

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, MARCH 9, 2020 Time: 5:00PM 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
AGENDA ITEMS:				
1	CALL MEETING TO ORDER AND ATTENDANCE			
2	APPROVAL OF THE MINUTES FROM THE FEBRUARY 17, 2020 MEETING			
3	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP (CSM) SUBMITTED BY STEVE UPHOFF TO RECONFIGURE SAUK CO, CITY OF WISCONSIN DELLS TAX PARCELS 291-0117-00000, 291-0216-00000 & 291-0217-00000			
4	DISCUSSION/DECISION ON AMUSEMENT RIDE ORDINANCE			
5	DISCUSSION/DECISION ON UPDATE TO SHORT TERM RENTAL ORDINANCE			
6	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS			
7	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (APRIL 13, 2020)			
8	ADJOURNMENT			
9				
10				
11				
12				
13				
14				
15				
16				
	<p>Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.</p>			
	MAYOR ED WOJNICZ CHAIRPERSON		DISTRIBUTED MARCH 6, 2020	

Certified Survey Map (CSM)

420 STH 13 / Parcels: 291-0117-00000, 291-0216-00000, and 291-0217-00000

Staff Report for Plan Commission, 03/09/2020

A certified survey map prepared by Vierbicher has been submitted on behalf of Steve Uphoff.

This CSM will divide parcel number 291-0117-00000 and combine a portion of that parcel 291-0117-00000 with parcels 291-0216-00000 & 291-0217-00000 south of State Highway 13. The proposed land division results in two Lots: Lot 1 being the northerly portion of 291-0117-00000 fronting on STH 13 and Lot 2 being the remaining property. Lot 2 connects to the Hwy 12 Right Of Way (ROW) to the east. In actuality, access to Lot 2 will be over an easement north across lot 1 to STH 13.

Lot 1 contains 2.97 acres and Lot 2 contains 6.70 acres. The land is zoned C-4 Large Commercial. There are no minimum lot size requirements for this district. This CSM technically provides both lots with the standard 40 feet of street frontage in accordance with the Zoning Code, with the understanding that the practical access to Lot 2 will be from STH 13 through an easement across Lot 1. The easement across Lot 1 occupies 0.26 acres and is approximately 40 ft wide.

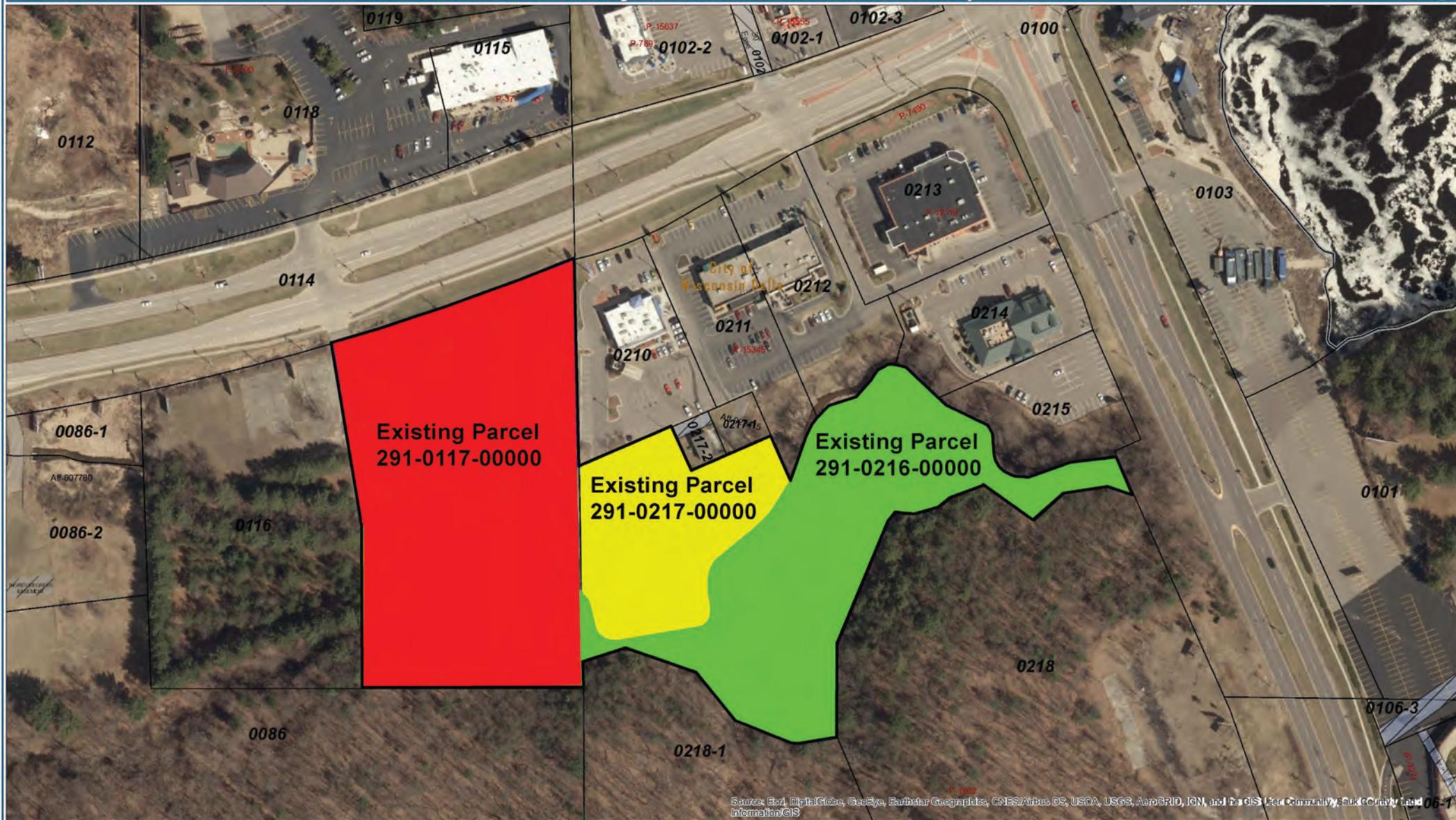
The boundary between Lot 1 and Lot 2 is the north water's edge of Hulburt Creek.

The City has recently received an application from Kwik Trip to construct a new gas station and convenience store on Lot 1. There will be a Public Hearing for this application at the April Plan Commission meeting.

I recommend that approval of this certified survey map.

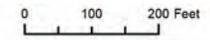
Chris Tollaksen
City of Wis. Dells

Sauk County Land Information/GIS Web Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sauk County and 06-1 Information/GIS

Tax Parcels	PLSS Section Line	Road ROW	Easements	Lease	Survey Boundary	Plat of Survey
Tax Parcels - Ortho View	PLSS 1/4 Section	Railroad ROW	Prescriptive Right Of Way	Easement	CSM	Assessor Plat
Lots	PLSS 1/4 1/4 Section	Municipal Boundaries	Private Ingress-Egress	Utility	Subdivision	Cemetery Plat
Meander Line	PLSS Fractional Lots	Building Footprints	Conservation	Flood	Unknown	Transportation Plat
				Condominium		



Existing Parcels in CSM boundary

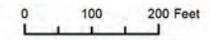
FOR INFORMATIONAL PURPOSES ONLY Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.

