E.

**Subject:** Kilbourn Flats – 60 Unit Multi-Family Proposal

**Date:** January 28, 2020 (Updated February 11, 2020)

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I have reviewed the submittal for a Conditional Use Permit to place a 60-unit – 4 Story multi-family development in the City near the intersection of Race Street and Michigan Avenue. It is my understanding that a project at this site was previously reviewed and approved with a slightly different mix of housing units. Since the project is not yet at the stage where a detailed site plan has been prepared, I will try to keep my comments general in nature as a more site specific review will be appropriate when more detailed information is provided.

Land Use: This vacant parcel is currently zoned C-1 Commercial neighborhood. It lies between currently developed commercial property on the south and west and single family residential on the north. It is also bounded by State Trunk Highway 13 on the east. Multi-family is generally considered a good transitional land use between commercial and residential development so from that perspective it would seem to be a good fit for this site. Looking forward, it seems likely that re-development of lands to the west would also be commercial or perhaps multi-family in nature.

Access and Circulation: From a big picture perspective the City needs to decide on the future connection of Michigan Avenue to State Trunk Highway 13. That need is not driven solely by the development of this project so it will be addressed separately. If the City decides that this connection is desirable, then the site plan review for this project will need to address the grading necessary to make the transition from this site to the new street grade.

The preliminary site plan that I reviewed shows a single driveway access point off of Race Street between Michigan Avenue and Wisconsin Avenue. Feedback has been solicited from Emergency Services providers but it is my opinion that a second point of access should be required. There are options for this connection to Michigan Avenue off of the north side of the easterly parking area. This second connection would provide options for residents entering and exiting and offer improved access for emergency responders.

## MEMO

January 28, 2020

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A sidewalk should be required along the west side of the property fronting Race Street and consideration given to extending that sidewalk down to Broadway. It is my understanding that a Gas Station/Convenience Store is being considered as a re-development of the motel site to the south so that would be an opportunity to require the sidewalk to be installed to the south.

Site Layout: As the building is currently shown, it will provide a buffer between the driveway and parking areas of the site and the residential homes to the north. The storm water management area and playground will also provide some open space buffer. At 4 stories in height, this building will be large in scale by comparison to the homes to the north. The plan calls for trees to remain north and east of the apartment building. Depending on the grading required to prepare the site and the nature and quality of the trees in that area, this concept may fall short of achieving the desired buffering. This will be reviewed more specifically with the site plan approval process but a condition of this approval should be the provision of an adequate landscape buffer, which may include berming and new or additional plantings.

The location of the garage units as proposed will provide a level of buffering from the commercial use to the south and from the highway to the east. The dumpster location as shown is accessible yet should not present an eyesore.

Currently there are 108 parking spaces shown between dedicated garage spaces and surface parking spots. This falls short of the City Code requirement of 128 stalls based on the number of units. It appears that additional stalls could be provided at the east edge of the current site plan. The requirement to add these stalls could be held as a future provision in the event that the provided stalls are inadequate.

Utilities: Additional review will be required as more specific site plans are submitted.

Watermain: There is an existing 8-inch diameter watermain located in Race Street which would be the likely connection point for this project. Given the 4 story proposed building it is likely that an internal booster pump will be required for the fire suppression system.

- The existing 8-inch diameter water main located in Race Street is part of the middle pressure zone of the water system. The middle pressure zone is controlled by the Cemetery and Platt elevated reservoirs, both of which have overflow elevations of 1050' MSL. Assuming a controlling water level elevation 4 feet below overflow (1046' MSL), the anticipated static pressures at ground level within the development (930' to 950'), are 51 to 42 psi.
- The development is within close proximity to the high pressure zone of the water system. An existing 12-inch diameter high pressure main is located east of STH 13 within the back slopes of the ROW. In order for this development to connect to the high pressure zone, a STH 13 casing crossing and main extension west on Michigan Ave. would be required. The high pressure zone is controlled by the Business Park elevated reservoir with an overflow elevation of 1120' MSL. Assuming a controlling water level

## MEMO

January 28, 2020

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elevation 4 feet below overflow (1116' MSL), the anticipated static pressures at ground level within the development (930' to 950'), are 81 to 73 psi.

The developer should consider both options when evaluating internal fire suppression requirements of the proposed building.

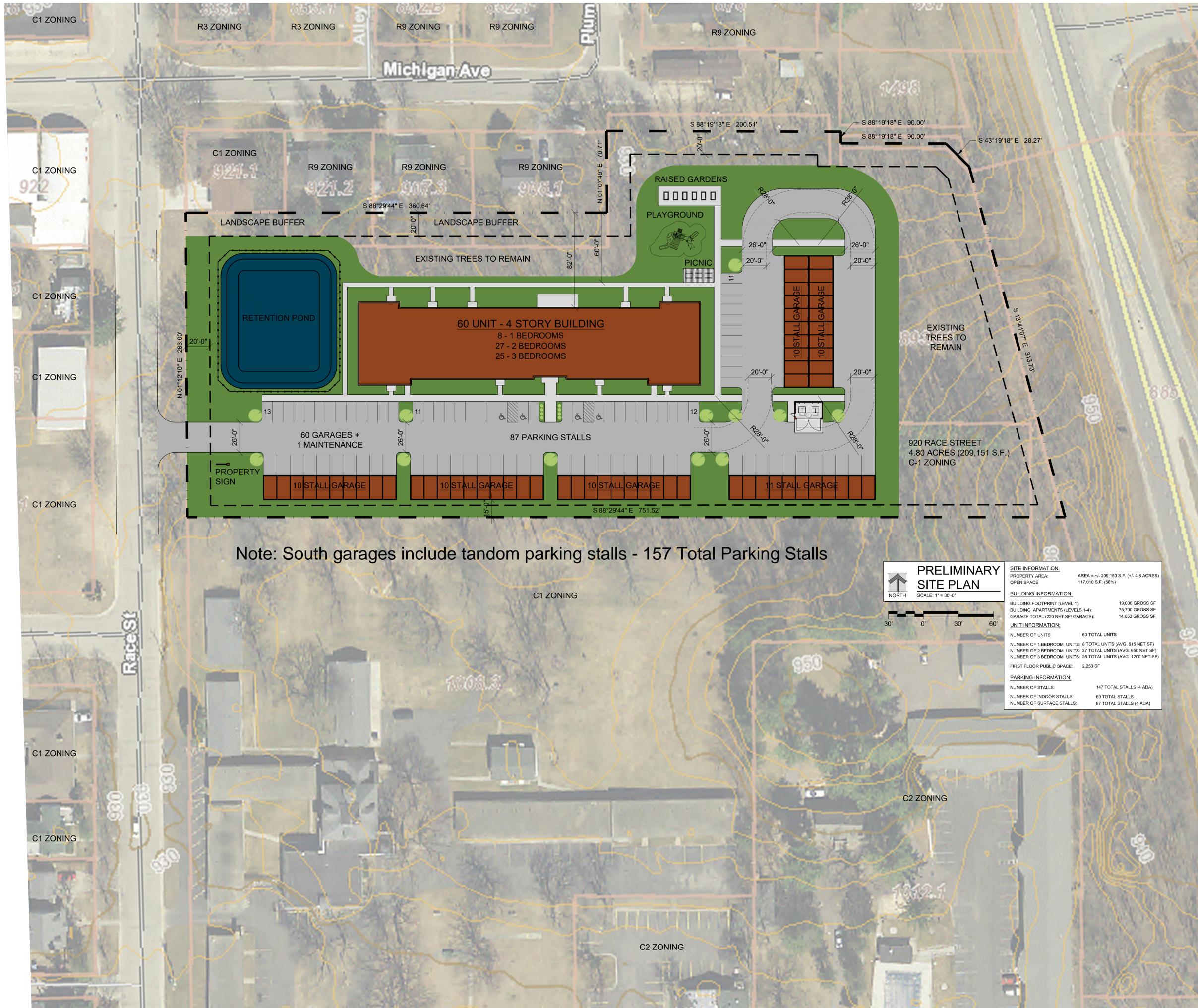
Sanitary Sewer: There is an 8-inch diameter sanitary sewer located in the Michigan Avenue right-of-way to the north of the project as well as an 8-inch diameter sewer in Race Street at the intersection with Wisconsin Avenue. From the system map it would appear that connection to the Race Street sewer would be advisable as this 8-inch line discharges into a 12-inch diameter pipe at Broadway.

Storm Sewer: A storm water management plan will need to be provided with the site plan submittal but in general the site drains to the north and then west. Existing storm sewers are in place in the Michigan Avenue right-of-way and from Race Street toward Vine Street which will be the receiving pipes for this runoff. The shown location of the storm water management pond makes sense with the drainage patterns on the property. As shown it is now outside of the limits of the City's wellhead protection zones.

This is the extent of my comments at this time. To summarize it would appear that this is an appropriate location of the proposed use. Conditions of approval should include:

- Provision of a second access to the site off of Michigan Avenue
- Provision of an adequate landscape buffer between the apartment building and the homes to the north
- Provision of a pedestrian sidewalk from the building to the Race Street right-of-way and along the Race Street frontage of the property
- Provision of additional parking stalls to meet the City requirement or agreement to install added stalls in the event that the currently proposed number are not adequate





Note: South garages include tandem parking stalls - 157 Total Parking Stalls

**PRELIMINARY SITE PLAN**  
 NORTH  
 SCALE: 1" = 30'-0"

<b>SITE INFORMATION:</b>	
PROPERTY AREA:	AREA = +/- 209,150 S.F. (+/- 4.8 ACRES)
OPEN SPACE:	117,010 S.F. (56%)
<b>BUILDING INFORMATION:</b>	
BUILDING FOOTPRINT (LEVEL 1):	19,000 GROSS SF
BUILDING APARTMENTS (LEVELS 1-4):	75,700 GROSS SF
GARAGE TOTAL (220 NET SF/GARAGE):	14,650 GROSS SF
<b>UNIT INFORMATION:</b>	
NUMBER OF UNITS:	60 TOTAL UNITS
NUMBER OF 1 BEDROOM UNITS:	8 TOTAL UNITS (AVG. 615 NET SF)
NUMBER OF 2 BEDROOM UNITS:	27 TOTAL UNITS (AVG. 950 NET SF)
NUMBER OF 3 BEDROOM UNITS:	25 TOTAL UNITS (AVG. 1200 NET SF)
FIRST FLOOR PUBLIC SPACE:	2,250 SF
<b>PARKING INFORMATION:</b>	
NUMBER OF STALLS:	147 TOTAL STALLS (4 ADA)
NUMBER OF INDOOR STALLS:	60 TOTAL STALLS
NUMBER OF SURFACE STALLS:	87 TOTAL STALLS (4 ADA)

**PRELIMINARY SHEET DATES:**

01/31/2020
02/11/2020

**M+A DESIGN, INC.**  
 24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54935  
 l.petrie@madesigninc.net (920) 922-8170

**OWNER / APPLICANT:**  
**MOVIN' OUT KILBOURN WISCONSIN DELLS, LLC**  
 902 ROYSTER OAKS DRIVE  
 SUITE 105  
 MADISON, WISCONSIN 53714

**PROJECT NAME:**  
**KILBOURN FLATS**  
 920 RACE ST.  
 WISCONSIN DELLS, WISCONSIN 53965

<b>JOB NUMBER:</b>	2017.31
<b>SHEET</b>	C1.0

2017 © M+A DESIGN, INC. PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

# 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	<b>\$525.00</b>
Receipt number	_____
Application number	_____

**1. Applicant information**

Applicant name Movin' Out, Inc.

