

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, APRIL 9, 2018 Time: 6:00PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS,

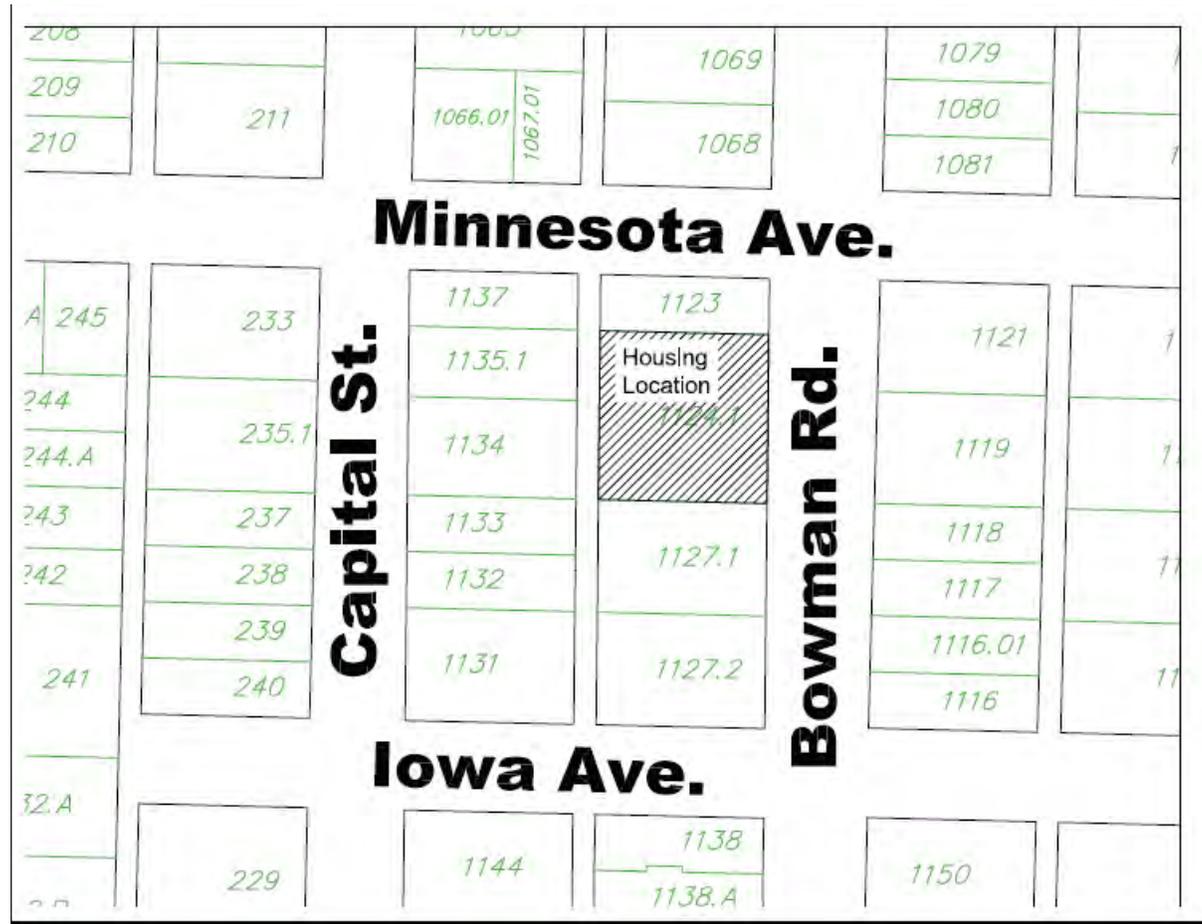
	Committee Members
Mayor Brian Landers-Chair	Alder. Mike Freel Fire Chief Pat Gavinski Chris Lechnir
	Tifani Jones Dan Anchor Lisa Delmore
AGENDA ITEMS:	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE MARCH 12, 2018 MEETING
3	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FROM SMART STAFF LLC – CALIN VOICU IN ORDER TO ALLOW A SEASONAL WORKFORCE HOUSING FACILITY TO INCREASE OCCUPANCY FROM 15 TO 21 AT 519 BOWMAN RD, WISCONSIN DELLS, COLUMBIA COUNTY TAX PARCEL 11291-1124.1. THE PROPERTY IS ZONED R-3 RESIDENTIAL – MIXED USE.
4	DISCUSSION/DECISION ON ITEM #3 (CUP-519 BOWMAN)
5	PUBLIC HEARING TO CONSIDER A SITE PLAN PERMIT APPLICATION FROM WIS RIVER KAYAK AND TUBE RENTALS, JEFFERY BEARD AND AMERICAN ZIPLINE CONSULTANTS, GREG SLAYTON, IN ORDER TO ALLOW CONSTRUCTION OF A ZIPLINE TAKE-OFF AND LANDING TOWER AT 2320 WISCONSIN DELLS PKWY & 190 STH 13, WISCONSIN DELLS, SAUK COUNTY TAX PARCELS 291-0101-00000 & 291-0103-00000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.
6	DISCUSSION/DECISION ON ITEM #5 (SITE PLAN-ZIPLINE)
7	PUBLIC HEARING TO CONSIDER A SITE PLAN PERMIT APPLICATION FROM RRAD DEVELOPMENT LLC IN ORDER TO ALLOW CONSTRUCTION OF A CAMPGROUND BATHHOUSE 400 COUNTY HWY A, WISCONSIN DELLS, SAUK COUNTY TAX PARCEL 291-0101-00000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.
8	DISCUSSION/DECISION ON ITEM #7 (SITE PLAN-BATH HOUSE)
9	PUBLIC HEARING TO CONSIDER A SITE PLAN PERMIT APPLICATION FROM RIVERWOOD EAGLE’S NEXT, LLC, IN ORDER TO ALLOW CONSTRUCTION OF A PHASE 1B OF THEIR PDD-2 DEVELOPMENT AT 103 BOWMAN RD. THE PROPERTY IS ZONED PDD-2.
10	DISCUSSION/DECISION ON ITEM #9 (SITE PLAN-RIVERWOOD)
11	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS
12	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (MAY 14, 2018)
13	ADJOURNMENT
	Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.
	MAYOR BRIAN LANDERS CHAIRPERSON DISTRIBUTED APRIL 6, 2018

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on Monday, April 9, 2018 at 6:00PM in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(8), requested by Smart Staff LLC – Calin Voicu in order to allow the expansion of the SEASONAL WORKFORCE HOUSING FACILITY on Columbia Co City of Wisconsin Dells Tax Parcel 11291-1124.1, located at 519 Bowman Rd. Property is zoned R-3 Residential-mixed use, which requires a Conditional Use Permit for a Seasonal Workforce Housing Facility per Chapter 19 Article 5 Division 3 of the Municipal Code.

The applicant is requesting to increase the occupancy of this facility from 15 occupants to 21 occupants. 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 of March 2018
Chris Tollaksen
Plan Commission
City of Wisconsin Dells

Publication Dates:
March 22, 2018
March 29, 2018

Conditional Use Permit – Seasonal Workforce Housing

519 Bowman Rd

Staff Report for Plan Commission, 04/09/18

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Smart Staff LLC – Calin Voicu for a Seasonal Workforce Housing facility at 519 Bowman Rd. This facility had been in operation for a number of years by the Dells Boat Company. In early 2017 Smart Staff purchased the property, began some remodeling, and operated the facility in a limited capacity. For 2018, the applicant would like to increase the occupancy of the facility, which would require a new Conditional Use Permit to expand the use.

The property contains a 2 story house and five (5) cabins. Three (3) of the cabins are approximately 300 sq ft, with 2 sleeping rooms, a kitchenette, and a bathroom. One of the cabins has three rooms and a bathroom, and cabin is split into two separate units, each with their own bathroom and one with a kitchenette. The 2 story house has two bedrooms and a bathroom on each floor, with a kitchen and living room on the first floor only. Historically this facility has been operated with a maximum capacity of 15 occupants; the applicant would like to increase the occupancy to 21. Historically, three (3) of the cabin units would only house 1 person, two (2) cabins would house 2 people, one (1) cabin would house 3 people and the house would house 5 people. The applicant would like to place 2 people in all of the smaller cabins and 8 people in the house.

The final occupancy, as always, will be contingent on the approval of the housing inspector.

Other concerns with the change in occupant density are parking and potential nuisances to the neighborhood. For parking, this facility sits on a relatively large parcel, which is three (3) standard lots. The housing all sits on the northern two (2) lots and there is a gravel drive through those lots that has provided a nominal amount of unpaved parking. The third lot is south of the house, and is empty, except for some trees. If additional parking were required, it appears adequate parking could be developed on the southern lot. Historically Seasonal Housing facilities have not in reality required the amount of parking dictated by the Zoning Code. It has been standard practice not to require the development of parking that likely will not be utilized, with the condition that the parking be developed if the City determines it is required. Due to the established residential nature of this area, the full development of the required parking may not be desirable. If the occupants of this facility were to require more parking, the applicant should be required to re-submit a CUP application and go through the public notice and public hearing process to determine if a larger developed parking lot is acceptable in the neighborhood, or if another solution to the parking issue would be required. Possibilities may be to reduce the occupancy of the facility or for the facility owner/operator to provide appropriately license and approved transportation (e.g. a shuttle service with a City approved taxi license). It may be desirable for the existing gravel drive and potentially some of the existing parking be paved. The current zoning code requires parking to be paved.

What would seem to be the largest concern with this request would be the potential impact the increased occupancy may have on surrounding properties. This facility is fully surrounded by residential properties, and therefore has a very high potential to be a nuisance to City residents. Historically, this facility has not been the source of nuisance complaints. The applicant operated the facility in 2017 without complaint, but it was only occupied in a limited capacity. It is noted that the applicant had purchased the Rainbow motel at 612 Vine St. in the spring of 2016, and operated this large facility at full capacity for 2 years without significant incident. Review of police calls found a number of nuisance call to the Rainbow at 612 Vine in 2016. The manager of this facility was found to be very cooperative, and there were no nuisance calls reported in 2017. However, while there are some residents in the vicinity of the Rainbow, Vine St. is a dedicated Seasonal Workforce Housing corridor, and the 519 Bowman locations is a much more established standard residential area.