Sauk County Land Information/GIS Web Map



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Meander Line	PLSS Fractional Lots	Building Footprints	Conservation	Flood	Condominium	Transportation Plat

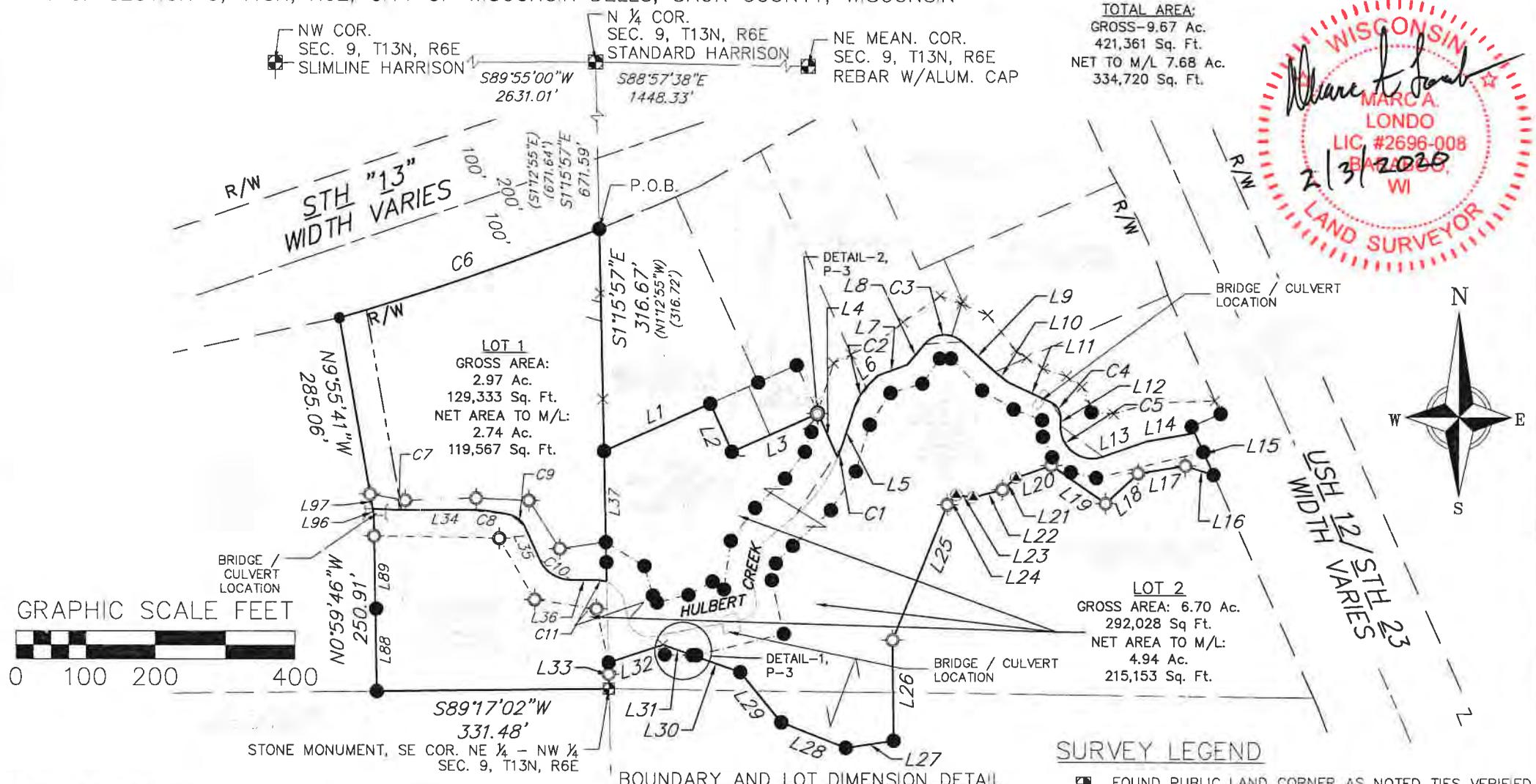


Proposed Lots to be created by CSM

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SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 7 & 8 OF DELLS ONE PLAT ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 712397, LOCATED IN PART OF THE NE ¼ OF THE NW ¼, PART OF THE SW ¼ OF THE NE ¼ AND PART OF GOVERNMENT LOT 1 OF SECTION 9, T13N, R6E, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN



SURVEYOR'S NOTES

- Bearings are referenced to the Wisconsin County Coordinate System, Sauk County, (WCCS Sauk, 9556, NAD 83/2011) the north line of the Northwest Quarter of Section 9, T13N, R6E bears S89°55'00"W.
- Fieldwork was completed on 11/27/2019.
- See sheet 2 of 11 for meander line details, sheet 3 of 11 for details 1 & 2, sheet 4 & 5 of 11 for proposed access easement details and descriptions, sheets 3-9 of 11 for curve and line tables, sheet 9 of 11 for approval certificates, sheet 10 of 11 for existing easement diagrams and sheet 11 of 11 for legal description.
- The boundary line between Lot 1 and Lot 2 is the north water's edge of Hulbert Creek.

SURVEY LEGEND

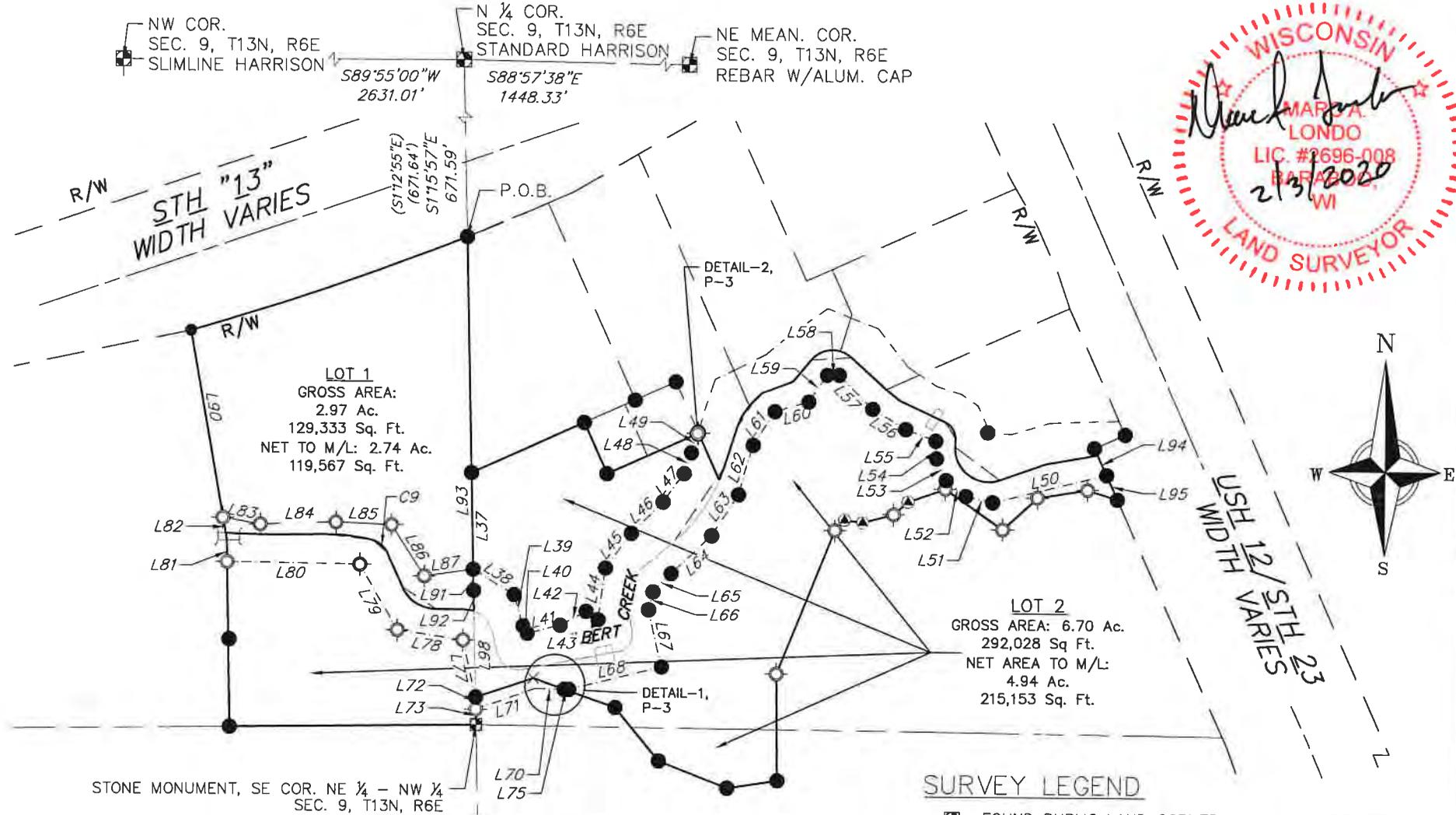
- ☐ FOUND PUBLIC LAND CORNER AS NOTED TIES VERIFIED
- FOUND 3/4" Ø IRON ROD
- FOUND 1/2" Ø IRON ROD
- ☐ FOUND STONE MONUMENT
- SET MASONRY NAIL IN LIMESTONE
- ⊙ SET 3/4"x 18"Ø IRON ROD, 1.13 Lb./Ft/ MIN.