Street address 902 Royster Oaks Dr., Suite 105

City Madison

State and zip code WI, 53714

Daytime telephone number 608-229-6910

Fax number, if any \_\_\_\_\_

E-mail, if any ms@movin-out.org

**2. Subject property information**

Street address	<u>920 Race Street</u>	
Parcel number	<u>11291-1008.3 (Partial)</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-1 Commercial Neighborhood Zoning District</u>	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: <a href="http://www.citywd.org">www.citywd.org</a>
Describe the current use	<u>Undeveloped</u>	

**3. Proposed use.** Describe the proposed use.

Sixty (60) units in multi-family community.

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

N/A

**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.

None expected

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 project is being proposed to address demand and need in the market for quality workforce housing.

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

The current, proposed site plan includes 60 private garages as well as 48 off-street parking spaces which will allow for adequate traffic flow within the site. There will be site access from both Race Street and Michigan Avenue.

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

The proposed use of multi-family is suitable given the location between an existing residential neighborhood, adjacent commercial uses, and an exiting state highway. In addition, multi-family is quite suitable for transitioning from the commercial uses on Broadway to the residential neighborhood.

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

The site is currently wooded. Efforts will be made to preserve as many trees as possible to enhance the site and provide a shield between the state highway and the building. Open space will be incorporated as well as a preference for native, natural landscaping.

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

Existing tree will be preserved, to the extent possible, between the building and the single family homes as a privacy barrier. The majority of traffic is anticipated on Race Street mitigating sound and traffic concerns for the adjacent residential neighborhood.

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

We do not anticipate any negative effects.

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

We do not anticipate any negative effects.

**CONDITIONAL USE APPLICATION**  
**Wisconsin Dells, Wisconsin**  
 Version: May 21, 2007

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

**8. Applicant certification**

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.

	<p style="font-size: 1.2em;">1/14/20</p>
Applicant Signature	Date

**Governing Regulations** The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.

**Reimbursement Agreement for Application Review Costs**

**A. Payment for Eligible Costs.**

By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.

**B. Guarantee of Payment.**

To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.

If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

**C. Termination of Guarantee.**

If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 60 days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.

	<p style="font-size: 1.2em;">1/14/20</p>
Applicant Signature	Date



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**To:** Chris Tollaksen – Zoning Administrator  
City of Wisconsin Dells

**From:** Chuck Bongard, P.E.

**Subject:** Michigan Avenue/STH 13 Connection

**Date:** January 28, 2020 (Updated February 11, 2020)

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The City has contemplated the connection of Michigan Avenue to STH 13 for a number of years. The right-of-way is platted and the connection on the east side of STH 13 to the Oaklawn Subdivision was constructed in the late 1980s. Development currently proposed on the west side of the highway has again raised the issue for consideration. While the current proposal for multi-family housing on Race Street may not mandate the highway connection at the present time, if the City determines that this connection is desirable in the future, then the grading of the multi-family site needs to take into account the future grade of Michigan Avenue.

The quadrant of the City west of STH 13 and north of Broadway has been a combination of commercial development and lower density residential housing. There is a 60-unit multi-family project currently proposed for vacant land south of Michigan Avenue and east of Race Street. There is also a potential gas station/convenience store under consideration for the intersection of Broadway and Race Street as a re-development of the Indian Trail Motel site. It seems likely that re-development will continue to occur on lands to the west of Race Street and north of Broadway. While none of the currently proposed projects will likely mandate the immediate connection of Michigan Avenue, the cumulative effect of these current and future projects will add traffic pressure to the intersections of Race Street and Broadway and Vine Street and Broadway.

The distance along State Highway 13 from Broadway (STH 23) to River Road is one mile. The distance from Broadway to Michigan Avenue is approximately 1000 feet or roughly one fourth of the total distance. So the connection of Michigan Avenue would provide another route for residents of that part of the City (and emergency responders) to exit or enter that neighborhood from the north or from the east. The potential negative perception of a connection at Michigan Avenue is that it will increase traffic on relatively quiet City streets. The City must decide if that negative perception outweighs the benefit of improved access and circulation.

Without the benefit of a complete Traffic Impact Analysis (TIA) it is not possible to project the level of improvement to circulation that would occur, or at what point in time that traffic would dictate that this

## MEMO

January 28, 2020

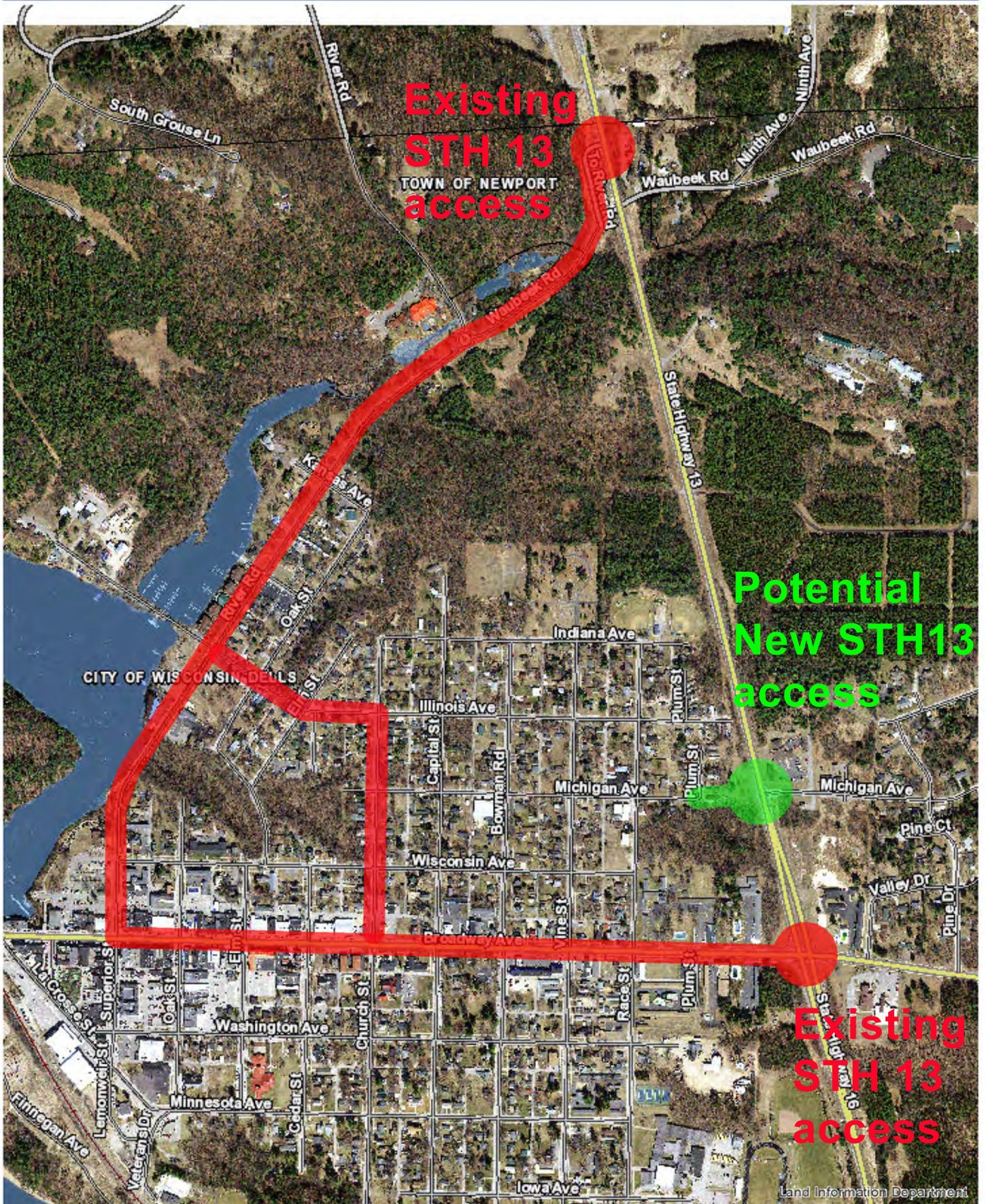
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road connection be made. Such a TIA will likely be required by the Department of Transportation prior to allowing the road connection to be made.

Absent a defined proposed land use (such as was the case with the Woodside Sports Complex), future land uses and timelines need to be assumed to project traffic generation, so there is a level of speculation in a TIA. Traffic levels for existing conditions and with those known uses can be accurately projected although those levels may not show an immediate need for the street connection.

As a point of reference, the current average daily traffic (adt) on Race Street at between Wisconsin Avenue and Broadway is 200 vehicles. The proposed 60-unit motel would add approximately 440 vehicles to this count if all of the traffic from the apartment complex travels on Race Street. What percentage of those trips would use Michigan Avenue to STH 13 could only be estimated. The current average daily traffic on Broadway at Race Street is 8,900 vehicles. Experience with a convenience store near our office shows that this traffic level will increase as locals choose to patronize that business. So it is safe to assume that the level of traffic congestion at Broadway and Race Street will increase with the two uses currently being contemplated. Again, how much improvement would result in the connection of Michigan Avenue to STH 13 can only be speculated but with experience drivers will seek a path of lesser congestion.

So with the current level of available information, I cannot make a definitive case for the connection of Michigan Avenue to STH 13, but my engineering judgement tells me that this connection would provide a level of convenience and improved access to and from this part of the City. I think it is important to get the input of emergency response providers regarding this issue.



Land Information Department



# Michigan Ave.

## Potential extension of Michigan Ave. to HWY 13

DISCLAIMER: This map is for informational purposes and has not been prepared for, nor is it suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Wisconsin Dells makes no warranty or ascertain the usability of the information. The City of Wisconsin Dells makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