If any increase in occupancy is permitted for this facility at this time, all the permit and licensing for any housing from this point forward should be issued to the existing owner/operator (Calin Voicu) and not be transferrable, even if Smart Staff LLC is sold. To be clear, if an increase in occupancy is granted at this time, the applicant agrees that any new operator of the facility would need to obtain a new CUP from the City, even if the occupancy dropped to or below the historical 15 occupants. This is a standard requirement for all new Seasonal Workforce House facility. The City has found that the main factor is a successful housing facility is the proper maintenance and management of the facility. An approval of increased occupancy would in large part be based on the applicant's history of good maintenance and management of facilities in the City. It is important to the City that any new operator of the facility continues the same level of diligence and cooperation with the City in maintaining and managing the facility.

It has been past practice that any approval of a Seasonal Workforce Housing Facility use is granted solely to the current applicant, and cannot be transferred to another party. Any sale of the property will terminate the permit, and any subsequent owner will be required to obtain a separate CUP for this facility.

Another past practice is to make it clear to the applicant that approval is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the surrounding properties, the permit may be revoked. This property is located in a residential area that is proximity to City amenities, such as a full grocery store, library, and Post Office.

This facility is in a well established residential neighborhood, which would not ordinarily be considered a good location for employee housing.

Given the current automobile ownership rate of seasonal employees, this use may not have a significant impact on the traffic circulation in this area. However, if that trend is not followed and traffic or parking issues arise, the applicant will be responsible for address those issues to the satisfaction of the City to remain in operation.

As this use will take place in an existing facility, the effects on the natural environment will be minimal.

This use could have a negative effect on surrounding residential properties, as employee housing can become a nuisance property if not properly managed.

Approval of this permit should be in the form of:

Approval of Seasonal Workforce Housing for up to 21 occupants. Final occupancy will be allowed based on the recommendation of the City contracted MSA building inspector.

Approval of this permit may contain the following contingencies.

1. All permit and licensing of this facility is issued to Calin Voicu and is not transferrable, even if Smart Staff LLC is sold or occupancy levels are reduced. Any new operator of this facility would need to obtain a CUP from the City.
2. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
3. If the City determines, in its sole judgment, that there is an issue with parking at this facility, the applicant will go through the CUP public notice and public hearing process to obtain approval of an acceptable solution.
4. Final occupancy must be approved by the housing inspector.

Optional

4. The gravel drive and 6 adjacent parking stall are to be paved in 2019 (or other date as specified).

Chris Tollaksen

City of Wis. Dells Public Works

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Items 3 & 4

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

Application number

1. Applicant information

Applicant name Smart Staff LLC - Calin Voicu

Street address 12445 Ocean Gateway, Suite 11

City Ocean City

State and zip code MD, 21842

Daytime telephone number 1-443-928-6826

Fax number, if any 252-365-0098

E-mail, if any calin.voicu@allfriends.co

2. Subject property information

Street address	519 Bowman Street, Wisconsin Dells, WI, 53965	
Parcel number	11291 - 1124.1	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)	C1 Commercial-neighbourhood	
Describe the current use	Employee housing - motel style units.	

3. Proposed use. Describe the proposed use.

Residential and temporary housing - all the units were renovated in 2017, the main house will be renovated in 2018 (including the outside of house - as soon as the weather will permit it). New beds, mattresses and furniture were purchased. The Bowman property will continue to provide temporary housing for up to 30 people (primarily student participants in the State Department's Summer Work Travel program) in the 6 existing motel units (4 single + 1 double unit) and one house with 4 bedrooms. The separated house on the property will be rented to local families in the off season. An on-site manager will live in the main house from Rainbow summer housing and will be available 24/7.

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

The property will continue to operate as it has in the past, with some tenants living in motel-style rental units and others in the separate house. An on-site manager, or one of his assistants, will be available 24/7 to assist renters with problems and concerns. These full-time staff members will manage housing logistics, provide information and assistance, and ensure that the premises remain in a proper state of repair and cleanliness (through regular and consistent maintenance).

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.

There will likely be an increase in bicycle traffic to the area as students rarely use motor vehicles. Off-street bicycle parking will be provided. There will be enough exterior lighting to ensure student safety, but not enough to disturb surrounding properties. Staff will ensure that student workers observe and respect Wisconsin Dells noise ordinances to prevent difficulties or misunderstandings with the neighboring properties.

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

The immediate neighborhood is a mix of both residential housing and motels. The Bowman property previously operated as a rental housing property and was deemed consistent with the city's comprehensive and neighborhood plans.

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

As mentioned above, bicycle traffic to the area will likely increase, and the Bowman Summer Housing will provide additional off-street bicycle parking as necessary. This facility is in a residential area, with moderate traffic flow.

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

The Bowman Summer Housing has been used for both short-term seasonal rentals and longer-term house rentals in the past, by the previous owner – Dells Boat Tours LLC. Smart Staff LLC will continue to operate it as such, with major renovations that have been done in 2017 such as installing security lockers for all tenants, replacing all the beds and mattresses, refurbishing the walls, installing new electric poles, changing doors, changing the floors, cleaning the yard; we have disposed 4 40 yard containers of trash. The main house will be renovated on the inside and outside in 2018, totally changing the appearance of haunted untidy house.

d. Effects of the proposed use on the natural environment

No adverse effects on the natural environment are foreseen. Foot and bicycle traffic do not contribute to pollution. It is not anticipated that many, if any, students will have motor vehicles available.

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

There will be a major effect on the surrounding properties (in the good way), the whole area will have a brand new appearance, with trimmed grass and trees, clean and neat houses. Staff will enforce strict adherence to City of Wisconsin Dells noise ordinances, and there will be very few additional vehicles in the area, as motor vehicle traffic by student workers will be practically non-existent. Rules and regulations will be prominently posted and strictly enforced to prevent disturbances and nuisances.

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

The major renovation of housing units will positively affect the surrounding properties, having a fresh new look of the whole area, area that was covered with garbage and lots of untrimmed grass and bushes. Having a new on-site manager with a small team of assistants will ensure that the property is cleaned up and then properly maintained.

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

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Items 3 & 4

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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.

	03/12/2018
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.
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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.

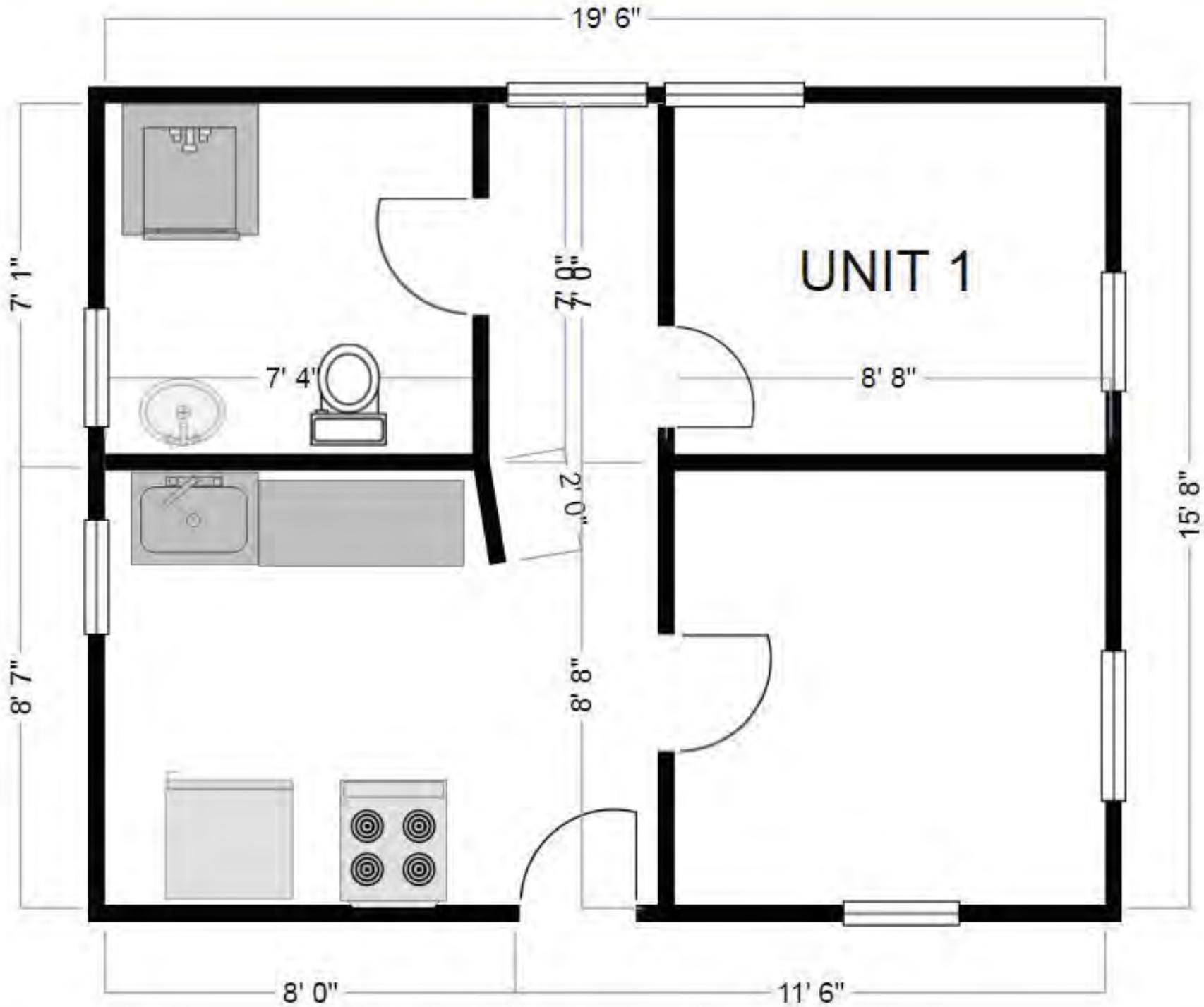
If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is 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.