SCALE 1" = 200'		SHEET 1 OF 11	
REVISIONS	CHECKED sdis	DRATER mlon/sdis	FILE 160197 - CSM
			DATE 2/3/2020
JOB NO. 160197			
planners engineers advisors Phone: (800) 261-3898			

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 7 & 8 OF DELLS ONE PLAT ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 712397, LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF GOVERNMENT LOT 1 OF SECTION 9, T13N, R6E, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

NW COR. SEC. 9, T13N, R6E SLIMLINE HARRISON
 N 1/4 COR. SEC. 9, T13N, R6E STANDARD HARRISON
 NE MEAN. COR. SEC. 9, T13N, R6E REBAR W/ALUM. CAP



MEANDER LINE DIMENSION DETAIL

1" = 200'
 GRAPHIC SCALE FEET



SURVEY LEGEND

- ☐ FOUND PUBLIC LAND CORNER AS NOTED TIES VERIFIED
- FOUND 3/4" Ø IRON ROD
- FOUND 1/2" Ø IRON ROD
- ☐ FOUND STONE MONUMENT
- SET MASONRY NAIL IN LIMESTONE
- SET 3/4" x 18" Ø IRON ROD, 1.13 Lb./Ft./ MIN.

	SCALE	1" = 200'	SHEET	2 OF 11
REVISIONS	CHECKED	sdls	DATE	2/3/2020
	DRAFTER	mton/sdls	FILE	160197 - CSM
			DATE	2/3/2020
	JOB NO.	160197		



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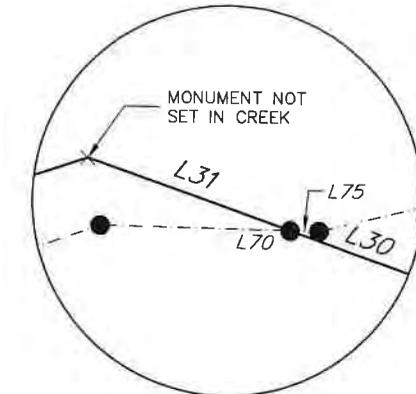
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Primary Curve Table

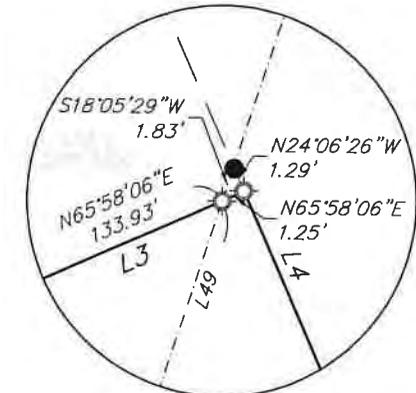
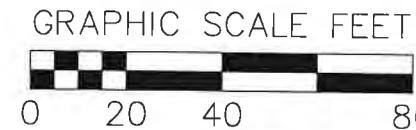
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	17.27'	214.99'	4°36'04"	17.26'	N20°03'59"E	N22°22'02"E	N17°45'57"E
C2	45.09'	92.57'	27°54'25"	44.64'	N31°43'10"E	N17°45'57"E	N45°40'22"E
C3	61.58'	38.06'	92°42'26"	55.08'	N86°13'07"E	N39°51'54"E	S47°25'40"E
C4	26.55'	22.86'	66°32'58"	25.08'	S31°47'14"E	S65°03'43"E	S01°29'15"W
C5	87.90'	45.38'	110°58'53"	74.79'	S54°00'11"E	S01°29'15"W	N70°30'22"E
C6	392.01'	3913.09'	5°44'24"	391.85'	N70°59'29"E	N73°51'41"E	N68°07'17"E

Secondary Curve Table

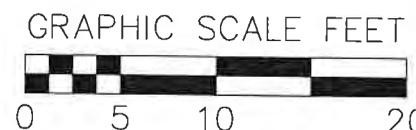
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C7	72.53'	1177.41'	3°31'46"	72.52'	N88°41'38"W	S89°32'29"W	N86°55'45"W
C8	65.34'	269.34'	13°54'00"	65.18'	N83°30'31"W	N76°33'31"W	S89°32'29"W
C9	27.18'	30.00'	51°54'18"	26.26'	N50°36'22"W	N24°39'14"W	N76°33'31"W
C10	57.03'	50.00'	65°20'46"	53.98'	N57°19'37"W	N90°00'00"W	N24°39'14"W
C11	15.06'	41.22'	20°55'41"	14.97'	N79°32'09"W	N69°04'19"W	N90°00'00"W



DETAIL-1
1" = 40'



DETAIL-2
1" = 10'



SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ SET 3/4"x 18"Ø IRON ROD, 1.13 Lb./Ft/ MIN.