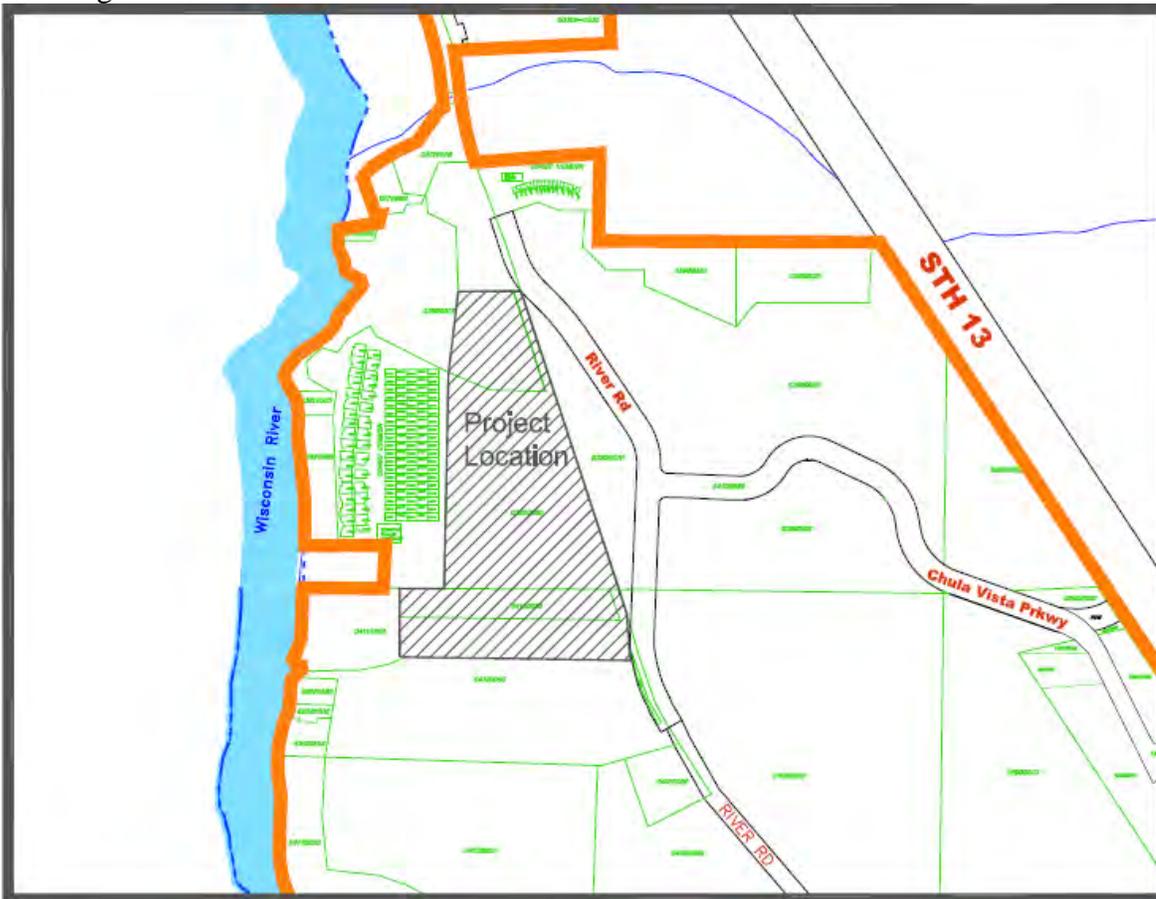
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## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, February 17, 2020 at 6:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit Applications, per Municipal Code sec. 19.371(8), requested by Dells Zipline Adventures LLC and C & C Thrill Rides, in order to allow an Amusement rides in excess of 45ft in height, Outdoor entertainment / recreation, and a Walk-up Service window at 2501 River Road (Chula Vista). The rides will be located on portions of Adams Co, City of Wisconsin Dells tax parcels 291-00410-0000, 291-00410-0010, 291-00380-0015, & 291-00380-0020. The applicants would like to add activities in the Chula Vista Resort including: a new Zip Line, a Vertical Accelerator bungee ride, a new ticket booth, and potentially outdoor climbing walls around the water park area of the Chula Vista Resort. The property is zoned PDD-1 (Planned Development District 1). Per Municipal Code Sec3 19.430, any use in this district that is not a part of the original development plan is evaluated under the restrictions of the C-4 Commercial, large scale Zoning District. Outdoor entertainment and recreation, structures in excess of 45ft high, and walk-up ticket windows requires a Conditional Use Permit in the C-4 Commercial-large scale Zoning District per Chapter 19 Article 5 Division 3 of the Municipal Code.

Copies of the application 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 23<sup>rd</sup> of January 2020

Chris Tollaksen  
Zoning Administrator  
City of Wisconsin Dells

Publication Dates:  
January 30, 2020  
February 6, 2020

2501 River Rd. (Parcels 291-00410-0000, 291-00410-0010, 291-00380-0015, & 291-00380-0020)  
Chula Vista

Conditional Use Permit & Site Plan – Outdoor recreations, amusement ride in excess of 45 ft in height, Walk up service window.

Staff Report for Plan Commission, 02/17/2020

The Planning & Zoning office has received a Conditional Use Permit and Site Plan applications from Dells Zipline Adventures and C&C Thrill Rides LLC to allow, Outdoor recreations, amusement rides in excess of 45 ft in height and a walk-up ticket window.

There are two (2) separate rides being proposed around the waterpark area of the Chula Vista Resort.

1) Dells Zipline Adventures is a directly affiliated with Chula Vista, and would like to install a Zipline from the roof of the Indoor waterpark building that would run south to a wooded area between the parking lot and the golf course where an existing Zipline course exists.

2) C&C Thrill Rides, LLC is an independent company that would like to lease ground space next to the Chula Vista outdoor waterpark to install their vertical accelerator bungee ride. This company includes Richard Clark, and is the same ride and operator that had been proposed behind the BP Gas station at 2020 Wisconsin Dells Parkway at the May 2019 Plan Commission meeting.

The site plan also includes some other outdoor recreation in this area, such as climbing walls, as well as a new walk-up ticket booth. Some of these recreational items may not be installed for a few years. Unless specified by the committee, these attractions less than 45 ft high will be considered approved for the next 5 years.

The both of these rides being are being proposed in the Chula Vista Resort area. It seems most appropriate for rides such as these to be located within a Resort or Amusement Park Area. The rides are additional amenities for guests to the resort. The resort facilities provide parking and bathrooms for these guests, which include the patrons for these rides. While it may be possible for some patrons of the rides to not necessarily be guests to the Chula Vista Resort, these facilities would still be available to these patrons.

## 1. Zipline

The Zipline ride will involve the construction of a take-off tower on the roof of the Chula indoor waterpark that leads to a landing tower on the ground south of the Chula overflow parking area. This appears to be a fairly open area for the ride. It is noted that there is a overhead electric service line that the Zipline will pass over. The applicant has stated that they intend to remove this line and replace it with an underground service line. Any approval should carry the condition that this conflict be adequately resolved.

It is noted that Ziplines are not regulated by the State or Wisconsin at this time. As such, the installation and maintenance of this ride shall meet the requirements of the design professional, in this case the structural engineer for General Engineering, Kent Fish. The building plans for this ride shall be stamped by Mr. Fish (or adequately credentialed and qualified designee) and post construction shall be inspected by Mr. Fish (or adequately credentialed and qualified designee) to ensure they were built per his design. The operator shall follow any maintenance guideline, standards, or orders given by Mr. Fish (or adequately

credentialed and qualified designee). It is also noted that if at any time in the future, the State or any other regulating agency enacts oversight over this type of ride, this ride shall comply with those regulations and remain in good standing with the regulating authority.

## 2. Bungee Ride.

This is a large amusement ride which is the 180 foot tall vertical accelerator (used to be at Riverview Park, then Mt. Olympus). The applicant intends to sell tickets from a stand alone ticket booth. They may also sell a small amount of merchandise, such as videos and T-shirts.

In previous applications at locations with neighboring unaffiliated businesses, noise and other nuisances were a consideration for this ride. As this ride will be leasing space within the Chula Vista Resort area, the landlord should be able to address any nuisances from the ride. However, the applicant and/or operator of the rides will be still be held responsible for any noises that create a nuisance, and be subject to fines that may be issued as the result of noise complaints.

The Site Plan submitted indicates the ride would be placed approximately 104ft from the Public Highway Right Of Way (ROW), approximately 60 ft from the overhead electric transmission lines, and approximately 35 ft from the outdoor waterslides.

The City had requested a 90 ft setback from the Wis. Dells Parkway ROW. The plans have been submitted to the American Transmission Company (ATC) who owns and operates the overhead electric transmission lines. Their engineers have reviewed the plan and have confirmed with the City that it is acceptable. The City has contacted DSPS about this ride, and was referred to the administrative code for setback standards around bungee jumps. The DSPS code requires a 30 ft safety set back. The plans for this ride have been submitted to DSPS. The City has not yet received approval from DSPS, but full DSPS approval will be a condition of any City approval. It appears the plans for this ride meets all setback requirements and standards.

It is noted that there have been other safety incidents on similar rides in the area in the past. It seems reasonable for the City to consider this type of use and if it is something the City wants to allow. These rides do fall under the State Department of Safety and Professional Services regulations, and must obtain approvals from the State. This particular ride experienced a failure during the pre-ride hoisting of the bungee cables. The applicant has stated that redundancies have been engineered and installed to the hoisting equipment to ensure this does not happen again.

It is also noted that during their 2013 DSPS inspection, when this ride was at Mt. Olympus, that they did not have documentation of their annual hoist and cable inspection or jump master CPR certification on-site. This documentation must be on-site per SPS code.

These two (2) rides are applications for the same land use, however, they will be owned and operated by two (2) separate entities. As such, separate approvals shall be issued for each ride. Both these applications have submitted CUP and Site plan applications simultaneously, so but those approvals will be granted separately. As such, the recommended Conditions of approval shall be to the CUP for the use. Additional Conditions for the CUP and/or Site plans may be added by the Committee.

**Conditions of Zipline CUP Plan approval:**

1. The Zip line complies with any applicable regulations and/or standards.
2. The operator of this Zip line business shall follow the standards as set forth by the Association for Challenge Course Technology.
3. The operator of the Zip line obtains and maintains adequate liability insurance.
4. The operator develops emergency response plans and confers with and gains approval from emergency responders prior to operation.
5. The take-off and landing towers are appropriately secured when not actively operated.
6. The final building plans are approved by the building inspector.
7. Zip line is designed and stamped by a qualified and accredited structural engineer
8. The Zip line construction is inspected by the design engineer. The design engineer shall provide a post inspection approval letter to the City
9. The Zip line is maintained per the design engineer and any manufacturer or operation manual. If concerns arise, the owner/operator shall have the Zip line inspected by the design engineer (or, if the original design engineer is not available, a qualified and accredited engineer) and provide the City with the results of that inspection on request. The Zipline shall comply with any repairs, maintenance or other improvements recommended by the engineer.
10. The Zip line comply and remain current with any future licensing or permitting requirements

**Conditions of Vertical Bungee CUP plan approval:**

- 1) All associated permits and licenses are obtained and in good standing.
- 2) Ride plans are reviewed and fully approved by DSPS prior to any construction.
- 3) All construction is inspected by a structural engineer and a stamped letter of approval is provided to the City prior to the ride being put in use.
- 4) The Bungee ride obtains and maintains adequate liability insurance.

Other outdoor recreational uses in this area, under 45 feet tall, are approved if installed prior to January 2025, unless otherwise specified by Plan Commission or Council.

Prepared by: Chris Tollaksen, City of Wisconsin 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	\$525.00
Receipt number	71519
Application number	

**1. Applicant information**

Applicant name Dells Zipline Adventures LLC  
 Street address \_\_\_\_\_  
 City Wisconsin Dells W  
 State and zip code 53565  
 Daytime telephone number 608 448 9622  
 Fax number, if any JEFFK@della Vista Resort.com  
 E-mail, if any \_\_\_\_\_

**2. Subject property information**

Street address		
Parcel number	<u>291-004-10000</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>291-004-100010</u>	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: <a href="http://www.citywd.org">www.citywd.org</a>
Describe the current use	<u>Zip Line Course</u>	

**3. Proposed use.** Describe the proposed use.

Zip Line Addition

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

# 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.

NONE

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

Yes

- 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 Resort AREA

- 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

N/A

# CONDITIONAL USE APPLICATION

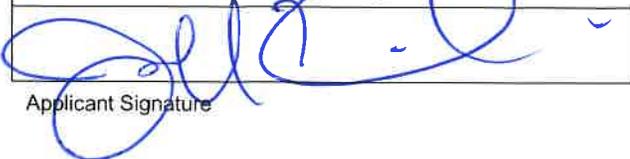
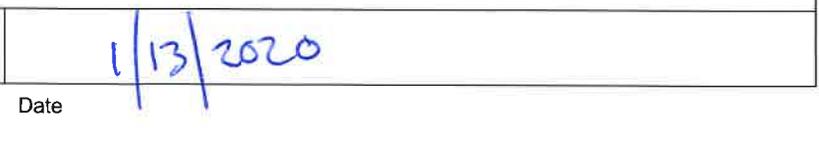
## Wisconsin Dells, Wisconsin

Version: May 21, 2007

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

### 8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.

	
Applicant Signature	Date

<b>Governing Regulations</b>	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
------------------------------	---

### Reimbursement Agreement for Application Review Costs

#### A. Payment for Eligible Costs.

By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.