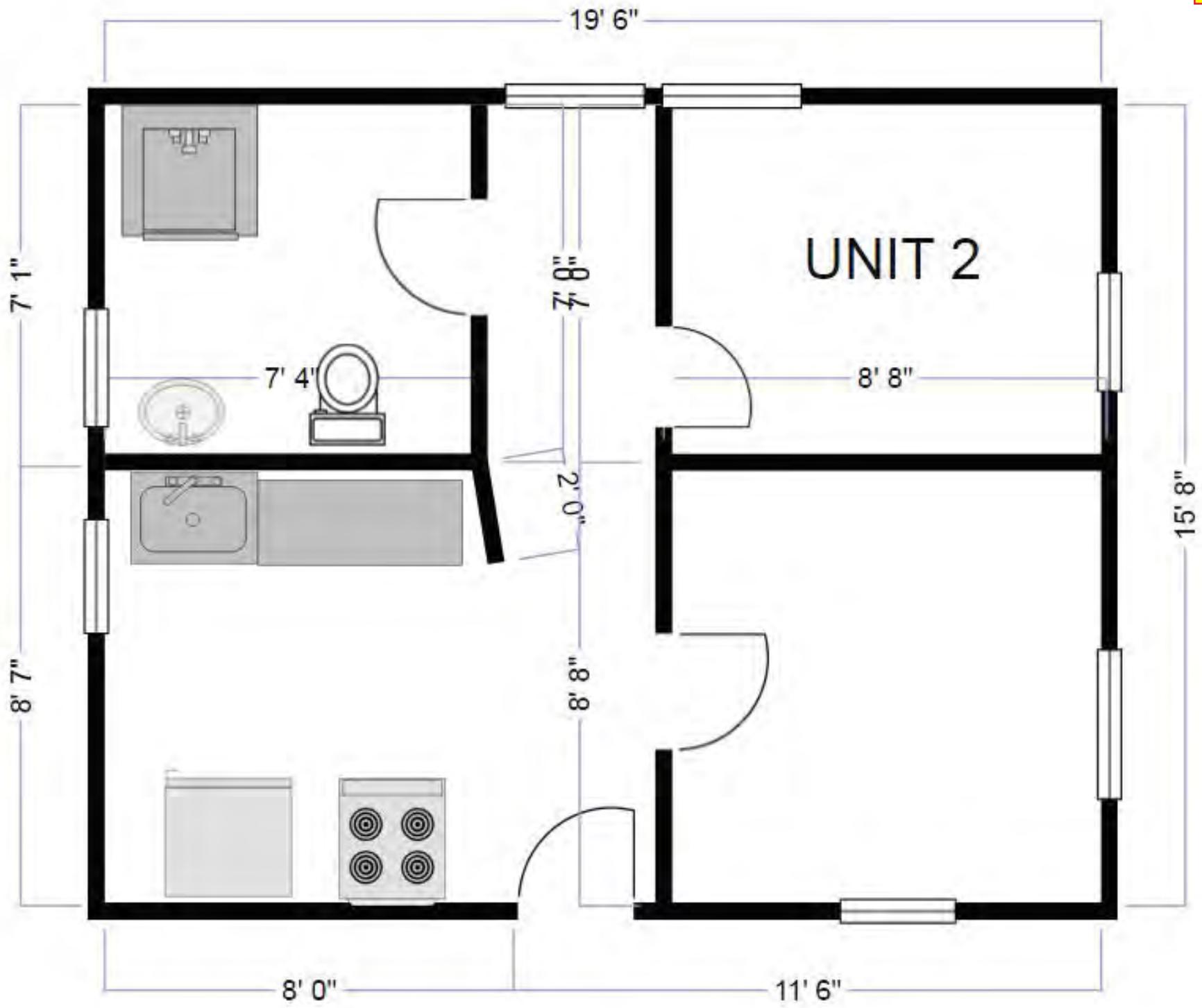
If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

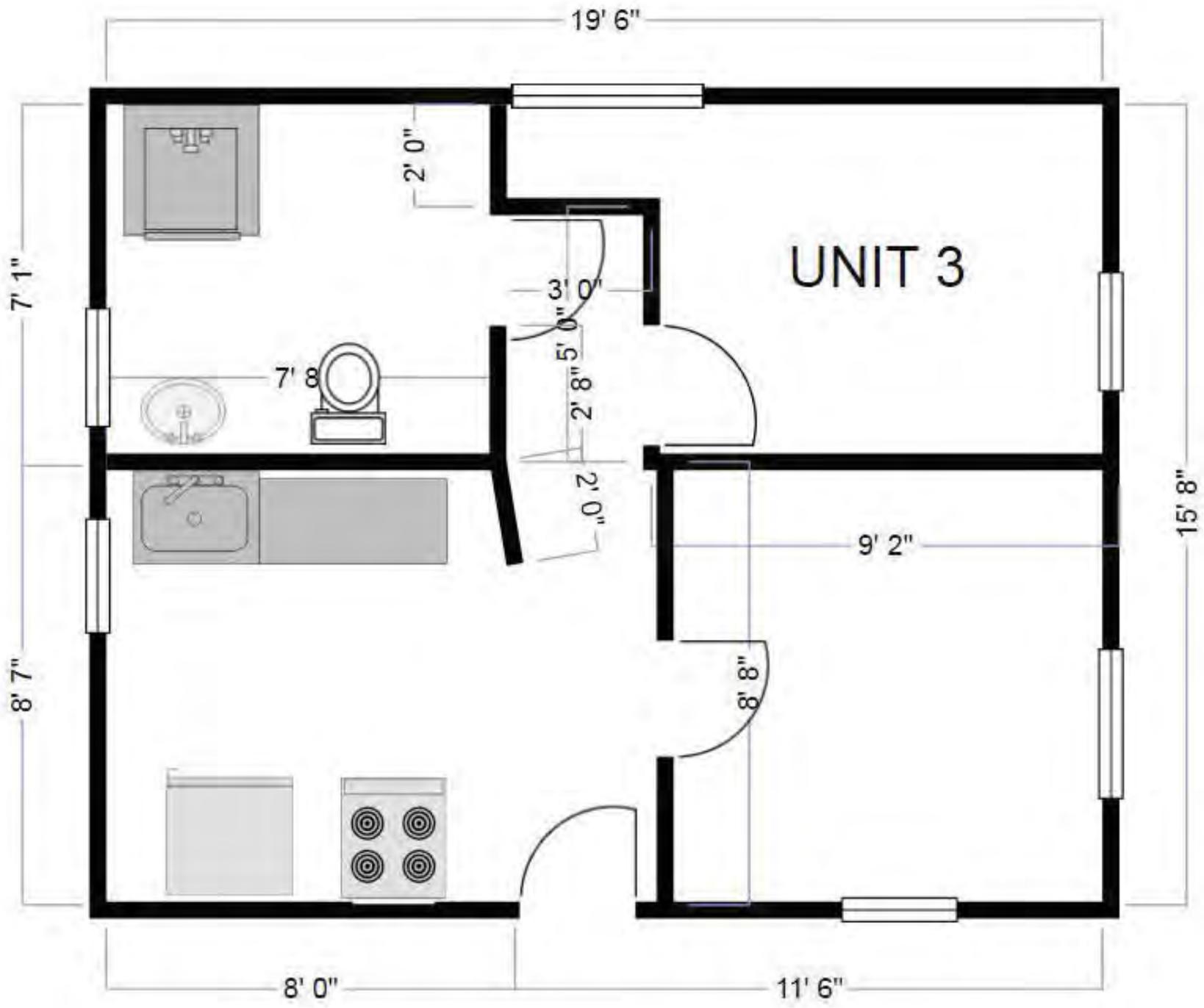
C. Termination of Guarantee.

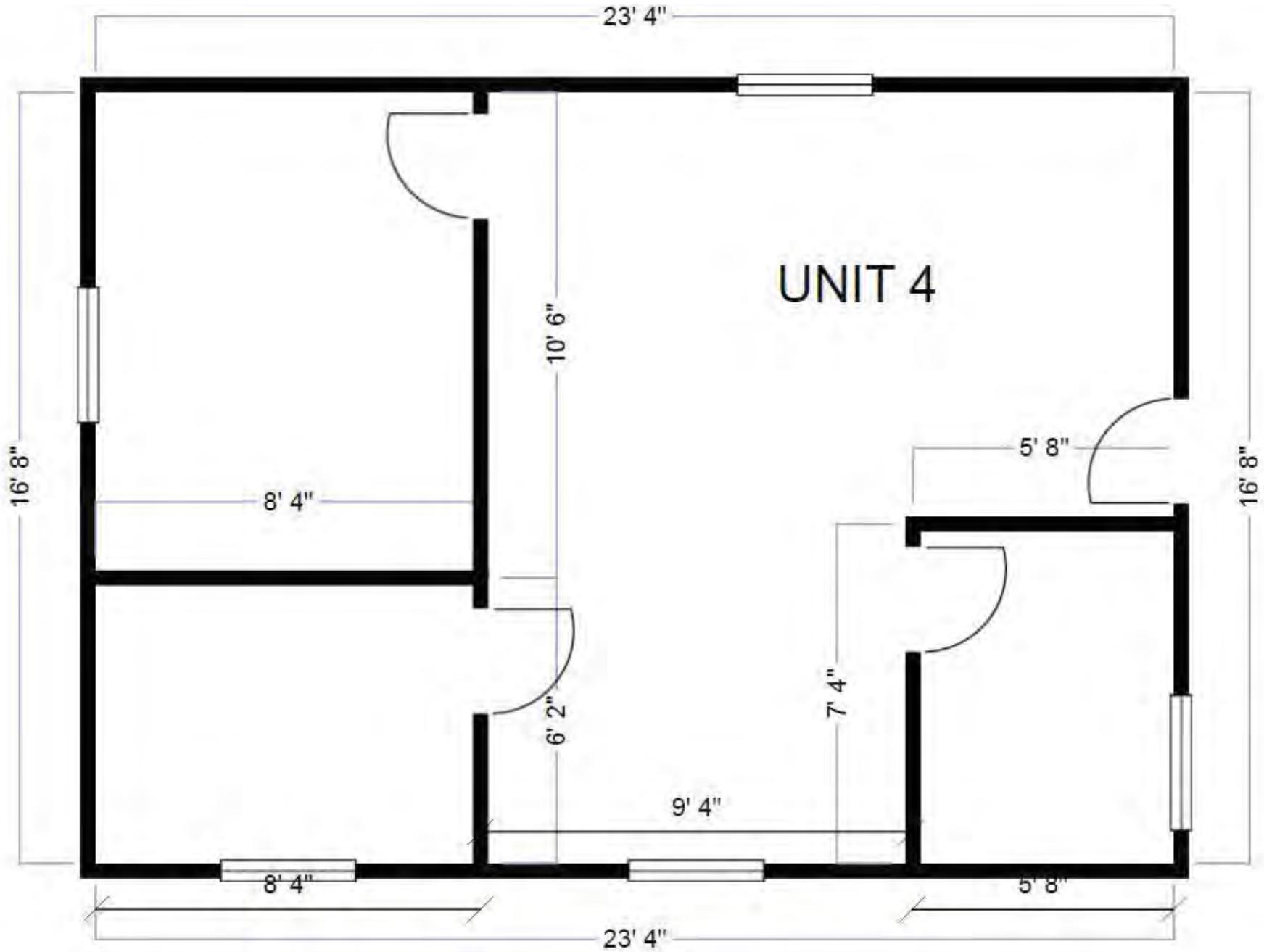
If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 60 days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send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