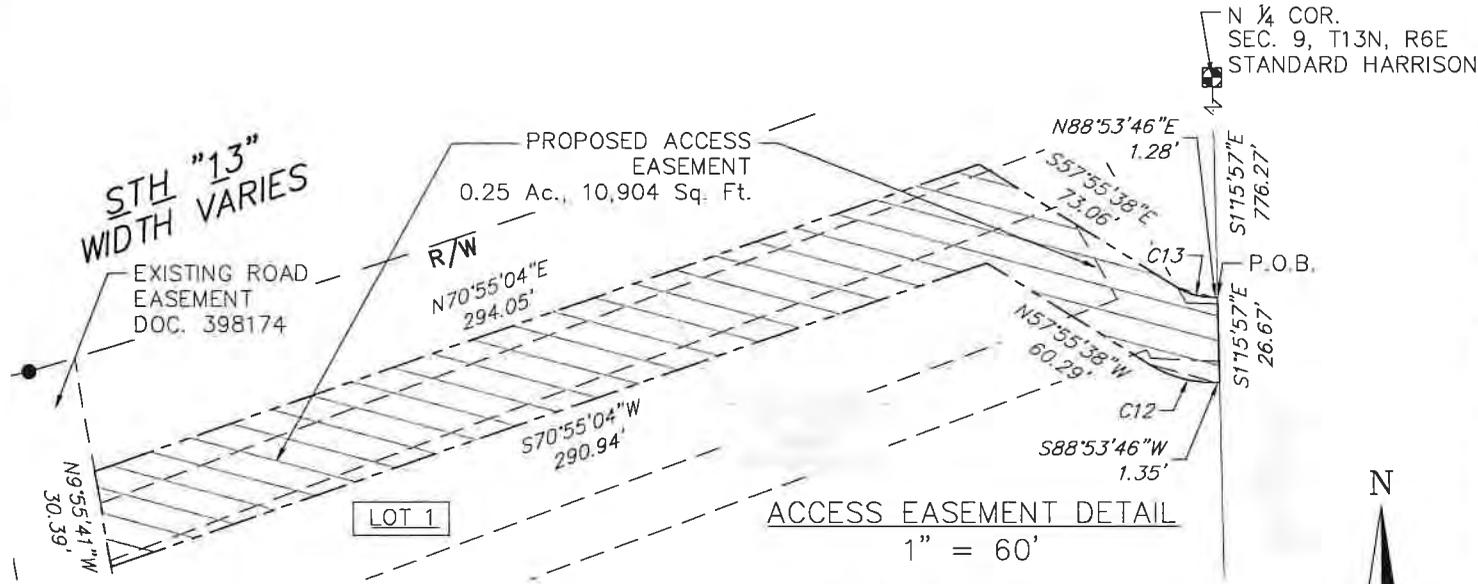


REVISIONS	SCALE 1" = 40', 1" = 10'	SHEET	3 OF 11
CHECKED	sdls		
DRAFTER	mlon/sdls		
FILE	160197 - CSM		
JOB NO. 160197	DATE	2/3/2020	

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SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 7 & 8 OF DELLS ONE PLAT ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 712397, LOCATED IN PART OF THE NE ¼ OF THE NW ¼, PART OF THE SW ¼ OF THE NE ¼ AND PART OF GOVERNMENT LOT 1 OF SECTION 9, T13N, R6E, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN



Access Easement Description

Commencing at the North Quarter Corner of Section 9, T13N, R6E; Thence, S01°15'57"E, along the east line of the northwest Quarter of said Section 9, 776.27 feet to the Point of Beginning, (P.O.B.) of this legal description;

Thence, S01°15'57"E, along the east line of said lands described in Sauk County Register of Deeds Document No. 712397 and the west line of Lot 1 of Dells One Plat, 26.67 feet;

Thence, S88°53'46"W, 1.35 feet to the beginning of a curve to the right;

Thence; 21.08 feet along the said curve to the right, having a radius of 36.41 feet, an included angle of 33°10'35"; (a chord of 20.79 feet which bears, N74°30'56"W) (C12), to the end of said curve;

Thence, N57°55'38"W, 60.29 feet;

Thence, S70°55'04"W, 290.94 feet to the east line of an existing road easement described in Sauk County Register of Deeds Document No. 398174;

Thence, N09°55'41"W, along the east line of said existing road easement described in Sauk County Register of Deeds Document No. 398174, 30.39 feet;

Thence, N70°55'04"E, 294.05 feet;

Thence, S57°55'38"E, 73.06 feet to the beginning of a curve to the left;

Thence, 11.58 feet, along said curve to the left having a radius of 20.00 feet, an included angle of 33°10'35"; (a chord of 11.42 feet which bears S74°30'56"E) to the end of said curve;

Thence, N88°53'46"E, 1.28 feet returning to the Point of Beginning.

Parcel contains 0.25 Ac. 10,904 Sq. Ft. and is subject to all other easements and rights-of-way of record.

SURVEY LEGEND

- FOUND PUBLIC LAND CORNER AS NOTED TIES VERIFIED
- FOUND 1/2" Ø IRON ROD

GRAPHIC SCALE FEET



Record Information Primary Curve Table

Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	17.33'	214.99'	4°37'02"	17.32'	S20°07'08"W	-----	N17°48'37"E
C2	45.09'	92.57'	27°54'25"	44.64'	S31°45'49.5"W	N17°48'37"E	N45°43'02"E
C3	61.58'	38.06'	92°42'26"	55.08'	S86°15'47"W	N39°54'34"E	S47°23'00"E
C4	26.55'	22.86'	66°32'58"	25.08'	S31°44'34"E	S65°01'30"E	S01°31'55"W
C5	87.90'	45.38'	110°58'53"	74.79'	S53°57'31.5"E	S01°31'55"W	N70°33'02"E
C6	392.07'	3,919.83'	05°44'	391.91'	N71°04'E	-----	-----



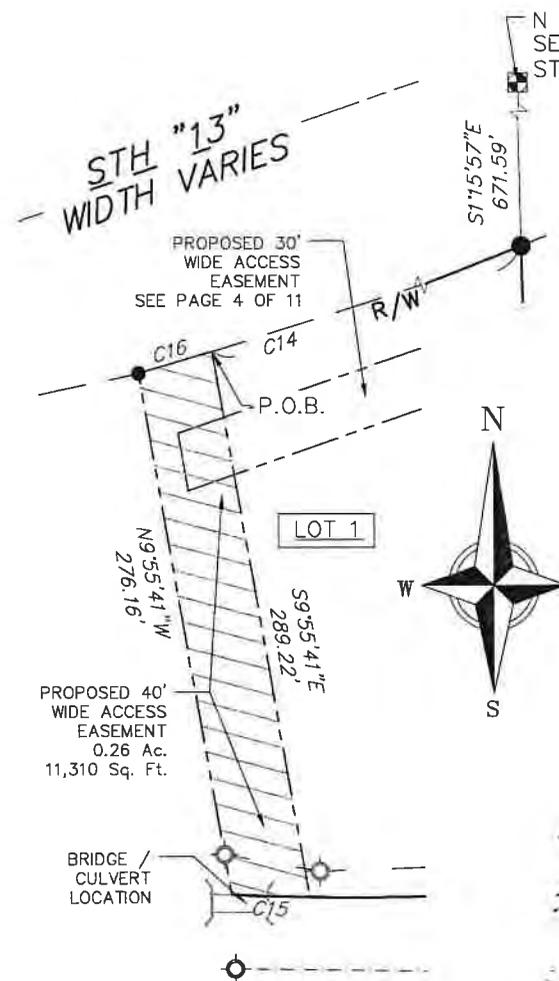
REVISIONS	SCALE	1" = 60'	SHEET	4 OF 11
	CHECKED	sdis	DATE	2/3/2020
JOB NO. 160197	DRAFTER	mlon/sdis	FILE	160197 - CSM
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Access Easement Description

Commencing at the North Quarter Corner of Section 9, T13N, R6E; Thence, S01°15'57"E, along the east line of the northwest Quarter of said Section 9, 671.59 feet to the southeasterly right-of-way line of STH "13", the beginning of a non-tangent curve, concave to the northwest;

Thence 351.75 feet, along said southeasterly right-of-way line of STH "13", being a curve, concave to the northwest, having a radius of 3913.09 feet, an included angle of 5°09'01", (a chord of 351.63 which bears S70°41'48"W)(C14) to Point of Beginning. (P.O.B.) of this legal description;

Thence, S09°55'41"E, 289.22 feet to the south line of Lot 1 and the beginning of a non-tangent curve, concave to the north; Thence; 40.90 feet along the south line of Lot 1 being said curve concave to the north, having a radius of 1177.41 feet, an included angle of 01°59'24", (a chord of 40.89 feet which bears, N87°55'27"W)(C15), to the end of said curve and the west line of said Lot 1;

Thence, N09°55'41"W, along the said west line of Lot 1, 276.16 feet to the said south right-of-way line of STH "13" and the beginning of a non-tangent curve, concave to the northwest; Thence, 40.26 feet, along said curve concave to the northwest, having a radius of 3913.09 feet, an included angle of 00°35'22", (a chord of 40.26 feet which bears N73°34'00"E)(C16) to the end of said curve and returning to the Point of Beginning.