#### B. Guarantee of Payment.

To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

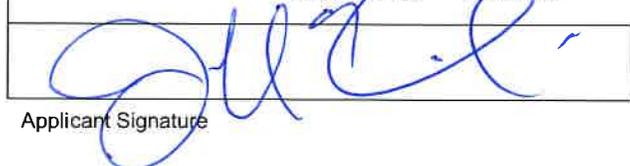
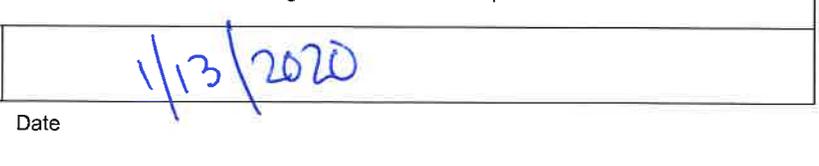
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.

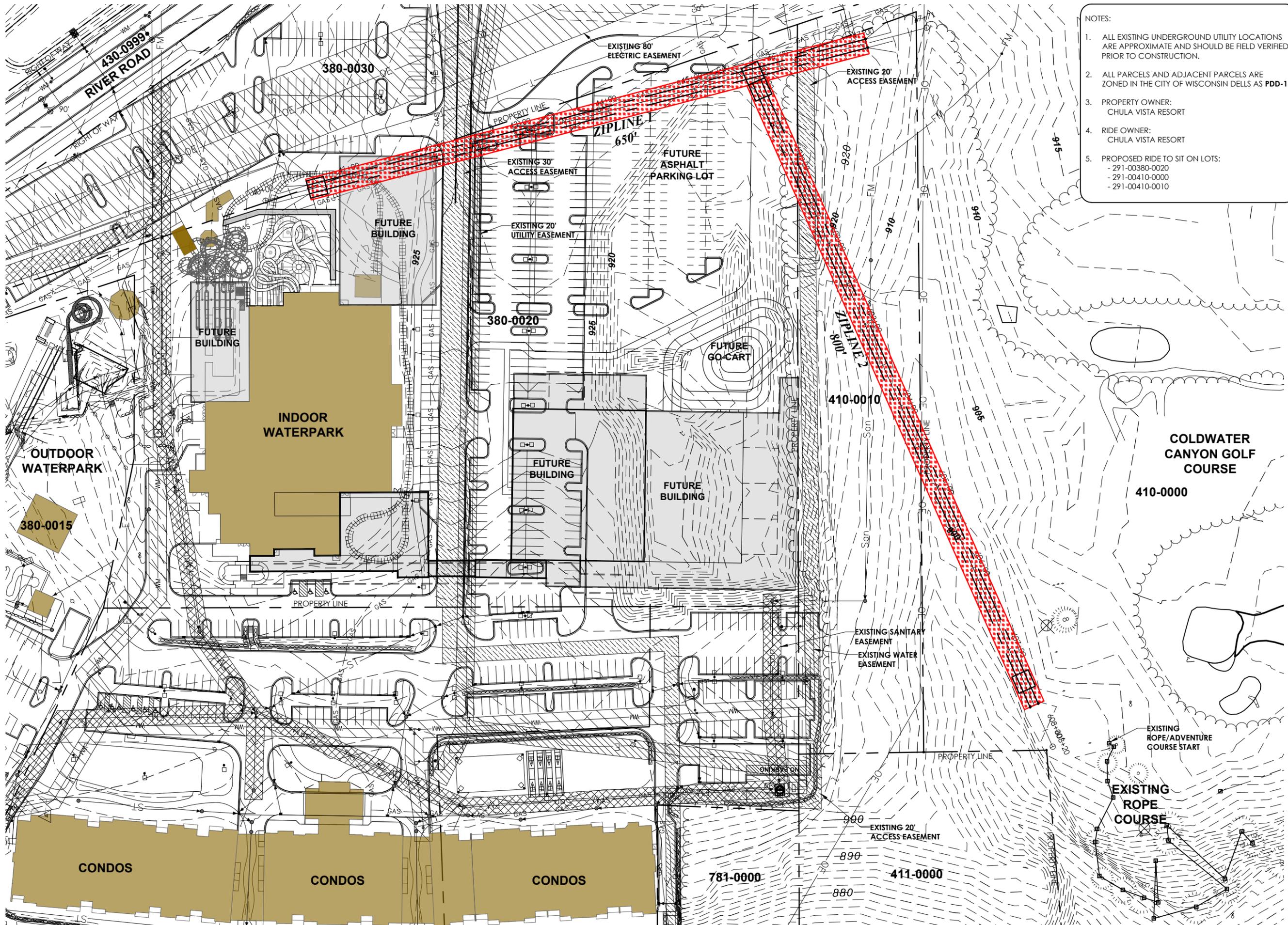
If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

#### C. Termination of Guarantee.

If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 60 days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.

	
Applicant Signature	Date



- NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  2. ALL PARCELS AND ADJACENT PARCELS ARE ZONED IN THE CITY OF WISCONSIN DELLS AS PDD-1.
  3. PROPERTY OWNER:  
CHULA VISTA RESORT
  4. RIDE OWNER:  
CHULA VISTA RESORT
  5. PROPOSED RIDE TO SIT ON LOTS:  
- 291-00380-0020  
- 291-00410-0000  
- 291-00410-0010

**GEC**

General Engineering Company

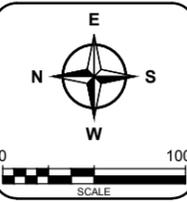
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901  
608-742-2169 (Office) • 608-742-2592 (Fax)  
www.generalengineering.net

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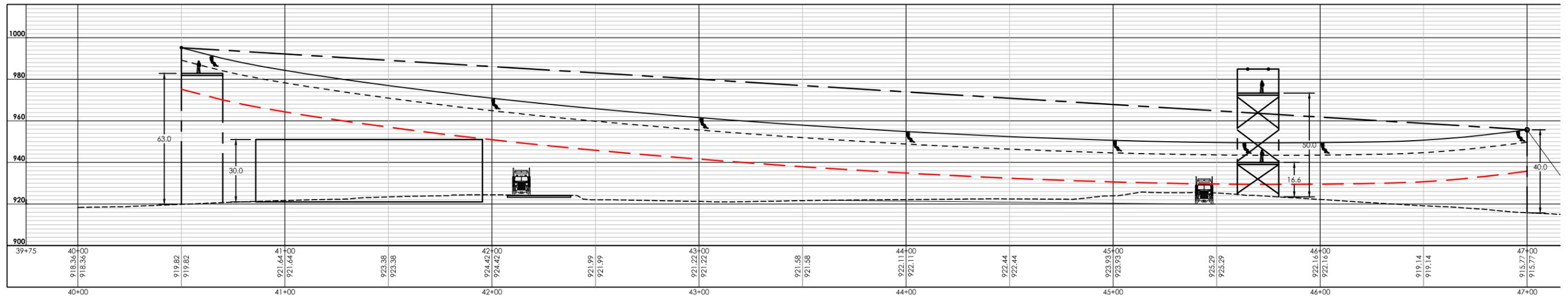
**SITE PLAN  
ZIP LINE LAYOUT  
CHULA VISTA RESORT**

CITY OF WISCONSIN DELLS  
ADAMS COUNTY, WI

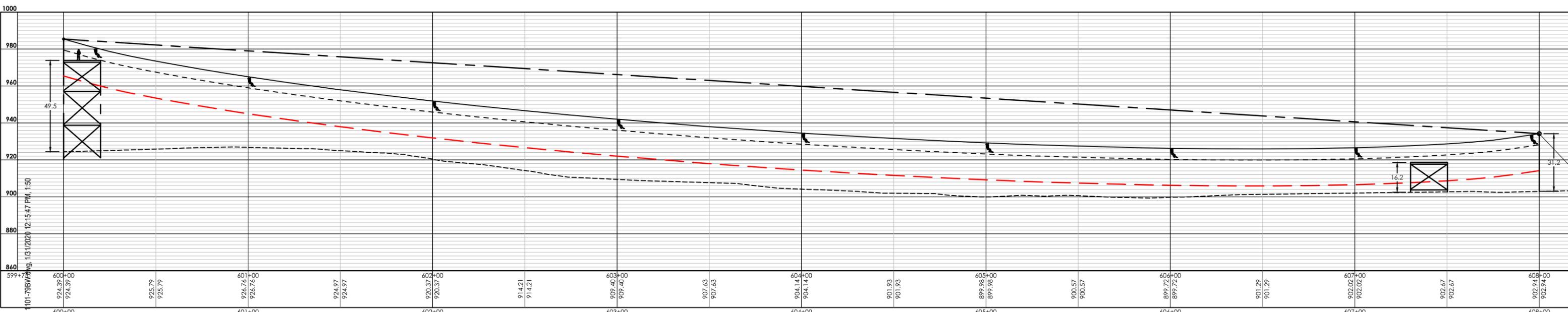
REVISIONS	NO.	BY	DATE



DRAWN BY	SRR
REVIEWED BY	KEF
ISSUE DATE	JAN. 2020
GEC FILE NO.	1101-79BW
SHEET NO.	1.0



**650 l.f. @ 6.1% = 39.6' drop**



**800 l.f. @ 6.4% = 51.2' drop**

# 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	<b>\$525.00</b>
Receipt number	
Application number	

**1. Applicant information**

Applicant name C&C Thrill Rides LLC

Street address W332 N5743 Louise Lane

City Nashotah

State and zip code WI 53058

Daytime telephone number (262) 391-1162

Fax number, if any \_\_\_\_\_

E-mail, if any cncrides@gmail.com

**2. Subject property information**

Street address	Chula Vista: 2501 River Road, Wisconsin Dells, WI 53965	
Parcel number	291003800015	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)	PDD: Planned Development District	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: <a href="http://www.citywd.org">www.citywd.org</a>
Describe the current use	Parking Lot	

**3. Proposed use.** Describe the proposed use.

A vertical accelerator ride is proposed to be installed on the free space in front of the out door waterpark. The attraction will be available to the general public and it will offer paid rides, video tapes and merchandise.

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

Attraction will be operational between 10:00 am and 10:00 pm

# 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.

The attraction is proposed to be installed with lighting on the towers.

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 proposed addition conforms with the master plan for the development. The proposed towers are located near the center of an already extremely large (100 + Acre) facility so it should not affect adjacent properties.
- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site  
The proposed towers have a height of approximately 164' and will be located approximately 104' from the road right-of-way.
- c. The suitability of the subject property for the proposed use  
Chula Vista already has multiple attractions including waterparks and ziplines that will help to supplement the patronage coming to experience the proposed attraction.
- d. Effects of the proposed use on the natural environment  
The effects on the environment will be limited to the effects incurred during construction.
- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances  
The operation hours coincide with the operation hours of the Chula Vista Resort waterpark on the weekends.
- 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 proposed addition conforms with the master plan for the development. The proposed towers are located near the center of an already extremely large (100 + Acre) facility so it should not affect adjacent properties.
- g. Effects of the proposed use on the city's financial ability to provide public services

N/A







## Severe Weather

Guest and employee safety are a top priority at Chula Vista Resort. Please become familiar with our evacuation and shelter plan, so that you are prepared to assist guests to the shelter in your area. Chula Vista Resort is located in southern Adams County with Sauk and Columbia counties just to our south. All emergency radio communications will occur on channel 3.