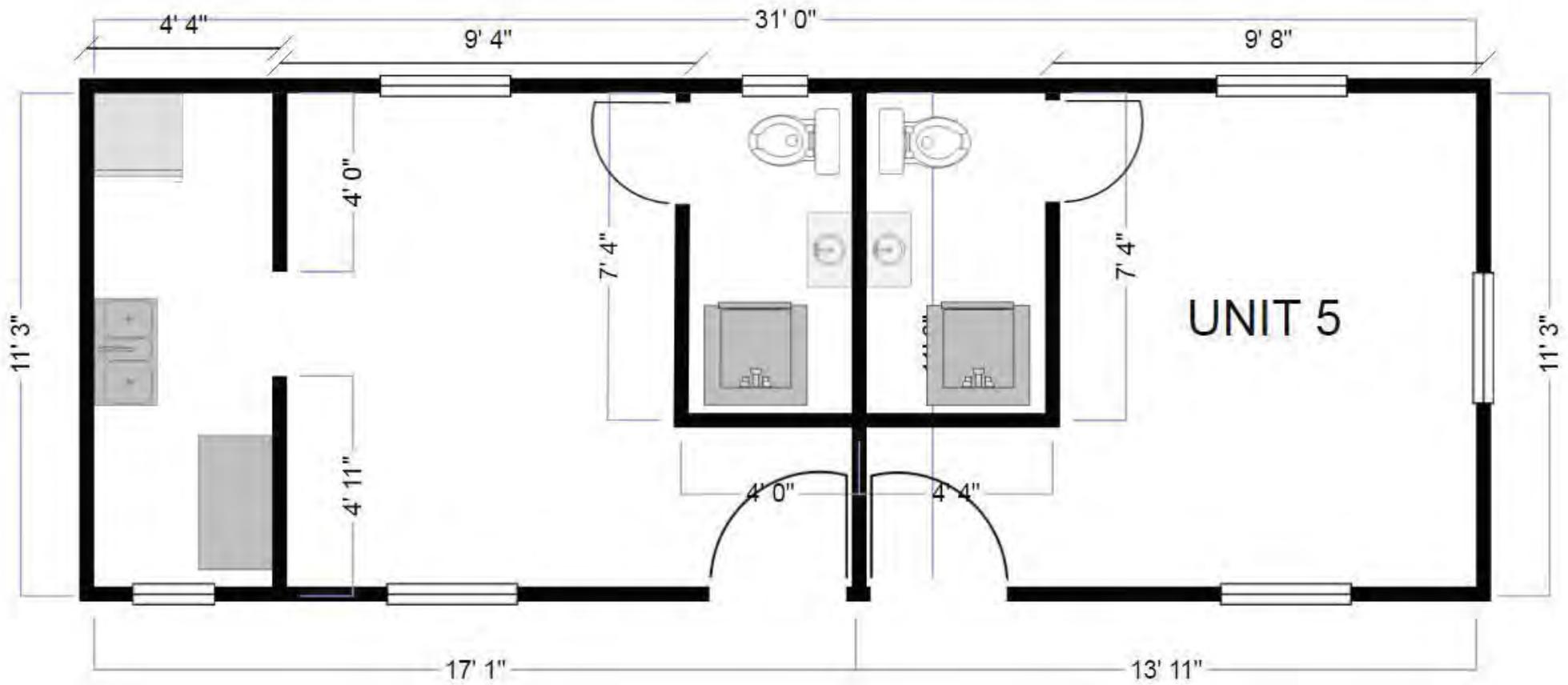
	03/12/2018
Applicant Signature	Date











Staff Report for Plan Commission, 04/09/18

Site Plan Application–Zip line take-off tower and landing deck

190 STH 13 and 2320 Wisconsin Dells Parkway (Parcels 291-0101-00000 & 291-0103-00000)

The Planning & Zoning office has received a Site Plan application from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zipline Consultants by Greg Slayton, in order to construct a Zip Line take off tower and landing platform at 190 STH 13 and 2320 Wisconsin Dells Parkway, located on Sauk Co, City of Wisconsin Dells tax parcels 291-0101-00000 and 291-0103-00000 (lower Dells).

The applicant has been operating their Kayak rental business out of an existing ticket booth adjacent to the Mexicalli Rose building at 190 STH 13. In 2017 they were granted Conditional Use Permits for their ticket booth walk-up window, another ticket booth in a container, boat docks for, a storage shed, and for the Zip Line use. However, it was determined that more information would be required to approve the Site Plan for the Zip Line structures. The applicant is submitting the Zip Line structure information at this time.

The applicant has submitted stamped, engineered plans for the take-off and landing towers.

The take off tower for the Zipline would be 15'x44' with the top platform 35'(h). There would be 42" high guard rails and poles that extends 10' above the 35' tall platform to attach to the zip line. So the top point of the tower is 45' high.

A significant concern for the Zip line tower in this proximity to the River would be the affect on the views from the River. Given the amount of development around the bay, it would seem the larger aesthetic concern would be with the visibility of the Zipline from the more natural part of the River south of the power lines. The Site plan provided indicates the 45' tall Zipline take off tower will be located just north of the power lines. This office has not been able to actually measure the power poles on the Rivers edge, but the poles that come out into the parking lot towards the Parkway appear to be about 40 ft tall. It would seem that this a tower of this height would not create any more of an aesthetic concern that the exiting power lines.

The applicant has supplied a letter from the DNR that states the DNR does not have the authority to regulate this use, but have concerns about the safety of this use over the Wisconsin River and the effect this use would have on the natural beauty of the river. The safety concern pointed out in the DNR letter seems relevant. Any incident on the Zipline that would result in someone falling to the ground would be complicated if that person were to end up in the River. A water rescue could be more dangerous for the Zipline rider and for Emergency responders.

Contact with the Army Corp of Engineers confirmed that a permit will be required from them or the Coast Guard to ensure protection of the navigatable waters. This Federal review will not occur until local permits have been issued. Any approval by the City will be conditioned that subsequent Federal approvals are obtained.

The take-off and landing towers for a Zip line ride do not include full guardrails around all four sides of the elevated decks. The applicant has stated that patrons will be fitted in harnesses for the Zip line, and immediately attached to a safety line when entering the take-off deck. They will not be taken off of the safety line until they are connected to the zip line. When landing, they will remain in the harness and tied off until they exit the elevated deck. There will be operators on the decks that will be tied off, and the decks are to be a very controlled environment. As an inherently dangerous activity, it is incumbent on the operator of the facility to follow applicable safety standards, such as those provided by the Association for Challenge Course Technology. The towers were designed

and stamped by a reputable engineer with experience in this industry. The engineer has provided a statement that this design is standard for the industry.

As a general safety measure, the Fire Department wants to ensure that emergency response plans are in place before operations begin. The operators shall develop an emergency plan and go over their procedures with emergency responders prior to beginning operations.

A concern with this facility is that it is adequately secured when it is not supervised. The applicant has stated that they intend to install a full gate at the base of the access stairs to keep people out of the tower. The applicant has stated the first flight of steps will be secured to the level of the guard rails on landing 1, which is approximately 8 ft above ground elevation. Generally the base of such uses are protected by fencing to help reduce the risk of someone attempting to get on. It may be appropriate to determine if additional efforts should be made to keep people away from the tower entirely. Given the proposed location of the take-off tower is a somewhat remote wooded area, determining the most efficient way to secure this structure may take additional thought and on-site planning. It may be prudent for any approval of this Site plan to be contingent on the commercial building inspector approving the final building plans.

Patrons would have to utilize the public restrooms available in the Mexicali courtyard, which are located approximately 700-900 ft from the ticket booth and 500 ft from the boat dock, which was approved in August of 2017.

This facility is to be located just off of a large existing parking lot that it currently not be utilized. There appears to be ample parking on this site. As an existing parking lot, this request would not appear to have a significant effect on traffic patterns in the area.

The Design Review Committee reviewed and approved the renderings of the Shipping Container and shed at their 08/09/17 meeting.