Easement contains 0.26 Ac. 11,310 Sq. Ft. and is subject to all other easements and rights-of-way of record.

Easement Curve Table

Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C12	21.08'	36.41'	33°10'35"	20.79'	N74° 30' 56"W	S88°53'46"W	N57°55'38"W
C13	11.58'	20.00'	33°10'35"	11.42'	S74° 30' 56"E	S57°55'38"E	N88°53'46"E
C14	351.75'	3913.09'	5°09'01"	351.63'	S70° 41' 48"W	S68°07'17"W	S73°16'19"W
C15	40.90'	1177.41'	1°59'24"	40.89'	N87° 55' 27"W	N86°55'45"W	N88°55'09"W
C16	40.26'	3913.09'	0°35'22"	40.26'	N73° 34' 00"E	N73°51'41"E	N73°16'19"E

ACCESS EASEMENT DETAIL

1" = 100'

GRAPHIC SCALE FEET



SURVEY LEGEND

- ☒ FOUND PUBLIC LAND CORNER AS NOTED TIES VERIFIED
- FOUND 3/4" Ø IRON ROD
- FOUND 1/2" Ø IRON ROD
- ⊙ SET 3/4"x 18"Ø IRON ROD, 1.13 Lb./Ft/ MIN.



REVISIONS	SCALE	1" = 200'	JOB NO. 160197
	CHECKED	sdis	
	DRAWN	mion/sdis	
	FILE	160197 - CSM	
DATE	2/3/2020		SHEET
			5 OF 11

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Boundary Line Table		
Line #	Direction	Length
L1	N65°57'52"E	167.00'
L2	S24°04'55"E	75.03'
L3	N65°58'06"E	135.18'
L4	S24°06'26"E	68.92'
L5	N17°45'57"E	55.56'
L6	N45°40'22"E	14.34'
L7	N69°36'40"E	43.96'
L8	N39°51'54"E	38.09'
L9	S47°25'40"E	63.26'
L10	S51°41'28"E	23.59'
L11	S65°03'43"E	67.92'
L12	S1°29'15"W	11.82'
L13	N70°30'22"E	66.26'
L14	N80°03'58"E	70.37'
L15	S24°34'31"E	65.57'
L16	N72°39'40"W	42.31'

Boundary Line Table		
Line #	Direction	Length
L17	S80°55'02"W	68.37'
L18	S47°24'17"W	63.72'
L19	N55°08'21"W	94.69'
L20	S70°34'34"W	52.89'
L21	S48°29'55"W	25.97'
L22	S75°08'10"W	42.83'
L23	N81°40'57"W	24.49'
L24	S42°31'08"W	19.36'
L25	S22°02'43"W	208.18'
L26	S0°38'53"E	142.83'
L27	S81°17'41"W	68.03'
L28	N68°44'04"W	99.22'
L29	N39°38'47"W	92.45'
L30	N70°40'52"W	72.30'
L31	N70°40'52"W	44.92'
L32	S71°37'52"W	82.22'

Boundary Line Table		
Line #	Direction	Length
L33	S1°15'57"E	37.26'

Lot Line Table		
Line #	Length	Direction
L34	59.10	S89°32'29"W
L35	50.91	N24°39'14"W
L36	35.93	N90°00'00"W
L37	186.45	S01°15'57"E
L88	117.39	N00°59'46"W
L89	103.52	N00°59'46"W
L90	255.06	N09°55'41"W
L91	28.34	S01°15'57"E
L92	28.27	S01°15'57"E
L93	129.84	S01°15'57"E
L94	29.50	S24°34'31"E
L95	36.07	S24°34'31"E
L96	8.90	N09°55'41"W
L97	21.10	N09°55'41"W



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SCALE	1" = 200'
CHECKED	sdis
DRAFTER	mion/sdis
FILE	160197 - CSM
DATE	2/3/2020
REVISIONS	
JOB NO.	160197

SHEET	6 OF 11
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Record Boundary Line Table		
Line #	Direction	Length
L1	N65°57'33"E	-----
L2	S22°53'15"E	75.00'
L3	S67°06'45"W	-----
L4	S24°02'27"E	-----
L5	S17°48'37"W	55.56'
L6	S45°43'02"W	14.34'
L7	S69°39'20"W	43.96'
L8	S39°54'34"W	38.09'
L9	N47°23'00"W	63.26'
L10	N51°38'48"W	23.59'
L11	N65°01'03"W	67.92'
L12	N01°31'55"E	11.82'
L13	S70°33'02"W	66.26'
L14	S80°22'04"W	70.73'
L15	S24°14'35"E	65.17'
L16	N72°37'35"W	42.30'

Record Boundary Line Table		
Line #	Direction	Length
L17	S81°12'26"W	68.30'
L18	S47°28'05"W	63.72'
L19	N55°05'27"W	94.68'
L20	S70°14'33"W	52.95'
L21	S49°18'38"W	25.88'
L22	S75°05'31"W	42.73'
L23	N81°35'31"W	24.48'
L24	S42°40'58"W	19.38'
L25	S22°01'03"W	208.37'
L26	S0°36'48"E	142.79'
L27	S81°21'29"W	68.06'
L28	N68°35'47"W	99.46'
L29	N39°30'58"W	92.13'
L30	N70°42'31"W	72.04'
L31	N70°42'31"W	45.42'
L32	S71°36'13"W	82.07'

Record Boundary Line Table		
Line #	Direction	Length
L33	N1°12'55"W	37.15'

Record Lot Line Table		
Line #	Length	Direction
L34	-----	-----
L35	-----	-----
L36	-----	-----
L37	186.53'	N01°12'55"W
L88	-----	N00°57'W
L89	-----	N00°57'W
L90	-----	N09°52'55"W
L91	-----	N01°12'55"W
L92	-----	N01°12'55"W
L93	129.53'	N01°12'55"W
L94	29.34'	S24°14'35"E
L95	35.83'	S24°14'35"E
L96	-----	N09°52'55"W
L97	-----	N09°52'55"W



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SCALE 1" = 200'

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sdjs	mion/sdis	160197 - CSM	2/3/2020

JOB NO. 160197

SHEET
7 OF 11

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 7 & 8 OF DELLS ONE PLAT ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 712397, LOCATED IN PART OF THE NE ¼ OF THE NW ¼, PART OF THE SW ¼ OF THE NE ¼ AND PART OF GOVERNMENT LOT 1 OF SECTION 9, T13N, R6E, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