- What is the difference between a severe weather watch or warning
  - Severe Weather Watch is...
    - When weather conditions are favorable for severe weather to occur in the area.
  - Severe Weather Warning is...
    - When a severe thunderstorm or tornado has been spotted and is in or heading towards your area.
- Procedure
  - Remain Calm
    - The guests will rely on you for guidance.
  - Weather radio and computers will be monitored by the security department. Evacuations will be ordered by security department.
  - Front Desk to print emergency reports during all severe weather watches.
  - If an evacuation is ordered, management will assign staff to evacuation points to assist guests to shelters.
  - Remember to assist the guests to shelter, never force them.
- Shelters (Stay away from windows and doors)
  - Guests and employees in North Tower, Conference Center A-I, including all kitchens and restaurants in the north tower will evacuate to the Riverview Room Basement.
  - Guests and employees at the Front Desk, Upper Dells and Grand Ballrooms, Gifts Shops, South Tower guest rooms and conference rooms, Waterparks and venues, will evacuate to the Waterpark Tunnel.
  - Guests and employees in the Condos sections of the resort will evacuate to the Condos Basement.
  - Guest and employees in Villa A, B, and C will go to the center building, ground floor hallway.
  - Guest and employees in Villa D, will go to the ground floor.
  - Guest and employees at the Accounting offices, Human Resources and employee housing will go to the interior hallway or restroom facility.
- Everyone will stay in the shelters until the all-clear has been given by security or the MOD.

## **SEVERE WEATHER**

## **Severe Weather & Thunderstorms**

In the event of severe weather, operations management will notify all team members to prepare for a temporary park shutdown. To ensure maximum safety for guests and team members, response must be quick and well coordinated. In the event of inclement weather shutdown, the following guidelines must be followed:

### A. **Tower Rides**

When working the top of a tower during the approach of severe weather, you will be notified whether the ride is to be closed immediately or if the guests remaining in line are permitted to complete their ride. Should the tower be closed immediately, you are to stop dispatching and walk the guests down the tower in a quick, yet calm, manner. **DO NOT encourage running.** When you reach the bottom of the tower, wait there until you receive further instructions from your Manager or Supervisor. Ask the guests to seek shelter underneath permanent sound structures. Remember you are always the last one down.

### B. **Pools**

In the event of a temporary shutdown, you are to clear the pool, then find a sheltered area nearby the pool and continue to monitor your pool area. Generally, your Supervisor will tell you where to stand during severe weather. Although your pool has been temporarily cleared, accidents can still happen. Even when pools are closed, it is very important to continuously scan your area of responsibility.

Please note that these shutdowns are referred to as “temporary.” In most cases, the park will not stay closed very long and the pools and attractions will re-open. For this reason, it is imperative you stay in your area and continue to scan your entire swimming area. During weather shutdowns, all breaks are to run as normal, unless otherwise communicated by the Supervisor.

Any questions from guests regarding why the shutdown happened or when the park will re-open, should be directed to a supervisor or manager. For guests inquiring about refunds or rain checks, please refer them to a Manager.

---

## **Department Directors/Managers**

- **Immediately switch radio to predetermined channel and wait for direction from G.M. or Security Director.**
  - **Assemble your staff and provide direction based upon communications you will receive from management.**
  - **If evacuation has been determined by G.M., you and your staff must take responsibility for safely evacuating everyone from areas within your department.**
  - **Assign a lead person to assist guests and your staff members to the determined safe zone.**
  - **Manager should remove cash from drawer and put in cash bag. Keep this bag with you at all times. It will be retrieved at safety zone by a member of the administrative staff.**
-

## **Housekeeping/Common Area**

**In the event of a resort evacuation, housekeeping manager, floor supervisors and houseman will lead the evacuation of all rooms in the hotel area with assistance from Security Officers.**

- **Immediately switch radios to predetermined channel and wait for direction from G.M.**
- **Housekeeping staff will immediately report to HK office for megaphones and floor assignments.**

**When evacuation order is given, teams of no less than two will walk from center to north and center to south evacuating guests down assigned stairwells. The person with the megaphone is to recite slowly and calmly pre-assigned evacuation script. The other person is to be knocking on doors and providing evacuation directions to guests.**

# SITE PLAN APPLICATION

## Wisconsin Dells, Wisconsin

Version: February 27, 2008

**General instructions.** Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this form from the zoning administrator.

**- Office Use Only -**

Initial application fee	\$300.00
Receipt number	_____
Application number	_____

**1. Applicant information**

Applicant name Dells Zipline Adventures, LLC

Street address \_\_\_\_\_

City Wisconsin Dells

State and zip code 53965

Daytime telephone number 608 448-9622

Fax number, if any jeffk@chulavistaresort.com

E-mail, if any \_\_\_\_\_

**2. Subject property information**

Street address		
Parcel number		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>Zip line course</u>	

**3. Proposed use.** Describe the proposed use.

Zip line addition

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

**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.

None

# 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

Yes

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

None

c. Effects of the project on the natural environment

Good

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

None

e. The overall appearance of the project

None, resort area.

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

1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.
2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

# SITE PLAN APPLICATION

## Wisconsin Dells, Wisconsin

Version: February 27, 2008

**General instructions.** Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this form from the zoning administrator.

**- Office Use Only -**

Initial application fee	\$300.00
Receipt number	_____
Application number	_____

**1. Applicant information**

Applicant name C&C Thrill Rides

Street address W332 N5743 Louise Lane

City Nashotah

State and zip code WI, 53058

Daytime telephone number (262) 391-1162

Fax number, if any \_\_\_\_\_

E-mail, if any cncrides@gmail.com

**2. Subject property information**

Street address	Chula Vista: 2501 River Road, Wisconsin Dells, WI 53965	
Parcel number	291003800015	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)	PDD: Planned Development District	
Describe the current use	Parking Lot	

**3. Proposed use.** Describe the proposed use.

A vertical accelerator ride is proposed to be installed on the free space in front of the out door waterpark. The attraction will be available to the general public and it will offer paid rides, videotapes and merchandise.

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

Attraction will be operational between 10:00 am and 10:00 pm

**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.

The attraction is proposed to be installed with lighting on the towers.

SITE PLAN APPLICATION  
Wisconsin Dells, Wisconsin

Version: February 27, 2008

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

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

This proposed addition conforms with the master plan for the development. The proposed towers are located near the center of an already extremely large (100 + Acre) facility so it should not affect adjacent properties.

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

The proposed towers have a height of approximately 164' and will be located approximately 104' from the road right-of-way.

c. Effects of the project on the natural environment

The effects on the environment will be limited to the effects incurred during construction.

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

The operation hours coincide with the operation hours of the Chula Vista Resort waterpark on the weekends.

e. The overall appearance of the project

The proposed project is to be (2) approximately 164' tall steel lattice towers that will have center ride basket in the middle, which will attach to the towers with bungee chords that will be stretched to launch patrons between the towers.

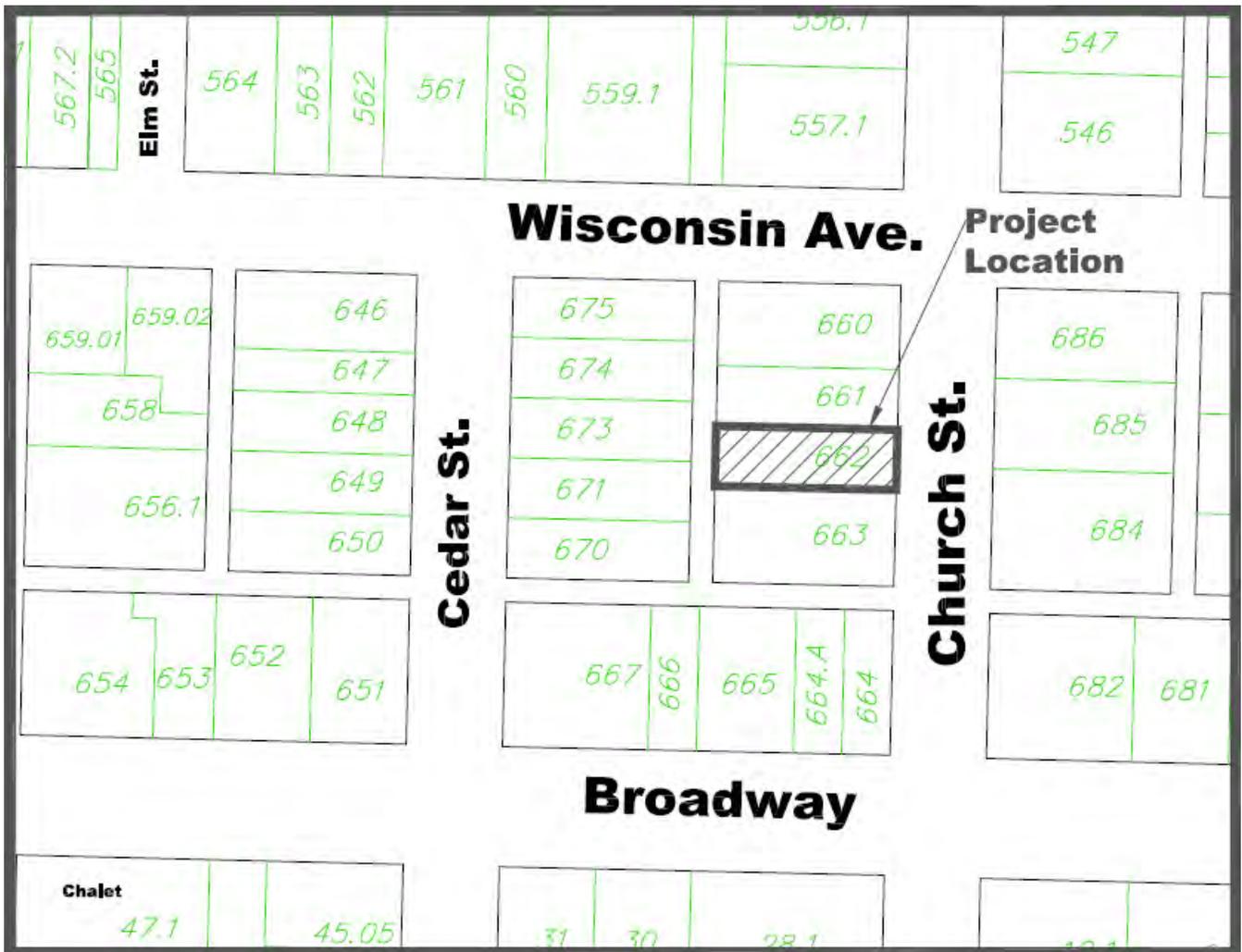
f. If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:

1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.
  
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.

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, February 17, 2020 at 6:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(8) requested by Jeff Peetz to allow "Overnight lodging" (i.e.per night rental) in the house at 815 Church St. which is located on Columbia Co, City of Wis. Dells tax parcel 11291-662. This property is zoned C-1 Commercial-neighborhood, which requires a CUP for "Overnight lodging" per Chapter 19 Article 5 Division 3 of the Municipal Code. Copies of the CUP 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 23<sup>rd</sup> of January  
 Chris Tollaksen  
 City of Wisconsin Dells

Publication Date:  
 January 30, 2020  
 February 6, 2020

815 Church St (Parcel 11291 662)  
Conditional Use Permit - Overnight Lodging  
Vacation rental of home  
Staff report for Plan Commission 02/17/2020

The City of Wisconsin Dells has received a Conditional Use Permit application from Jeff Peetz to allow Overnight rentals at the home located at 815 Church St. (Parcel 11291 662). This property is in the C-1 Commercial-neighborhood Zoning District, which requires a Conditional Use Permit per the City of Wisconsin Dells zoning code.

This is an existing home that has been utilized as a residence. The applicant has made an offer to purchase this home with the intention of using it as a commercial overnight rental property. Depending on the management, the change to overnight commercial rentals could have an effect on traffic flow and environment of this property. This house is ½ block off Broadway, and across the street from the laundry mat, but it also has residences on either side and across the street as well.