Any approval of these uses should carry the following contingency:

1. The Zip Line tower is not visible from the River south of the power lines.
2. The applicant obtains and remain current will any current or future DNR approvals.
3. The applicant obtains and remains current with any other required approvals, such as the Army Corps of Engineers or the Coast Guard.
4. The applicant complies with any applicable regulations.
5. The operator of this Zip line business shall follow the standards as set forth by the Association for Challenge Course Technology.
6. The operator of the Zip line obtains and maintains adequate liability insurance.
7. The operator develops emergency response plans and confers with and gains approval from emergency responders prior to operation.
8. The take-off and landing towers are appropriately secured when not actively operated.
9. The final building plans are approved by the building inspector.
10. Any new signage is approved by the DRC in their sole judgement.
11. The applicants cooperate with the City to address any concerns that may arise.

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	03065
Application number	

1. Applicant information

Applicant name Wis River Kayak and Tube Rentals,
Jeffrey Beard and American Zipline
Consultants, Greg Slayton

Street address 190 State Highway 13

City Wisconsin Dells

State and zip code WI, 53965

Daytime telephone number 608-393-2526

Fax number, if any _____

E-mail, if any jjakeb@hotmail.com
gregwiswoods@hotmail.com

2. Subject property information

Street address	<u>Adjacent to 2370 Wis Dells Parkway + 190 STH 13</u>	
Parcel number	<u>291-0103-0000 291-0101-00000</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>A. Commercial</u>	
Describe the current use	<u>Parking and existing boat launch. Sign structures are in place</u>	

3. Proposed use. Describe the proposed use.

Take off tower for zipline 40'x44'x60'(H) PLAN APPROVAL

Landing deck for zipline 30'x44' above flood plane and inside ordinary high water mark PLAN APPROVAL

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

8:00am-7:00pm Kayaks

8:00am-10:00pm Zipline

No conditions

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

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

N/A

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

N/A

c. Effects of the project on the natural environment

N/A

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

N/A

e. The overall appearance of the project

N/A

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.

N/A

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.

N/A

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

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.

N/A

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.

N/A

5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.

N/A

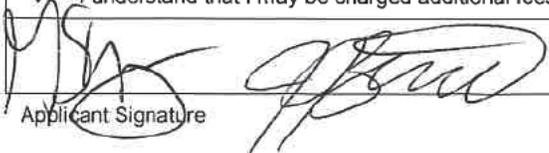
6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

N/A

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>Applicant Signature</p>	<p>3/29/18</p> <p>Date</p>
--	----------------------------

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

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.

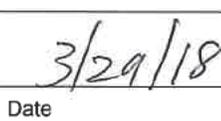
If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

C. Termination of Guarantee.

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Applicant Signature



Date



G:\Current Files R2\Slayton, Greg\2-0118\65\AD2_CIVIL\Production Drawings\H_Misc2\pneu.dwg, 4/5/2018 12:58:03 PM

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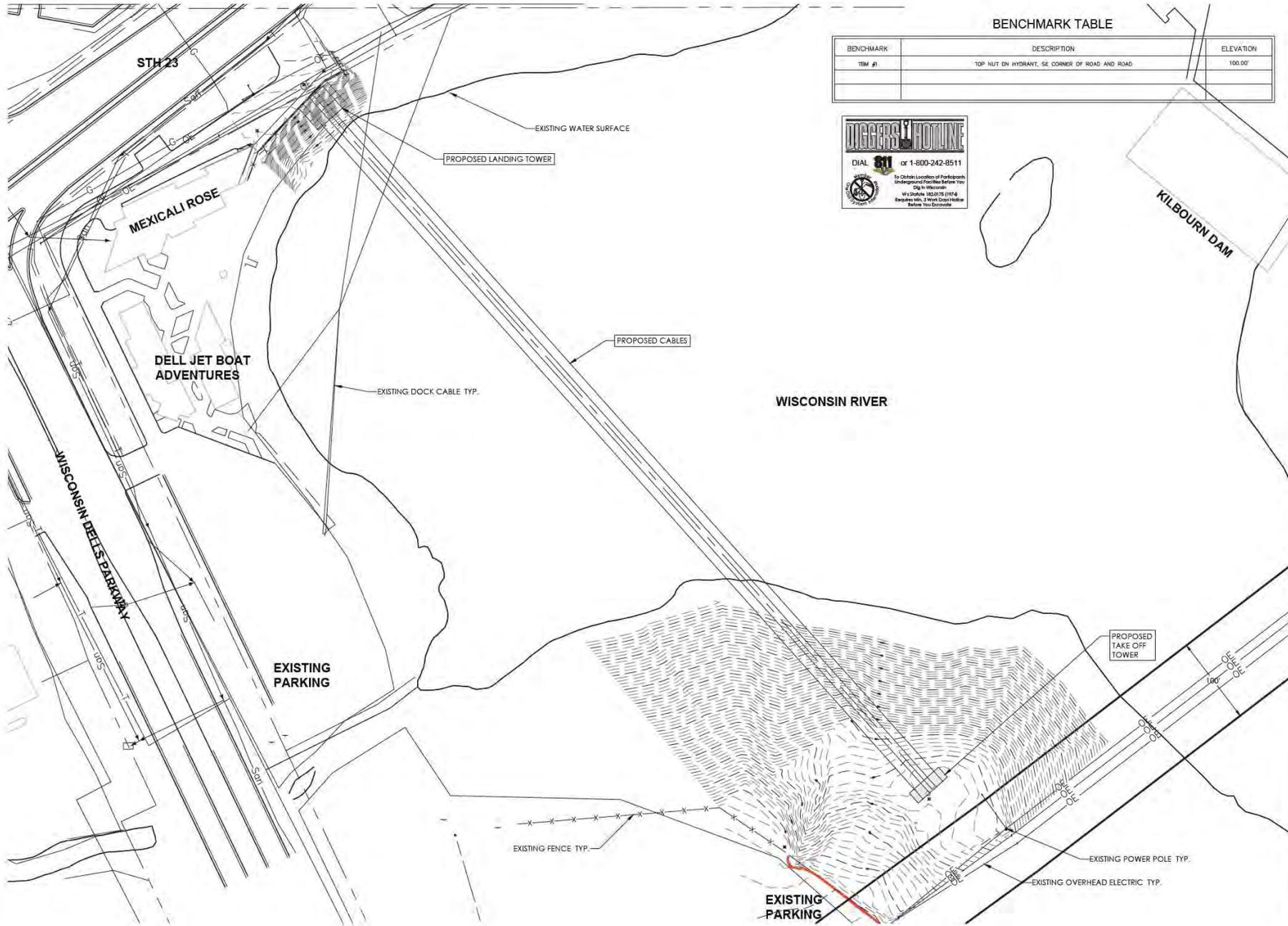
1.0
PROPOSED ZIPLINE
Greg Slayton

City of Wisconsin Dells

04/05/2018



608.742.2169 | 916 Silver Lake Dr. | Portage, WI 53901
www.generalengineering.net



BENCHMARK TABLE

BENCHMARK	DESCRIPTION	ELEVATION
TBM #1	TOP NUT ON HYDRANT, SE CORNER OF ROAD AND ROAD	100.00'

WIGGERS WOODLINE
 DIAL 511 or 1-800-242-8511
 To Obtain Location of Potentially Underground Facilities Before You Dig in Wisconsin
 Wisconsin 800.275.1515
 Requires Min. 3 Work Days Notice Before You Excavate

GEC
General Engineering Company
 P.O. Box 340 • 818 Silver Lake Dr. • Portage, WI 53071
 920-742-2100 (Office) • 920-742-2092 (Fax)
 www.generaleng.com
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**PROPOSED SITE PLAN
 PROPOSED ZIPLINE
 GREG SLAYTON
 CITY OF WISCONSIN DELLS
 SAUK COUNTY, WI**

REVISIONS	NO.	BY	DATE

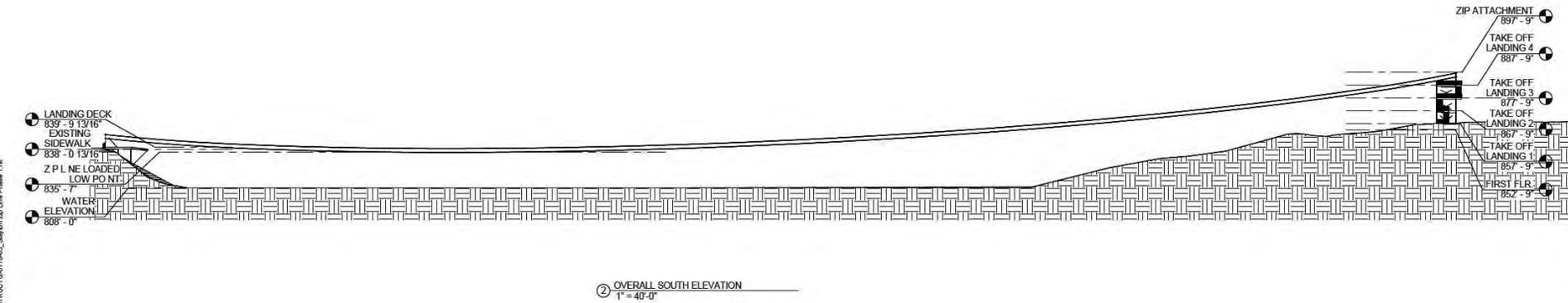
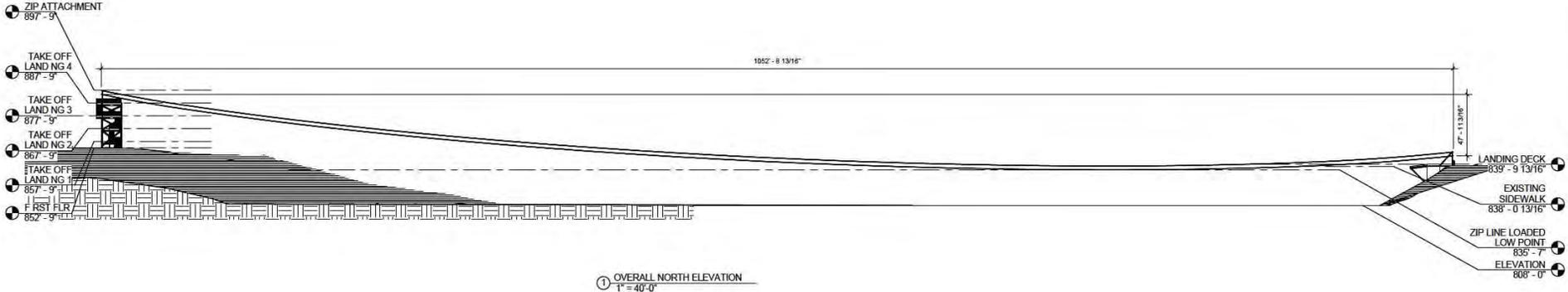