Meander Line Table		
Line #	Length	Direction
L38	64.71'	S58°29'50"E
L39	43.58'	S16°10'21"E
L40	11.64'	S31°09'04"E
L41	46.65'	N76°29'33"E
L42	39.41'	N61°01'49"E
L43	19.27'	S56°47'02"E
L44	69.44'	N07°54'45"E
L45	58.23'	N36°41'58"E
L46	60.13'	N45°26'32"E
L47	47.50'	N36°32'24"E
L48	30.11'	N18°14'30"E
L49	26.99'	N18°05'29"E
L50	157.93'	S76°11'35"W
L51	37.30'	N77°33'02"W
L52	34.40'	N50°30'25"W
L53	31.39'	N25°01'49"W
L54	23.71'	N02°54'38"W
L55	43.18'	N68°47'31"W
L56	52.01'	N58°54'43"W

Meander Line Table		
Line #	Length	Direction
L57	63.83'	N44°52'34"W
L58	16.02'	S89°20'13"W
L59	43.86'	S34°46'43"W
L60	47.49'	S73°54'25"W
L61	54.54'	S32°35'53"W
L62	68.46'	S15°58'40"W
L63	65.87'	S32°24'06"W
L64	74.68'	S47°22'25"W
L65	33.78'	S44°17'15"W
L66	25.73'	S13°28'29"W
L67	78.27'	S12°41'07"E
L68	128.50'	S76°08'56"W
L70	39.66'	N88°57'42"W
L71	85.19'	S70°42'29"W
L72	16.38'	N01°15'57"W
L73	20.88'	N01°15'57"W
L75	6.05'	N88°57'42"W
L77	78.32'	N12°43'59"W
L78	89.27'	N81°41'13"W

Meander Line Table		
Line #	Length	Direction
L79	101.24'	N29°59'03"W
L80	178.29'	N89°12'02"W
L81	30.00'	N00°59'46"W
L82	30.00'	N09°55'41"W
L83	50.82'	N80°02'44"W
L84	101.04'	S88°07'48"W
L85	75.40'	N87°38'57"W
L86	81.77'	N33°00'16"W
L87	66.16'	S81°38'14"W
L98	114.92'	N01°15'57"W



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SCALE 1" = 200'

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DATE	2/3/2020

SHEET

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JOB NO. 160197

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 7 & 8 OF DELLS ONE PLAT ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 712397, LOCATED IN PART OF THE NE ¼ OF THE NW ¼, PART OF THE SW ¼ OF THE NE ¼ AND PART OF GOVERNMENT LOT 1 OF SECTION 9, T13N, R6E, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

Line #	Length	Direction
L38	64.71'	S58°12'53"E
L39	43.50'	S16°00'34"E
L40	11.55'	S31°26'12"E
L41	46.48'	N76°37'08"E
L42	39.27'	N61°52'22"E
L43	19.42'	S56°56'12"E
L44	69.98'	N07°45'35"E
L45	58.21'	N36°46'27"E
L46	60.11'	N45°31'01"E
L47	47.49'	N36°36'53"E
L48	30.11'	N18°17'43"E
L49	-----	N18°08'42"E
L50	158.32'	N76°12'31"E
L51	37.35'	S77°26'24"E
L52	34.46'	S50°18'09"E
L53	31.44'	S24°49'33"E
L54	23.65'	S02°41'09"E
L55	43.19'	S68°40'08"E
L56	52.02'	S58°47'20"E

Line #	Length	Direction
L57	63.84'	S44°45'11"E
L58	16.13'	N89°32'56"E
L59	44.17'	N34°59'26"E
L60	47.19'	N73°59'19"E
L61	54.32'	N32°44'28"E
L62	68.18'	N16°07'15"E
L63	66.24'	N32°26'53"E
L64	76.92'	N46°35'42"E
L65	32.30'	N44°55'43"E
L66	24.60'	N14°06'57"E
L67	78.68'	N12°41'43"W
L68	128.41'	N76°09'35"E
L70	40.13'	S88°53'41"E
L71	85.02'	N70°46'30"E
L72	16.33'	N01°12'55"W
L73	20.82'	N01°12'55"W
L75	5.49'	S88°53'41"E
L77	-----	-----
L78	-----	-----

Line #	Length	Direction
L79	-----	-----
L80	-----	-----
L81	-----	N00°57'W
L82	-----	N09°52'55"W
L83	-----	-----
L84	-----	-----
L85	-----	-----
L86	-----	-----
L87	-----	-----
L98	114.85'	N01°12'55"W

OWNER'S CERTIFICATE

As a member of Uphoff Properties LLC, I, Steve Uphoff, hereby certify that I caused the land described on this Certified Survey to be surveyed, and divided as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Wisconsin Dells

WITNESS the hand and seal of said owner this _____ day of _____, 20____.
In presence of:

Steve Uphoff, member
Uphoff Properties, LLC

STATE OF WISCONSIN)
SAUK COUNTY) SS
Personally came before me this _____ day of _____, 20____, the above named Steve Uphoff to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____,
Wisconsin
My commission expires _____

CITY OF WISCONSIN DELLS APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Wisconsin Dells, Uphoff Properties LLC, owner, is hereby approved by the City of Wisconsin Dells.

Ed Wojnicz, Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the common council of the City of Wisconsin Dells

Nancy R. Halzem, City Clerk Date

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at
o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages
_____ as Doc. No. _____

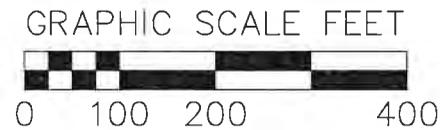
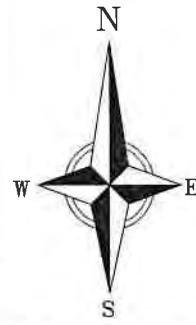
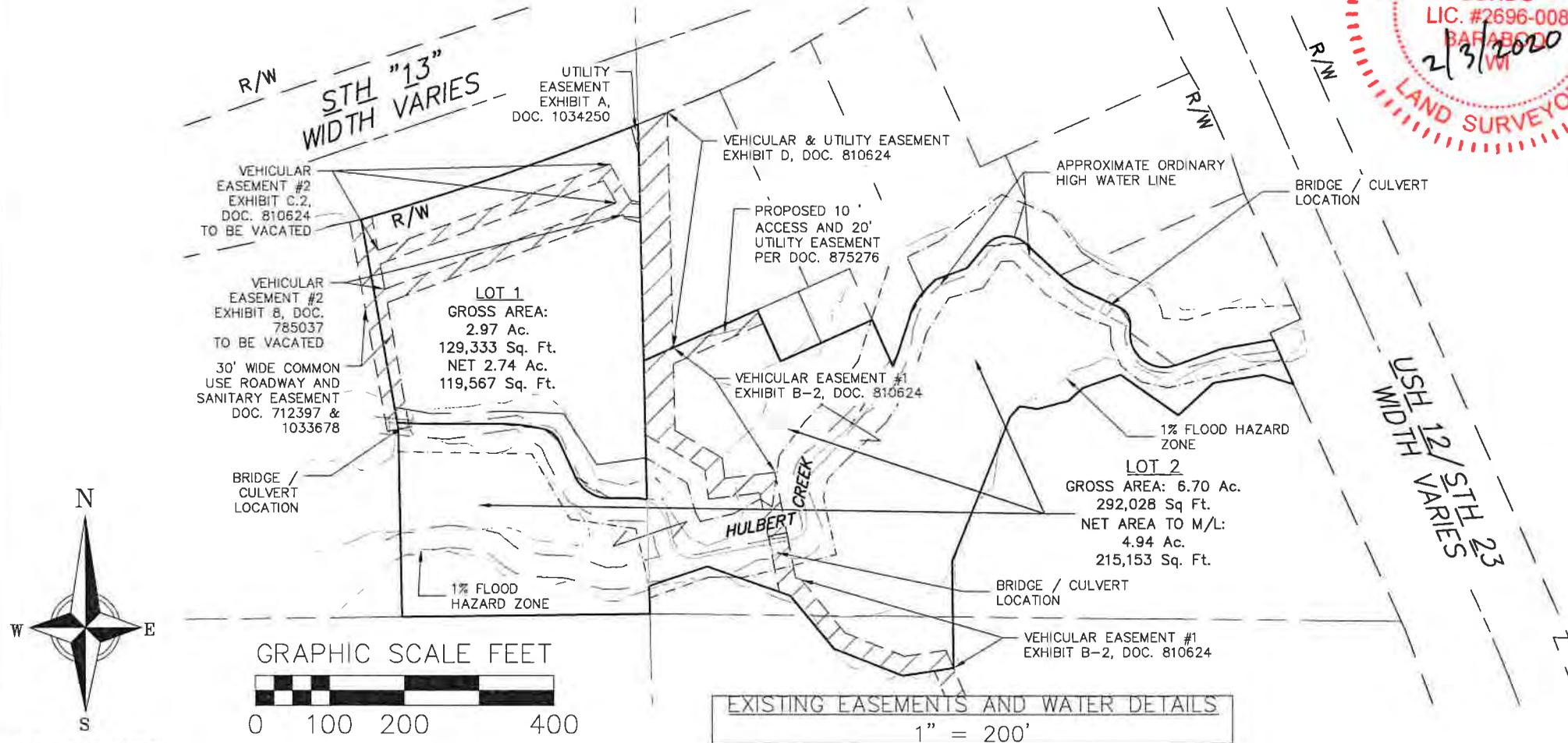
Kristi Chlebowski,
Dane County Register of Deeds