Overnight vacation rentals of single family properties present similar issues as employee housing facilities. The existence and extent of these issues lies primarily in the management of the property. If this house were to be a “party house”, it could create a substantial nuisance to surrounding properties and create issues for the City. This property is being purchased by an individual who is looking to start creating a vacation rental business. The applicant will be managing and operating this business himself, and he lives in Merrimac, approximately 20 miles away. When managed and maintained properly, the City has not yet had significant issues with overnight lodging in residential dwellings. However, to date, most of the applications have been from established rental operator in the City. It has been made clear to the applicant that this use cannot be allowed to become a nuisance to the neighborhood. The applicant has stated that they will be renting to single families for 3-7 days, and not separate individuals for one night.

Another possible nuisance with vacation rentals can be vehicles. City Ordinance requires 1 parking stall per guest room. As a 4 bedroom house, 4 parking stalls would be required. There is parking on the private property off the alley behind the house. It appears this space may be able to accommodate four (4) vehicles. There is a detached garage on the alley, that may not be able to be utilized for vehicle parking. If the garage were made available for vehicle parking, or removed, there would be plenty of space to park four (4) vehicles. It would be a condition of any approval, that if the existing parking space is not adequate, the applicant will be required to create more parking, or the permit may be revoked.

The applicant will have to obtain a State Tourist Rooming House license. Annual inspections will be performed by that State as part of their licensing process. This approval will carry the on-going condition that occupancy of the facility complies will all applicable codes, standards and requirements.

As a commercial rental, the applicant shall pay PRT & room tax on the rental of the commercial unit. The applicant shall provide the City with their identification numbers and clearly report the tax payments for this facility to the city

It is made clear to the applicant that violation of conditions, poor management of the facility, or the creation of nuisances from this overnight use will result in revocation of the use permit. At a minimum, if the facility is cited as a "Chronic nuisance property" per City Ordinance 17.10, and the applicant does not address the nuisances to the satisfaction of the City, this use license will be revoked.

Due to the relative uniqueness of this use in the City, the issues this use has caused in the Village of Lake Delton, and the importance of the management of the use; it may still be prudent for the granting of this permit to be non-transferrable and any new owner or operator of the property will have to obtain a new CUP.

As such, approval of this **CUP** should carry the following contingencies:

1. The building inspector ensures there are no code or safety issues with the house.
2. The occupancy meets and maintains the minimum standards as verified by the building inspector.
3. The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
4. The overnight rental of the house will be subject to PRT & room tax and the applicant is responsible for providing clear accounting of the rental of this property.
5. Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the City's satisfaction can cause this permit to be revoked.
6. The City retains the right to re-evaluate this permit the City determines in its sole judgement that nuisances are not being properly addressed. The applicant will have an opportunity to attend a public meeting to discuss the nuisance situation with the Planning Commission.
7. Applicant abide by the following restrictions:
  - a. Owner provides current, local, primary contact information to the Police Department and Zoning Office.
  - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance
  - c. This permit is non-transferrable, any new owner or operator of the property will have to obtain a new Overnight Lodging permit.

Chris Tollaksen  
City of Wisconsin Dells  
1/30/2020



Home

Home

815  
Church

Home

Home

Laundry

Home

CITY OF WISCONSIN DELLS

667

666

665

664.A

663

Church St

682

681

Broadway Ave

# 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	<b>\$525.00</b>
Receipt number	71587
Application number	_____

**1. Applicant information**

Applicant name	Jeff Peetz
Street address	E12740 Halweg Rd
City	Merrimac
State and zip code	Wisconsin 53561
Daytime telephone number	608-393-8559
Fax number, if any	_____
E-mail, if any	jeffpeetz@gmail.com

**2. Subject property information**

Street address	815 Church St Wisconsin Dells WI 53965	
Parcel number	11291 662	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)	C-1	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: <a href="http://www.citywd.org">www.citywd.org</a>
Describe the current use	Single Family residential use	

**3. Proposed use.** Describe the proposed use.

VRBO OR AIR BNB. Short term rental. 3-7 day rental.

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

Operating conditions would be normal to a family that stays full time, but it would be weekly. Hours of operation would be early afternoon check in's and late morning check out's.

**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.

I can not think of anything that would qualify under any of these examples. Renters would park on site in parking area.

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

I would abide by all city regulations for neighborhood and city requirements.

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

Nothing that I can think of here. Parking and unloading would be done on site and not on the street level.

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

The property is and will be suitable to make this part time rental possible.

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

None that I can think of. There would be no difference from the family that lives there now vs short term rental.

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

Hours of operations will be strictly during the day. Check in and Check out will occur during normal business operating hours.

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

There will be no effects to either the normalcy or orderly development on or surrounding property(s).

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

N/A



**1842017**      **Active**      **Single Family**      **Price: \$149,900**  
**815 Church St**      **City**      Wisconsin Dells      B33  
**Wisconsin Dells WI 53965**      **County:**      Columbia  
**Subdivision:** None

---

**Bedrooms:** 4      **Est Above Grade SqFt:** 1,496  
**Full Baths:** 1      **Est Part/All Below Grd SqFt:** 0  
**Half Baths:** 1      **Est Total Finished SqFt:** 1,496 *Appraiser*  
**Year Built:** 1941 *Appraiser*  
**Est. Acres:** 0.17 *Appraiser*  
**Full Garage**      1

**Open House:**

**Click M for Map:**   
**Documents (if any):**   
**Calculate Payment:** 

One block north of Broadway on Church St.

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	Wisconsin Dells
<b>Living/Great:</b>	M 25x12	<b>Mstr BedRm:</b>	U 16x14	<b>Laundry:</b>	L
<b>Formal Dining:</b>		<b>2nd BedRm:</b>	U 11x11	<b>Upper:</b>	1 0
<b>Dining Area:</b>	M 11x9	<b>3rd BedRm:</b>	U 12x10	<b>Main:</b>	0 1
<b>Kitchen:</b>	M 14x10	<b>4th BedRm:</b>	M 11x11	<b>Lower:</b>	0 0
<b>Family Room:</b>		<b>5th Bedrm:</b>		<b>(H)</b>	Wisconsin Dells

<b>Lake/River:</b>		<b>Net Taxes:</b>	\$ 2,312 / 2017	<b>HOA Dues/Yr:</b>	\$0
<b>Feet WaterFront:</b>		<b>Parcel #:</b>	11291 662	<b>Builder:</b>	
<b>Lot Dimensions:</b>		<b>Zoning:</b>	C1		

<b>Type</b>	1 1/2 story	<b>Fuel</b>	Natural gas
<b>Architecture</b>	Cape Cod	<b>Heating/Cooling</b>	Forced air
<b>Mstr Bed Bath</b>	None	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Kitchen Features</b>	Range/Oven, Refrigerator, Dishwasher	<b>Driveway</b>	None
<b>Fireplace</b>	Wood, 1 fireplace	<b>Barrier-free</b>	First floor bedroom
<b>Basement</b>	Full, Poured concrete foundatn		
<b>Garage</b>	1 car, Detached, Alley entrance		
<b>Exterior</b>	Other		
<b>Lot Description</b>	Sidewalk		

**Interior Features** Wood or sim. wood floor, Washer, Dryer

**Included:** Refrigerator, oven/range, dishwasher and washer & dryer.

**Excluded:** Seller's personal property

Adorable home is located right down town Wisconsin Dells just north of Broadway. This 4 bedroom, 2 bath home has hard wood floors throughout, arched doorways and charm galore. Wood burning fireplace in the large family/living room will take the chill off of the cool evenings. One bedroom/office and 1/2 bath on the main floor and 3 bedrooms and a full bathroom upstairs. Home has been meticulously cared for and is ready for its next family. The furniture is all negotiable too. AND it is zoned Commercial! Call today to set up an appointment to see this lovely home.

**Sold Price:**      **Concessions:**      **Closing Date:**

*This information provided courtesy of:* Wisconsin Dells Realty

01/05/2020 03:33 PM

*Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2020 SCWMLS*

**Marcus Mitchell**  
**First Weber Inc**  
**Pref: 608-393-6521**  
**mitchellm@firstweber.com**

 **MSA** **Memo**

---

**To:** Chris Tollaksen – Zoning Administrator  
City of Wisconsin Dells

**From:** Chuck Bongard, P.E.

**Subject:** Helugus/Riverview Boat Line Certified Survey

**Date:** February 11, 2020

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A certified survey map prepared by Grothman & Associates has been submitted by General Engineering Inc. on behalf of Helugus LLC and Riverview Boat Line.

The land split divides portions of parcel numbers 291-0096-32000 & 291-0096-20000 south of State Highway 13 and west of Trout Road. The proposed land split results in two lots and a dedication of public right-of-way that connects the dedicated Jones Road right-of-way on the south with an access and utility easement on the west side of the Travel Mart property.

Lot 1 contains 5.27 acres and Lot 2 contains 3.24 acres. The land is zoned C-4 Large Commercial. There are no minimum lot size requirements for this district. The layout shown provides adequate street frontage in accordance with the Zoning Code.

The dedicated right-of-way contains 1.35 acres. Lot 1 is essentially carved out of parcel 291-0096-20000 with the addition of a narrow strip of land along the west side of the dedicated public right-of-way. Lot 2 generally follows the existing boundary of parcel 291-0096-32000 and the public right-of-way is dedicated out of that parcel.

The boundary shown for Lot 2 just north of the northeast corner of Lot 1 forms a narrow strip of land that isolates the remnant parcel to the west from the public right-of-way. It is my understanding that a future road extension to the west has been considered. Either the map should be revised to show the public right-of-way abutting this remnant parcel, or the City should require assurance in the form of a development agreement that access at this location will be allowed in the future.

It is also my understanding that the public improvements to the Jones Road corridor from Trout Road have been contemplated in the Development Agreement for this parcel. Ultimately the improvement of all of the dedicated right-of-way should be improved to City Standard streets including provisions for pedestrian travel.

I recommend that approval of this certified survey map be conditioned on the execution of a Development Agreement for the installation of the public improvements.