DRAWN BY: TCF
 REVIEWED BY: NEF
 ISSUE DATE: 03/29/2018
 GEC FILE NO.: 2-0118-65
 SHEET NO.: **C2.0**

PRELIMINARY NOT FOR CONSTRUCTION



General Engineering Company
 P.O. Box 340 - 116 Silver Lake Dr. - Portage, WI 53071
 608-742-1801 (Office) - 608-742-2502 (Fax)
 www.gecinc.com
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OVERALL ELEVATIONS
 SLAYTON ZIPLINE
 GREG SLAYTON
 CITY OF WISCONSIN DELLS
 SAUK COUNTY, WI

NO.	DATE	BY	REVISIONS

1" = 40'-0"
 FULL SIZE SCALE

DRAWN BY	Author
REVIEWED BY	Reviewed
ISSUE DATE	3/26/2018
GEC FILE NO.	2-0118-05
SHEET NO.	A1.0

G:\Current\Plan R-28\Slayton_City_2-0118-05\CADD\STRUCT\2-0118-05_Slayton_Zip_Line_Phase 1.rvt

PRELIMINARY NOT FOR CONSTRUCTION



General Engineering Company
 P.O. Box 340 • 116 Silver Lake Dr. • Portage, WI 53071
 608-742-1191 (Office) • 608-742-2592 (Fax)
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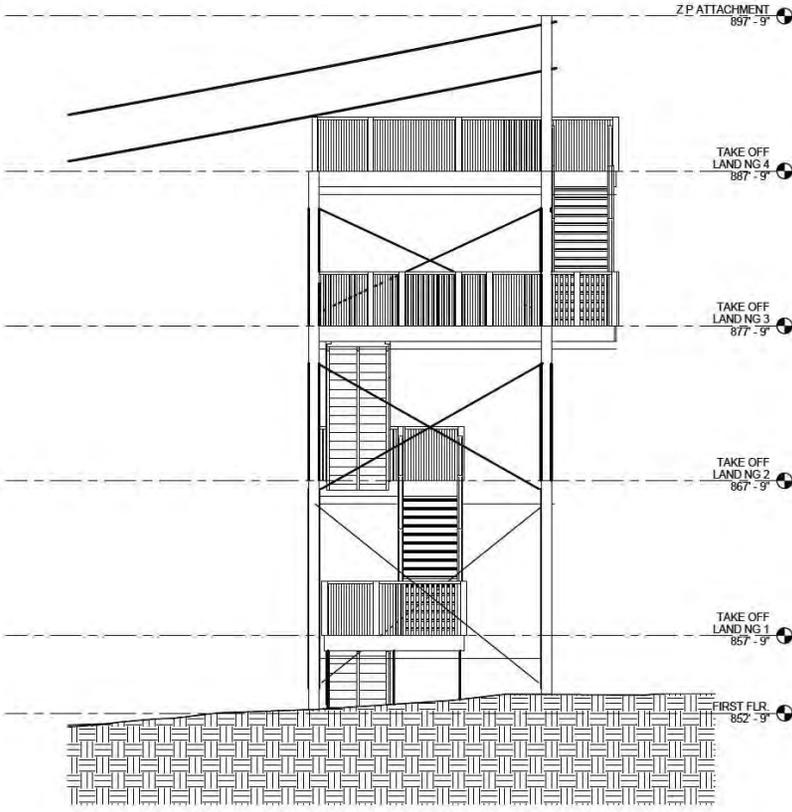
TAKEOFF TOWER N&S ELEVATIONS
 SLAYTON ZIPLINE
 GREG SLAYTON
 CITY OF WISCONSIN DELLS
 SAUK COUNTY, WI

REVISIONS	NO.	BY	DATE

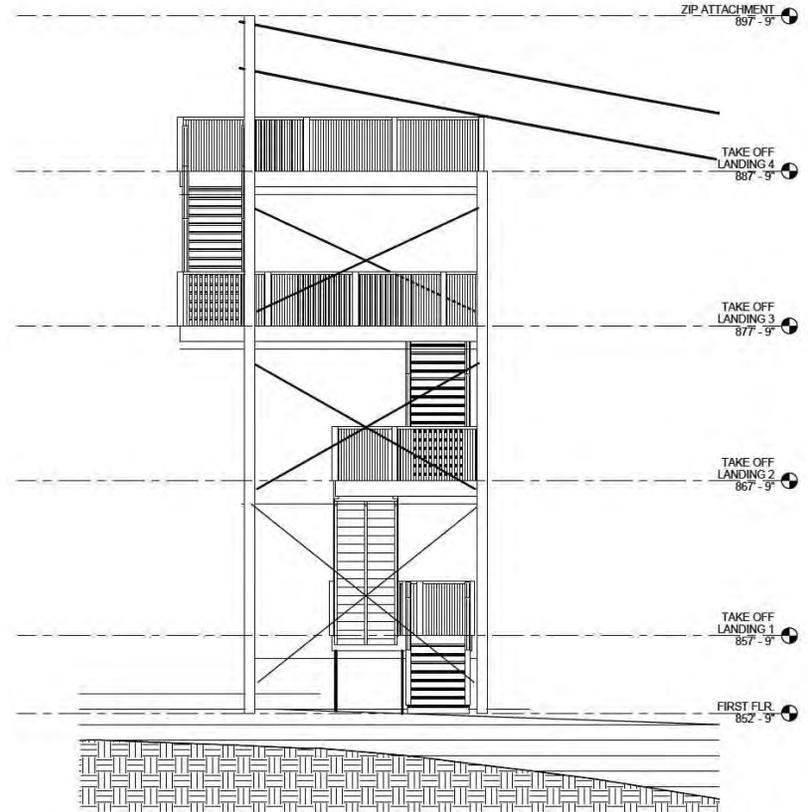
1/4" = 1'-0"
 FULL SIZE SCALE

DRAWN BY	Author
REVIEWED	Checker
BY	
ISSUE DATE	3/26/2018
GEC FILE NO.	2-01116-05
SHEET NO.	

A2.0



② TAKEOFF SOUTH ELEVATION
 1/4" = 1'-0"



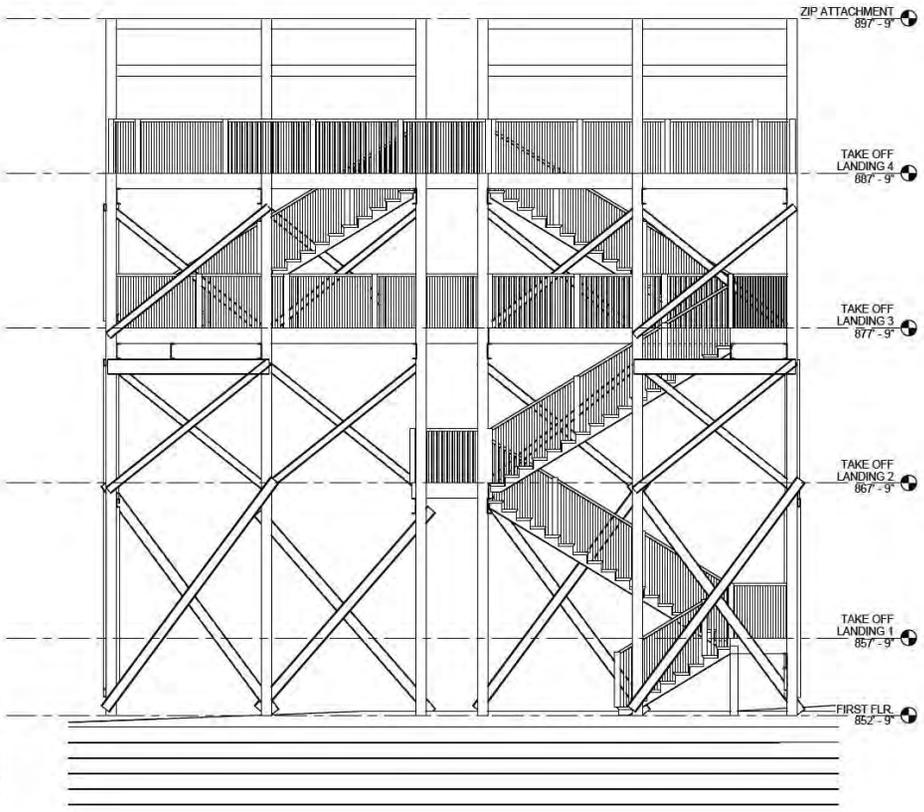
① TAKEOFF NORTH ELEVATION
 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