SCALE 1" = 200'	SHEET	9 OF 11
CHECKED sdls		
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FILE 160197 - CSM		
DATE 2/3/2020		
REVISIONS	JOB NO. 160197	
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SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 7 & 8 OF DELLS ONE PLAT ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 712397, LOCATED IN PART OF THE NE ¼ OF THE NW ¼, PART OF THE SW ¼ OF THE NE ¼ AND PART OF GOVERNMENT LOT 1 OF SECTION 9, T13N, R6E, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN



SURVEYOR'S NOTES

1. The Flood Zone is shown from information provided by the Wisconsin Surface Water Data Viewer and is for reference only.
2. The approximate ordinary high water mark is shown for reference only.
3. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
4. See sheets 4 & 5 of 11 for proposed access easements.
5. Water elevation for Hulbert Creek was 821.25± on the date field work was completed.

	SCALE	1" = 200'	CHECKED	sdis	DRAWN	mion/sdis	FILE	160197 - CSM	DATE	2/3/2020	SHEET	10 OF 11
REVISIONS												
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SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOTS 7 & 8 OF DELLS ONE PLAT ALONG WITH LANDS DESCRIBED IN SAUK COUNTY REGISTER OF DEEDS DOCUMENT No. 712397, LOCATED IN PART OF THE NE ¼ OF THE NW ¼, PART OF THE SW ¼ OF THE NE ¼ AND PART OF GOVERNMENT LOT 1 OF SECTION 9, T13N, R6E, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

Surveyor's Certificate

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Wisconsin Dells, Sauk County, Wisconsin, and under the direction of Steve Uphoff, member of Uphoff Properties LLC, I have surveyed, divided, mapped and dedicated this Certified Survey, that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in Lots 7 & 8 of Dells One Plat along with lands described in Sauk County Register of Deeds Document No. 712397 Located in part of the NE ¼ of the NW ¼, part of the SW ¼ of the NE ¼ and part of Government Lot 1, Section 9, T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin containing 9.67 Acres, (421361 Sq. Ft.) Gross, 7.68 Acres, (334,720 Sq. Ft.) Net of land and described as follows:

Legal Description

Commencing at the North Quarter Corner of Section 9, T13N, R6E; Thence, S01°15'57"E, along the east line of the northwest Quarter of said Section 9, 671.59 feet to the south right-of-way line of Wisconsin STH "13", the northeast corner of said lands described in Sauk County Register of Deeds Document No. 712397 and the Point of Beginning, (P.O.B.) of this legal description;

Thence, S01°15'57"E, along the east line of said lands described in Sauk County Register of Deeds Document No. 712397 and the west line of Lot 1 of Dells One Plat, 316.67 feet to the southwest corner thereof;

Thence, N65°57'52"E, along the south line of Lot 1 and the north line of Lot 8 of said Dells One Plat, 167.00 feet (L1), to the northwest corner of lands described in Sauk County Register of Deeds Document No. 1045681;

Thence, S24°04'55"E, along the west line of said lands described in Sauk County Register of Deeds Document No. 1045681, 75.03 feet (L2), to the southwest corner thereof;

Thence, N65°58'06"E, along the south line of said described in Sauk County Register of Deeds Document No. 1045681 and the south line of Lot 1 of Sauk County Certified Survey Map No. 5300, 135.18 feet (L3), to the southeast corner thereof, the west line of Lot 2 and the east line of Lot 8 of said Dells One Plat;

Thence, S24°06'26"E, along the west line of said Lot 2 and the east line of said Lot 8, 68.92 feet (L4), to the southeast corner thereof and the centerline of Hulbert Creek, a non-tangent curve, concave to the northwest;

Thence; 17.27 feet along the said centerline of Hulbert Creek, the south line of said Lot 2 and the north line of Lot 7 of said Dells One Plat, a non-tangent curve concave to the northwest, having a radius of 214.99 feet, an included angle of 04°36'04", (a chord of 17.26 feet which bears N20°03'59"E) (C1), to the end of said curve;

Thence, N17°45'57"E, continuing along the centerline of said Hulbert Creek, 55.56 feet (L5), to the beginning of a curve to the right;

Thence, 45.09 feet, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, said curve to the right having a radius of 92.57', an included angle of 27°54'25", (a chord of 44.64 feet which bears N31°43'10"E) (C2), to the end of said curve;

Thence, N45°40'22"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 14.34 feet (L6)

Thence, N69°36'40"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat 43.96 feet (L7);

Thence, N39°51'54"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 38.09 feet (L8) to the beginning of a curve to the right;

Thence, 61.58 feet, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, a curve to the right having a radius of 38.06 feet, an included angle of 92°42'26", (a chord of 55.08 feet which bears N86°13'07"E) (C3), to the end of said curve ;

Thence, S47°25'40"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 63.26 feet (L9);

Thence, S51°41'28"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 23.59 feet (L10);

Thence, S65°03'43"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 67.92 feet (L11) to the beginning of a curve to the right;

Thence, 26.55 feet, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, a curve to the right having a radius of 22.86 feet, an included angle of 66°32'58", (a chord of 25.08 feet which bears, S31°47'14"E (C4), to the end of said curve;

Thence, S01°29'15"W, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 11.82 feet (L12) to the beginning of a curve to the left;

Thence, 87.90 feet, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, a curve to the left having a radius of 45.38 feet, an included angle of 110°58'53", (a chord of 74.79 feet, which bears S54°00'11"E) (C5), to the end of said curve;

Thence, N70°30'22"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 66.26 feet (L13);

Thence, N80°03'58"E, continuing along the centerline of said Hulbert Creek and the north line of said Lot 7 of Dells One Plat, 70.37 feet (L14) to the southwest right-of-way line of US HWY "12"/ STH "23", (Wisconsin Dells Parkway);