As prepared by:

# GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-451



DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-451

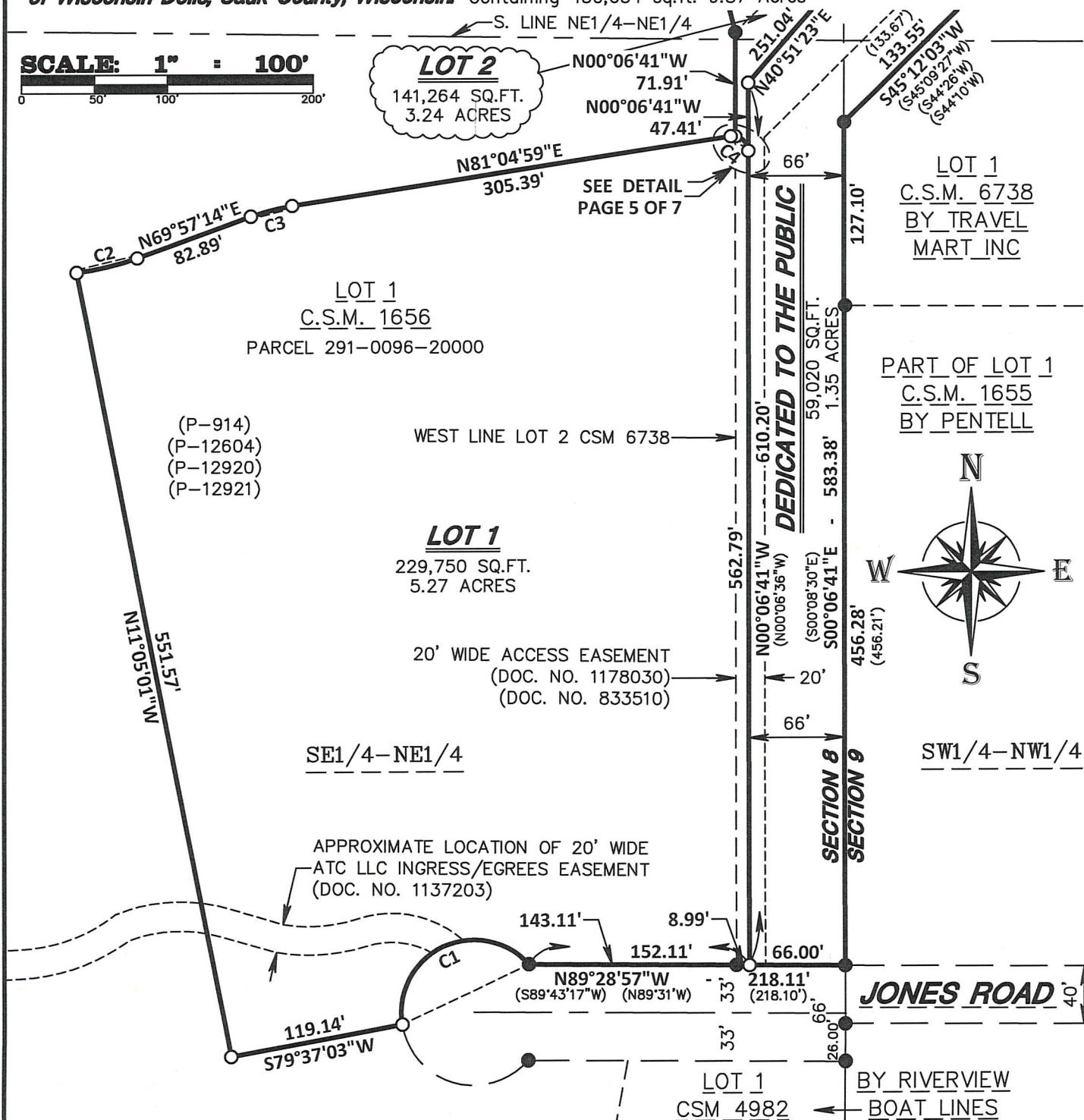
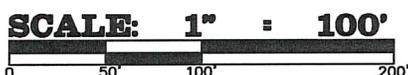
DWG. 819-451 CSM SHEET 2 OF 7

2.04.2020

## SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

Being part of Lot 1 C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2 C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of The NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 430,034 sq.ft. 9.87 Acres



**OWNER:**  
PARCEL 291-0096-20000  
HELUGUS LLC  
P.O. BOX 830  
WISCONSIN DELLS, WI 53965

**OWNER:**  
PARCEL 291-0096-32000  
RIVERVIEW BOAT LINE  
P.O. BOX 410  
WISCONSIN DELLS, WI 53965

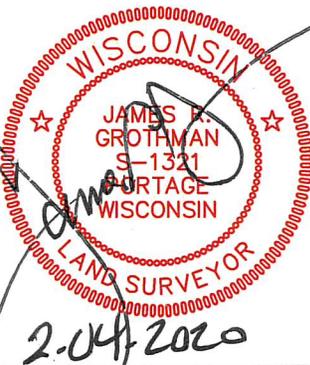
**CLIENT:**  
GENERAL ENGINEERING INC  
916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877  
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-451



DRAFTED BY: A. MAST

CHECKED BY: IG

PROJ. 819-451

DWG. 819-451 CSM SHEET 3 OF 7

## SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

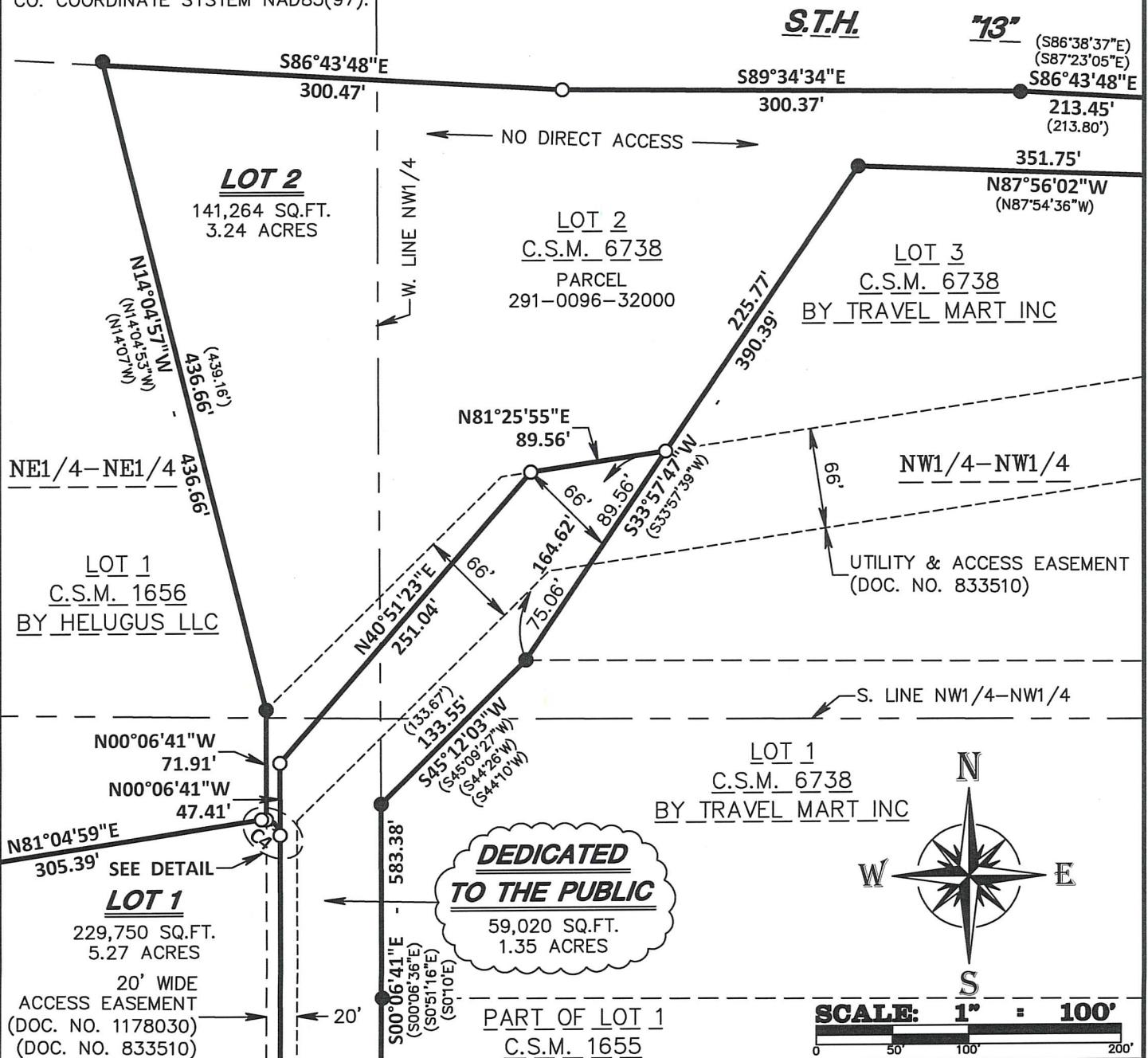
Volume \_\_\_\_\_, Page \_\_\_\_\_

Being part of Lot 1 C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2 C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of The NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 430,034 sq.ft. 9.87 Acres

**BASIS OF BEARINGS:** IS THE WEST LINE OF THE NW1/4 SECTION 9 WHICH BEARS N00°11'48"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

HIGHWAY CONVEYANCE  
VOL. 292 DEEDS PG 140-141  
(DOC. NO. 326300)

WI. D.O.T. RIGHT OF WAY  
PROJECT T04-3(18)



**OWNER:**  
PARCEL 291-0096-20000  
HELUGUS LLC  
P.O. BOX 830  
WISCONSIN DELLS, WI 53965

**OWNER:**  
PARCEL 291-0096-32000  
RIVERVIEW BOAT LINE  
P.O. BOX 410  
WISCONSIN DELLS, WI 53965

**CLIENT:**  
GENERAL ENGINEERING INC  
916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-451



DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-451

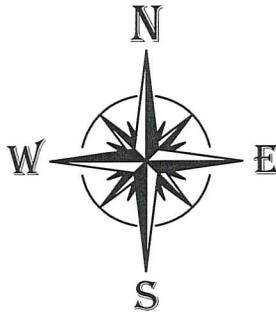
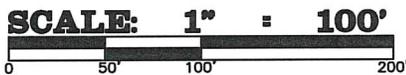
DWG. 819-451 CSM SHEET 4 OF 7

## SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

Being part of Lot 1 C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2 C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of The NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 430,034 sq.ft. 9.87 Acres

**BASIS OF BEARINGS:** IS THE WEST LINE OF THE NW1/4 SECTION 9 WHICH BEARS N00°11'48"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).



### LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ MAG NAIL FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 1" IRON ROD FND.
- ⊙ 1 1/2" IRON PIPE FND. & WITNESSES FND. & VERIFIED
- ⊕ SLIMLINE HARRISON. MON. FND. & WITNESSES FND. & VERIFIED
- ( ) PREVIOUS SURVEY OR RECORD INFO.

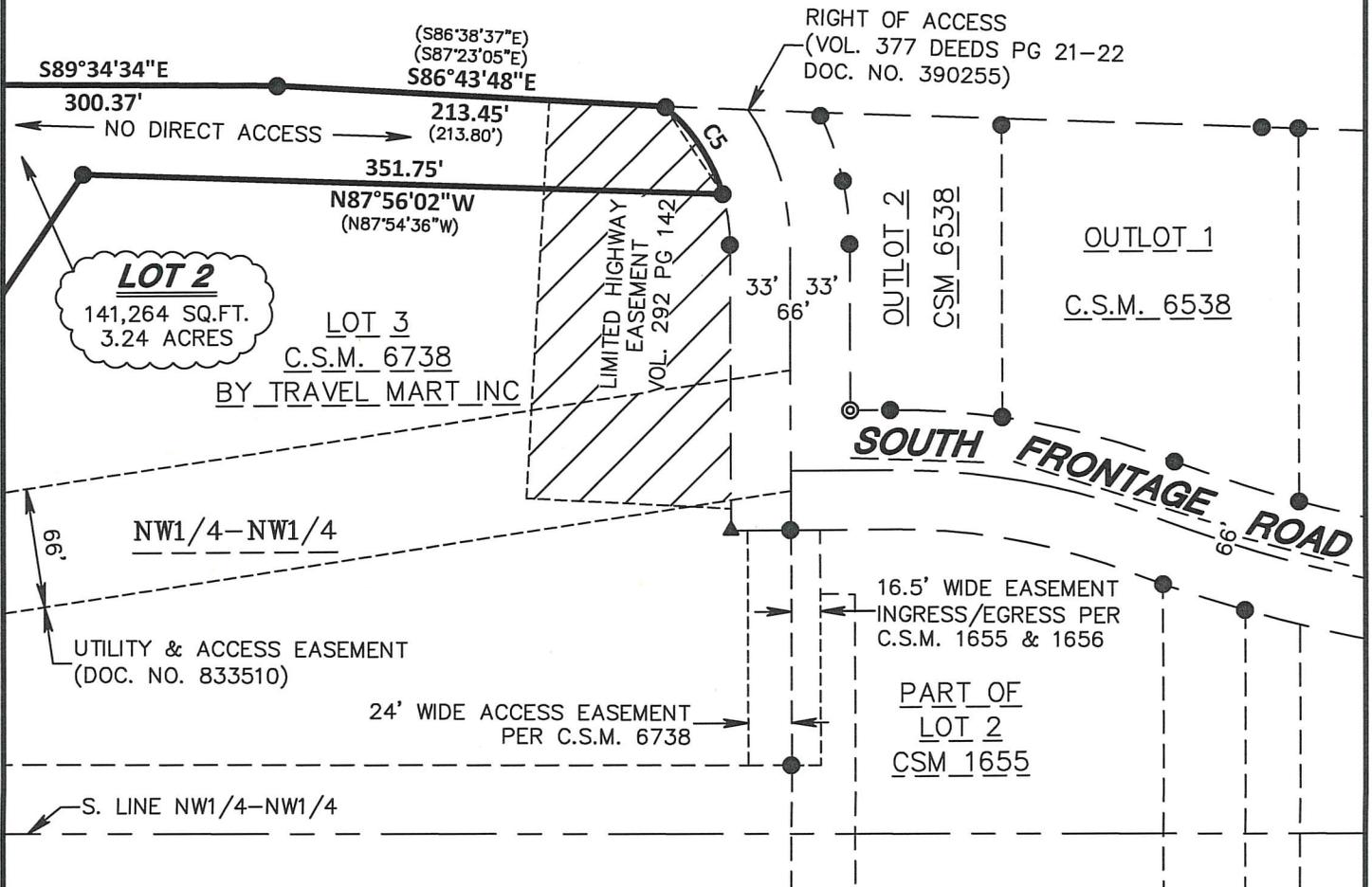
FIELDWORK COMPLETED ON 11/5/2019

S.T.H.