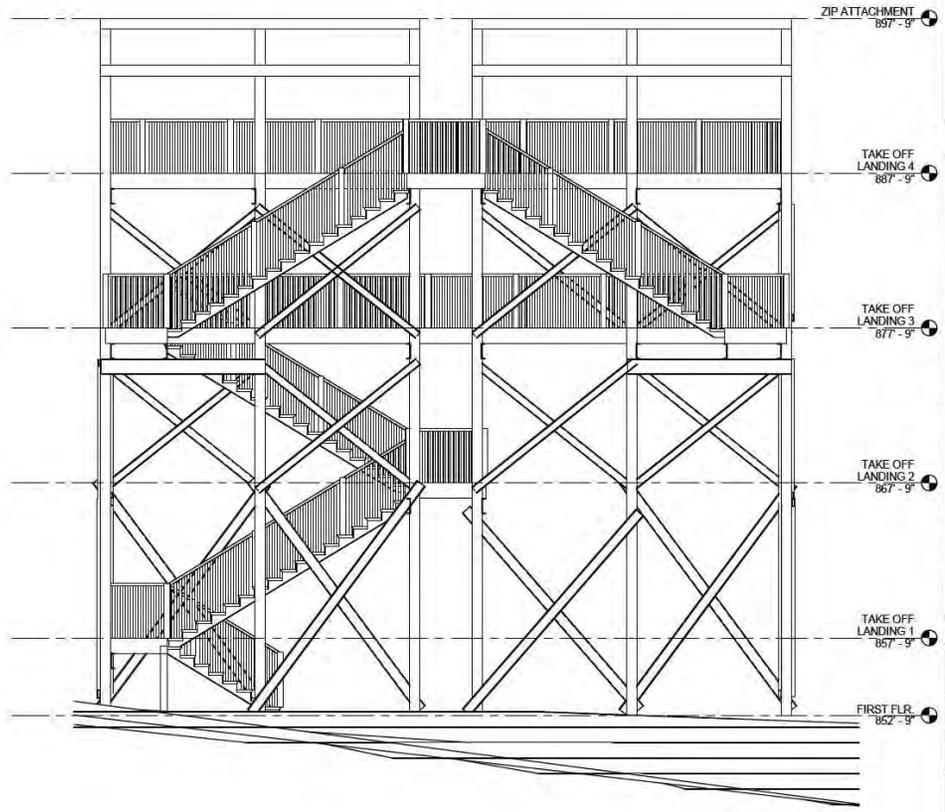


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TAKEOFF TOWER E&W ELEVATIONS
 SLAYTON ZIPLINE
 GREG SLAYTON
 CITY OF WISCONSIN DELLS
 SAUK COUNTY, WI



2 TAKEOFF WEST ELEVATION
 1/4" = 1'-0"



1 TAKEOFF EAST ELEVATION
 1/4" = 1'-0"

NO.	DATE	BY	REVISIONS

1/4" = 1'-0"
 FULL SIZE SCALE

DRAWN BY: Author
 REVIEWED: Checker
 BY: _____
 ISSUE DATE: 3/26/2016
 GEC FILE NO.: 2-0116-00
 SHEET NO.:

A2.1

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Kilbourn
Flowage 7746

Wisconsin River

F

A

E

B

D

C

A=Landing Deck
B=Take-Off Tower
C=Garden Shed
D=Container Unit
E=Boat Dock
F=Existing Ticket Booth

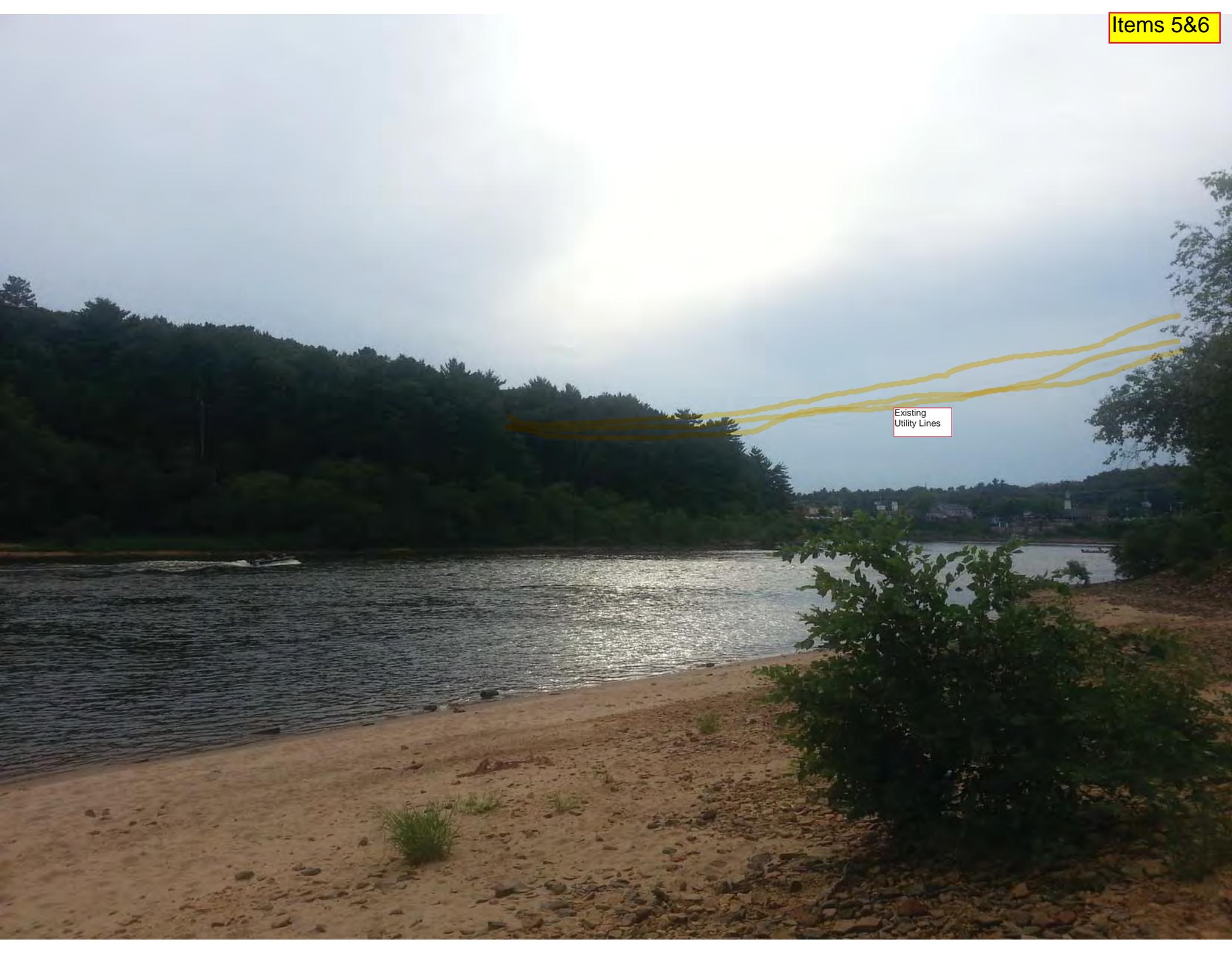




Approx
Take-off Tower
location

Approx
Landing Tower
location





Existing
Utility Lines

Staff Report for Plan Commission, 04/09/18
Site Plan Application – American World Campground Bath house
400 County Hwy A (Parcel 291-0177-00000)

The Planning & Zoning office has received a Site Plan application from RRAD Development LLC to construct a new bath house for their American World Campground at 400 County Hwy A, Sauk County, City of Wisconsin Dells tax parcel 291-0177-00000. Site plan approval is required for all new commercial buildings.

This facility is currently utilizing a bath house on the neighboring campground property that was constructed when these properties operated as a single entity. The American World Campground existed, and utilized a bath house on their property (parcel 291-0177-00000) in the past. When the American World Campground was combined with the neighboring Mt. Olympus campground, a new more centralized bath house was constructed on the Mt. Olympus property. The original bath house on the American World property was removed. Now that the American World Campground is again operating as its own separate facility, they would like to have their own bath house facilities.

The proposal is to remove three (3) existing RV camp sites that are plumbed with water and sewer service. A shipping container will be utilized as a structure, and plumbed to provide 8 independent bath and toilet rooms. The container structure will be on a permanent foundation in the form of 4 concrete piers. While shipping containers are often to be requested to be utilized as a somewhat temporary building, that is based on the lack of "...a washroom having hot and cold running water, wash basins, towels or equivalent, and a toilet." As this structure will be equipped with all of these facilities, it does not appear to fall into the City normal definition of a non-permanent structure. In this case, the use of a shipping container is simply a method of construction. Previous inquiries to the State about shipping containers has determined that they are recognized as acceptable building structures, as long the interior elements meet all applicable codes.

As an added amenity to an existing campground, it does not seem likely that this project would have a significant impact on the traffic flow, natural environment, surrounding properties, or future development.

Prepared by: Chris Tollaksen

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	
Receipt number	63802
Application number	

1. Applicant information

Applicant name	RRAD DEVELOPMENT LLC
Street address	400 COUNTY ROAD A
City	WISCONSIN DELLS
State and zip code	53965
Daytime telephone number	608-253-4451
Fax number, if any	608-254-9009
E-mail, if any	adam@americanworld.com

2. Subject property information

Street address	SWEET BRIAR DRIVE	
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)	COMMERICAL	
Describe the current use	CAMPGROUND & RV	

3. Proposed use. Describe the proposed use.

Bathhouse for Campground

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

24 Hour occupancy from May1 through October 31. (Approximately)

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

Well suited

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

Well suited

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

N/A

e. The overall appearance of the project

N/A

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.

N/A

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.

N/A

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.

SITE PLAN APPLICATION Wisconsin Dells, Wisconsin

Version: February 27, 2008

- 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.

N/A

- 5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.

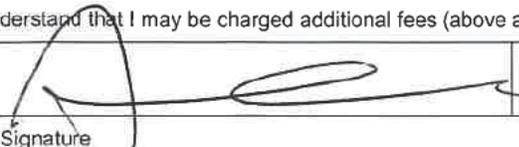
N/A

- 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.

N/A

- 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.	
	4/3/18

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.