Thence, S24°34'31"E, along said southwest right-of-way line of US HWY "12"/ STH "23", (Wisconsin Dells

Parkway), 65.57 feet (L15), to the southeast corner of said Lot 7 OF Dells One Plat;

Thence, N72°39'40"W, along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 42.31 feet (L16);

Thence, S80°55'02"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 68.37 feet (L17);

Thence, S47°24'17"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 63.72 feet (L18);

Thence, N55°08'21"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 94.69 feet (L19);

Thence, S70°34'34"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 52.89 feet (L20);

Thence, S48°29'55"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 25.97 feet (L21);

Thence, S75°08'10"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 42.83 feet (L22);

Thence, N81°40'57"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 24.49 feet (L23);

Thence, S42°31'08"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 19.36 feet (L24);

Thence, S22°02'43"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 208.18 feet (L25);

Thence, S00°38'53"E, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 142.83 feet (L26);

Thence, S81°17'41"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 68.03 feet (L27);

Thence, N68°44'04"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 99.22 feet (L28);

Thence, N39°38'47"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 92.45 feet (L29);

Thence, N70°40'52"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 72.30 feet (L30);

Thence, N70°40'52"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, 44.92 feet, (L31);

Thence, S71°37'52"W, continuing along the south line of said Lot 7 and the north line of said Lot 9 of Dells One Plat, to the east line of lands described in Sauk County Register of Deeds Document No. 712397, 82.22 feet (L32),

Thence, S01°15'57"E, along the west line of said Lot 9 of Dells One Plat and the east line of said lands described in Sauk County Register of Deeds Document No. 712397, 37.26 feet, to the southeast corner

thereof and the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 9, T13N, R6E (L33);

Thence, S89°17'02"W, along the south line of said Northeast Quarter of the Northwest Quarter of said Section 9, T13N, R6E and the south line of said lands described in Sauk County Register of Deeds Document No. 712397, 331.48 feet, to the southwest corner thereof;

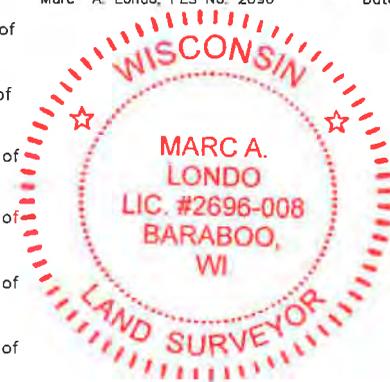
Thence, N00°59'46"W, along the west line of said lands described in Sauk County Register of Deeds Document No. 712397, 250.91 feet, to the approximate centerline of Hulbert Creek;

Thence, N09°55'41"W, continuing along the west line of said lands described in Sauk County Register of Deeds Document No. 712397, 285.06 feet, to the northwest corner thereof and the south right-of-way line of Wisconsin State Highway "13", a non-tangent curve, concave to the northwest;

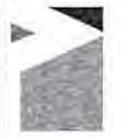
Thence, 392.01 feet, along the said south right-of-way of Wisconsin State Highway 13, a non-tangent curve, concave to the northwest, having a radius of 3913.09 feet, an included angle of 5°44'24", (a chord of 391.85 feet which bears N70°59'29"E) (C6), returning to the Point of Beginning.

Parcel contains 9.67 Ac. 421,361 Sq. Ft. Gross, (7.68 Ac., 334,720 Sq. Ft., Net; excluding meandered lands), and is subject to all other easements and rights-of-way of record.

Marc A. Londo 2/3/2020
 Marc A. Londo, PLS No. 2696 Date



REVISIONS	SCALE	CHECKED	DRAFTER	FILE	DATE	JOB NO. 160197
	1" = 200'	sdls	mlon/sdis	160197 - CSM	2/3/2020	
SHEET						11 OF 11



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City of Wisconsin Dells(Amusement Parks and Attractions)

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

SECTION I: PURPOSE

To limit the locations in the City at which amusement rides are permitted i.e. within amusement parks, theme parks or in connection with an overnight lodging site.

SECTION II: PROVISION CREATED

Wisconsin Dells Code Secs. 19.111.12.1, 19.111.12.8 and 19.110 are amended.

SECTION III: PROVISION AS CREATED:

- (1) The land use definition of amusement ride at Zoning Code Sec. 19.111.12.1 is amended to include the following: Stand-alone amusement rides are not permitted outside of outdoor entertainment/recreation areas or overnight lodging premises.
- (2) Amend the land use definition of outdoor entertainment/recreation at Zoning Code Sec. 19.111.12.8 to provide as follows:
 - Outdoor entertainment/recreation. A place and/or structure or facility or portion thereof, used or is intended for outdoor, uses or events. The term includes, without limitation, race tracks, motocross courses, sports arenas, outdoor shooting ranges, outdoor paintball courses, outdoor waterparks, amusement parks and theme parks; and, lodging premises with outdoor entertainment/recreation features.
- (3) Add the following definitions to General Definitions at Zoning Code Sec. 19.110:
 - Amusement park. An amusement park is an outdoor facility or venue that features various attractions including amusement rides and games as well as other events and activities for entertainment purposes.

- Theme park. A theme park is a type of amusement park that bases its structures and attractions around a central theme or has multiple areas with different themes.

SECTION IV: VALIDITY

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

SECTION V: CONFLICTING PROVISIONS REPEALED

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

SECTION VI: EFFECTIVE DATE

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

SECTION VII: PART OF CODE

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

Edward Wojnicz, Mayor

Nancy R. Holzem, Clerk

INTRODUCED: _____

PUBLISHED: _____

PASSED: _____

City of Wisconsin Dells(Short Term Rentals)

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

SECTION I: PURPOSE

The purpose of this ordinance is to limit short term rentals in residential zoned districts.

SECTION II: PROVISION AMENDED

Wisconsin Dells Code Sec. 16.35(1a)

SECTION III: PROVISION AS AMENDED:**16.35(1a) Short Term Rentals.**

Short Term Rentals, a form of Tourist Rooming House, as defined at subsec. (2)(k) below are permitted by right as an accessory use in all zoning districts subject to the regulatory provisions of this section 16.35 and further subject to the following limitations:

- (a) The total number of days of operation within any calendar year shall not exceed 180 days which must be consecutive and must be specified in advance.
- (b) In residential zoned districts the premises shall be the applicant's primary residence or secondary residence.
- (c) For the purposes of this subsection:
 - i. primary residence means the place where the applicant lives for the greatest amount of time during the year but at least 190 days.
 - ii. Secondary residence means a place at which the applicant lives within the City on a periodic basis but not less than 90 days per year; and,

- iii. A secondary residence must be located at least 50 miles away from the applicant's primary residence and may not be subject to a rental, timeshare or property management agreement.
- (d) Applicants for short-term rentals in residential districts shall provide sworn statements regarding the primary or secondary residence status and nature of the short-term rental premises on a form prepared by the Zoning Administrator and approved by the Common Council.
- (e) A short term rental applicant/operator may not be a LLC, trust, non-profit or other corporate entity.

SECTION IV: VALIDITY

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

SECTION V: CONFLICTING PROVISIONS REPEALED

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

SECTION VI: EFFECTIVE DATE

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

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 16.

Edward Wojnicz, Mayor

Nancy R. Holzem, Clerk

INTRODUCED: _____

PUBLISHED: _____

PASSED: _____