"13"

WI. D.O.T. RIGHT OF WAY PROJECT T04-3(18)

HIGHWAY CONVEYANCE VOL. 292 DEEDS PG 140-141 (DOC. NO. 326300)



**OWNER:** PARCEL 291-0096-20000  
HELUGUS LLC  
P.O. BOX 830  
WISCONSIN DELLS, WI 53965

**OWNER:** PARCEL 291-0096-32000  
RIVERVIEW BOAT LINE  
P.O. BOX 410  
WISCONSIN DELLS, WI 53965

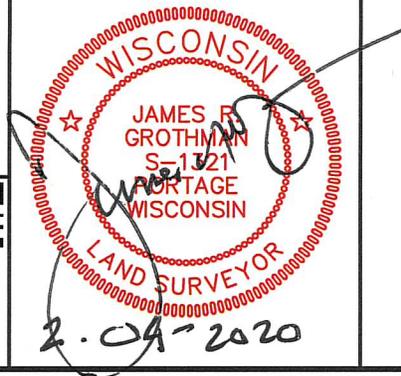
**CLIENT:** GENERAL ENGINEERING INC  
916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



**G & A FILE NO. 819-451**



DRAFTED BY: A. MAST

CHECKED BY: TG

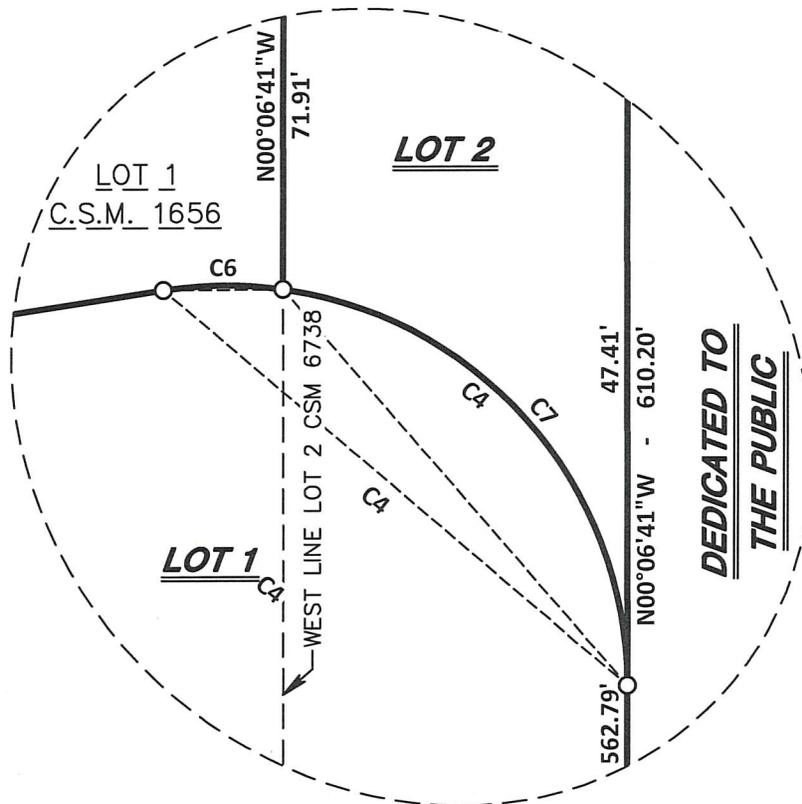
PROJ. 819-451

DWG. 819-451 CSM SHEET 5 OF 7

**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

*Being part of Lot 1 C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2 C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of The NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 430,034 sq.ft. 9.87 Acres*



**DETAIL  
NO SCALE**

**CURVE DATA TABLE**

CURVE	DELTA	ARC	RADIUS	BEARING	DIST.
C1	148°41'26"	129.76'	50.00'	S64°50'25"W	96.29'
C2	13°23'33"	42.73'	182.80'	N76°39'01"E	42.63'
C3	11°01'57"	29.19'	151.59'	N75°28'13"E	29.14'
C4	98°48'20"	18.11'	10.50'	S49°30'51"E	15.95'
C5	34°09'55" (33°38'24")	59.63'	100.00'	S33°20'16"E (S33°03'58"E)	58.75'
C6	17°04'01"	3.13'	10.50'	N89°37'00"E	3.12'
C7	81°44'19"	14.98'	10.50'	S40°58'51"E	13.74'

**OWNER:** PARCEL 291-0096-20000  
HELUGUS LLC  
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RIVERVIEW BOAT LINE  
P.O. BOX 410  
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**CLIENT:** GENERAL ENGINEERING INC  
916 SILVER LAKE DRIVE  
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As prepared by:

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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



**G & A FILE NO. 819-451**



DRAFTED BY: A. MAST

CHECKED BY: IG

PROJ. 819-451

DWG. 819-451 CSM SHEET 6 OF 7

**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

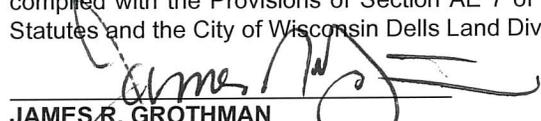
**Being part of Lot 1 C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2 C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of The NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin.** Containing 430,034 sq.ft. 9.87 Acres

**SURVEYOR'S CERTIFICATE**

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of the **General Engineering Company**, I have surveyed, monumented, and mapped and divided a part of Lot 1, Certified Survey Map, No. 1656 as recorded in Volume 7 of Certified Survey Maps, pages 1656, 1656A and 1656B as Document No. 480115, all of Lot 2, Certified Survey Map, No. 6738 as recorded in Volume 40 of Certified Survey Maps, pages 6738, 6738A and 6738B as Document No. 1174778 located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, Section 8, the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 9 all in Town 13 North, Range 6 East, City of Wisconsin Dells, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 8;  
thence North 00°08'05" West along the East line of Lot 1, Certified Survey Map, No. 4982 and the Northerly extension thereof, 646.42 feet;  
thence North 00°02'52" West, 40.00 feet to a point in the North right-of-way line of Jones Road and the point of beginning;  
thence North 89°28'57" West along the North right-of-way line of Jones Road, 218.11 feet;  
thence Southwesterly along a 50.00 foot radius curve to the left in the Northerly and Westerly right-of-way line of Jones Road having a central angle of 148°41'26" and whose long chord bears North 64°50'25" West, 96.29 feet;  
thence South 79°37'03" West, 119.14 feet;  
thence North 11°05'01" West, 551.57 feet;  
thence Northeasterly along a 182.80 foot radius curve to the left having a central angle of 13°23'33" and whose long chord bears North 76°39'01" East, 42.63 feet;  
thence North 69°57'14" East, 82.89 feet;  
thence Northeasterly along a 151.59 foot radius curve to the right having a central angle of 11°01'57" and whose long chord bears North 75°28'13" East, 29.14 feet;  
thence North 81°04'59" East, 305.39 feet;  
thence Northeasterly along a 10.50 foot radius curve to the right having a central angle of 17°04'01" and whose long chord bears North 89°37'00" East, 3.12 feet to a point in the West line of Lot 2, Certified Survey Map, No. 6738;  
thence North 00°06'41" West along the West line of Lot 2, 71.91 feet;  
thence North 14°04'57" West along the West line of Lot 2, 436.66 feet to the Northwest corner thereof, said point being in the South right-of-way line of State Trunk Highway 13;  
thence South 86°43'48" East along the South right-of-way line of State Trunk Highway 13, 300.47 feet;  
thence South 89°34'34" East along the South right-of-way line of State Trunk Highway 13, 300.37 feet;  
thence South 86°43'48" East along the South right-of-way line of State Trunk Highway 13, 213.45 feet to a point in the West right-of-way line of South Frontage Road;  
thence Southeasterly along a 100.00 foot radius curve to the right in the East line of Lot 2 and the West right-of-way line of South Frontage Road having a central angle of 34°09'55" and whose long chord bears South 33°20'16" East, 58.75 feet;  
thence North 87°56'02" West along the East line of Lot 2, 351.75 feet;  
thence South 33°57'47" West along the East line of Lot 2, 390.39 feet;  
thence South 45°12'03" West along the East line of Lot 2, 133.55 feet;  
thence South 00°06'41" East along the East line of Lot 2, 583.38 feet to the point of beginning.  
Containing 430,034 square feet (9.87 acres), more or less.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Section AE 7 of the Wisconsin Administration Code and Chapter 236.34 of the Wisconsin State Statutes and the City of Wisconsin Dells Land Division Ordinances to the best of my knowledge and belief.



**JAMES R. GROTHMAN**  
Professional Land Surveyor, No. 1321  
Dated: February 4, 2020  
File No. 819-451

**OWNER:**  
PARCEL 291-0096-20000  
HELUGUS LLC  
P.O. BOX 830  
WISCONSIN DELLS, WI 53965

**OWNER:**  
PARCEL 291-0096-32000  
RIVERVIEW BOAT LINE  
P.O. BOX 410  
WISCONSIN DELLS, WI 53965

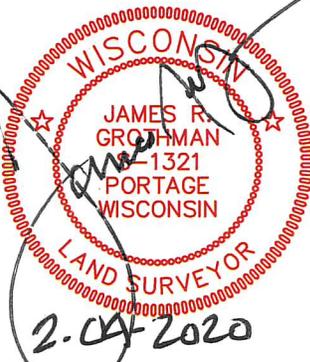
**CLIENT:**  
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916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

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PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-451



DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-451

DWG. 819-451 CSM SHEET 7 OF 7

## SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

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### OWNER'S CERTIFICATE OF DEDICATION

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE of WISCONSIN)

SS)

COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

### PLANNING & ZONING APPROVAL

This Certified Survey Map in the City of Wisconsin Dells is hereby approved by the Planning & Zoning Administrator.

\_\_\_\_\_  
Planning & Zoning Administrator

\_\_\_\_\_  
Date

**OWNER:**  
PARCEL 291-0096-20000  
HELUGUS LLC  
P.O. BOX 830  
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