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

Reimbursement Agreement for Application Review Costs

A. Payment for Eligible Costs.

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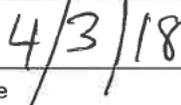
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Applicant Signature

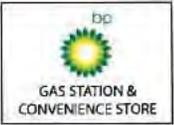


Date

TIMBAVATI WILDLIFE PARK



MAIN ENTRANCE TO PARK



AMERICAN
RESORT & CAMPGROUND

400 COUNTY A, WISCONSIN DELLS, WI 53965





SITE PLAN

SCALE: 1" = 100'

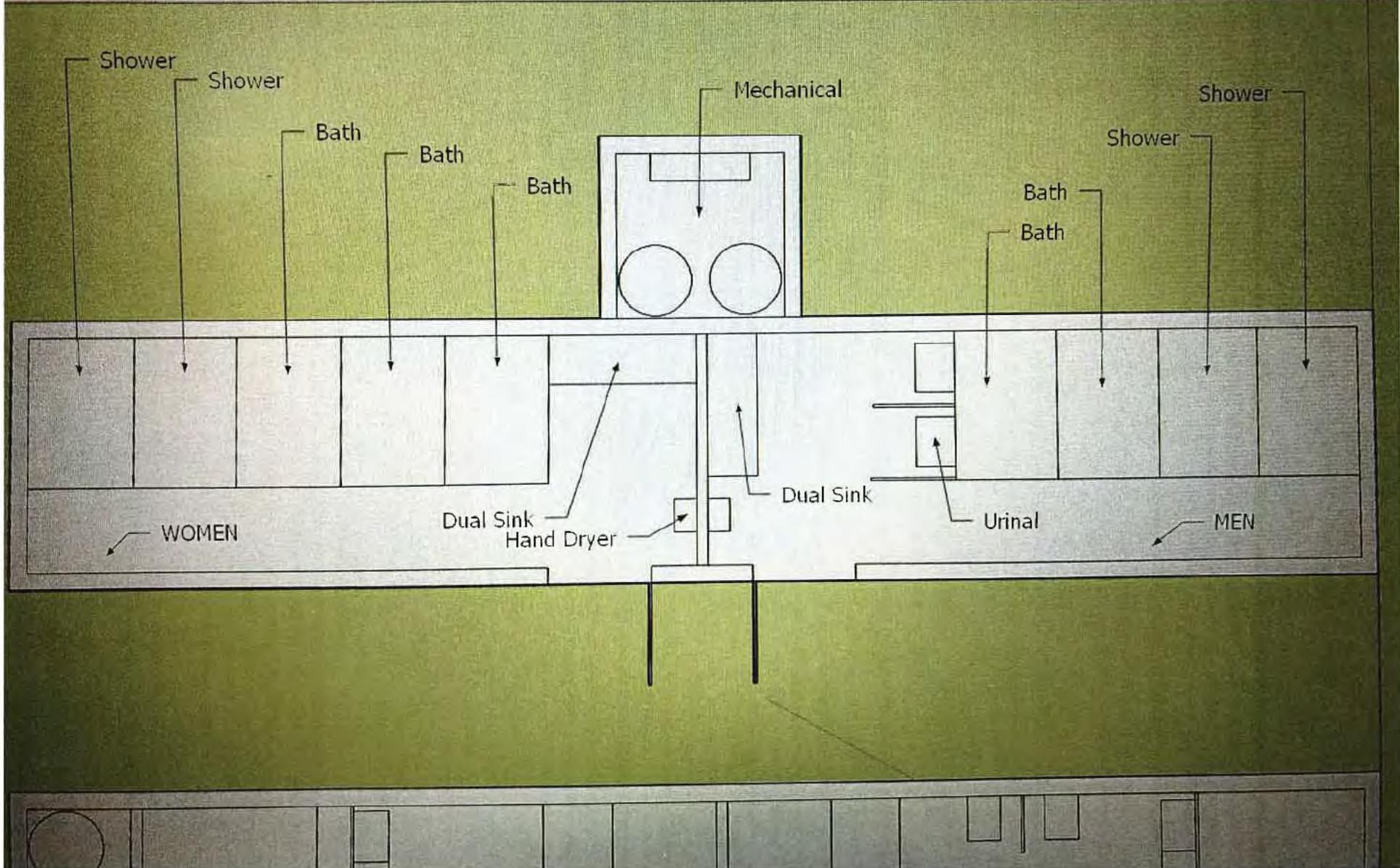


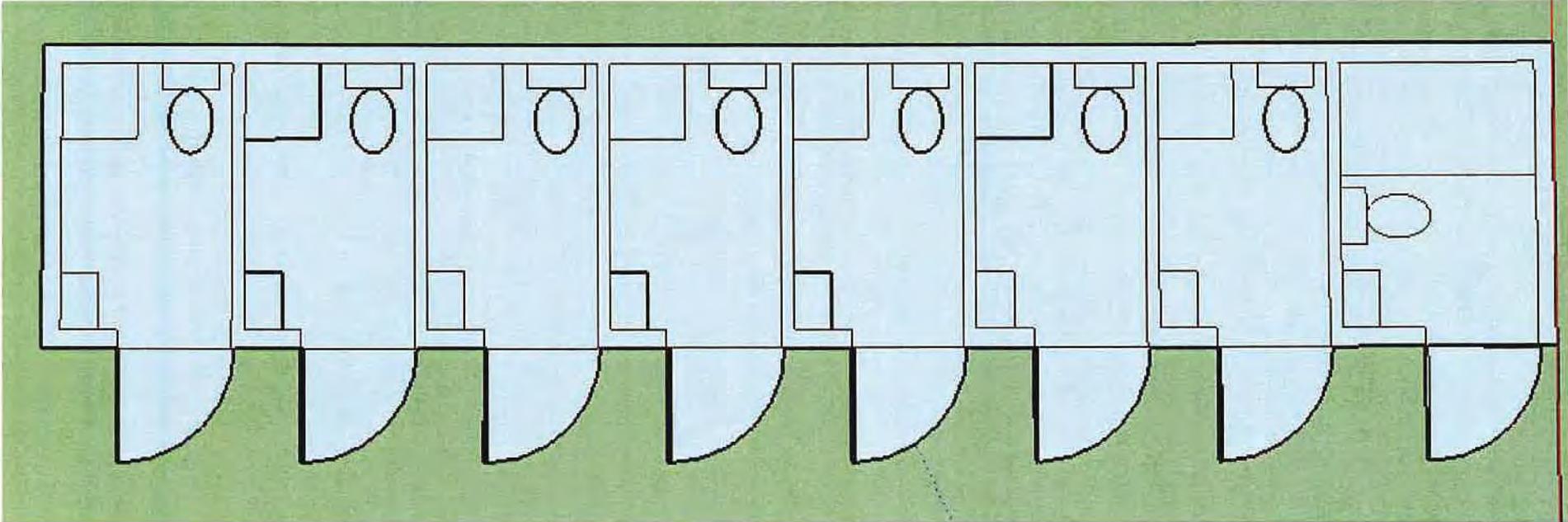
Architectural Design Consultants, Inc.

TOILET & SHOWER BUILDING AMERICAN RESORT & CAMPGROUND

se - SketchUp Pro 2016

Camera Draw Tools Window Help





Staff Report

Riverwood

Phase 1B Specific Site Plan (SSP) – 3-story apartment building.

City of Wis. Dells Plan Commission, 4/09/2018

The City has received a Site plan application for the Specific Site Plan of Phase 1B of the Development. Phase 1B is the 38 unit 3-story Independent Living (IL)/RCAC-Flex apartments.

In November 2016 Riverwood Eagle's Nest, LLC had requested a zoning map change to re-zone the Riverwood Eagle Watch Condominiums and the associated Phase II and Phase III condominium expansion lands from R-5 Residential – multi-family to Planned Development District 2. The applicant would like to develop a 50+ senior living community that will provide independent living, assisted care, memory care, and medical services. The development will also include food, recreation, and wellness activities; as well as worship, meeting, and social areas. Overnight lodging will also be made available in the development for its resident families and guests.

Last year this development received approval of the General Development Plan and the Phase 1A Site plan. The current request will be in addition to the Phase 1A development that was approved last year. During the approval process for the GDP and the Phase 1A Site plan, the City Council chose not to include a requirement for a secondary emergency access. This condition was only one of several conditions recommended by the Plan Commission. It should be clarified that all the other recommended conditions apply to the GDP, Phase 1A, and Phase 1B and are listed as items 1-10 below.

Phase 1A consisted of one single story development containing: 30 Assisted Living unit, 22 Memory Care units, and 13 Independent Living duplexes (totally 26 apartment) with a Community Nook (coffee and grab-and-go food) and a Telemedicine Suite (clinical exam rooms, office space and waiting area.

It is also noted that a Developers Agreement was approved last year. This agreement was specifically for Phase 1A and did not include Phase 1B.

The application and plans submitted for Phase 1B appear to be almost identical to the information provided as part of the GDP. The City has never received more than preliminary utility plans for this development. It does not appear any significant progress has been made on the final utility or storm water plans. Any approval should be contingent on City staff approval of all finalized plans. Two of the main utility concerns are the looping of the water main to the area and the location of fire hydrants. The construction of a 3 story, senior apartment building raises these concerns even more. As such, no building permit will be issued to the developer until final utility plans have been approved by City staff. Final plans include all documentation of land rights for any part of the approved plan. It should also be clear, that any construction that is not completed per the approved plans, will be considered in violation of plan approval and not eligible for occupancy or incentive payments.

It is preferable for the City to have a completed Storm Water Management plan to review with the Site plan application. The developer has stated that the Storm water management plan for Phase 1A is not complete, and has provided only preliminary information about the Storm water plan. No additional Storm water plan information was provided for Phase 1B.

Initially, it was indicated that most storm water would flow directly from this site westerly to the Wisconsin River. As the storm water would not pass by or through any other property, it seemed adequate to allow the storm sewer system to be developed to DNR standards. There is some concern that the private roads could have frequent flooding and wash out issues due to the apparent increase in larger rain fall events recently. During the PDD review the City

indicated it may require storm water capacities around the roads in excess of State minimum requirements. It has also been stated that the developer intends to send a significant amount of its storm water east to cross Bowman Rd. and enter the wet-lands on the east side of Bowman Rd. The basic preliminary sketch of the storm water plan indicates that all of the storm water from the duplex development area will be directed towards Bowman Rd. and discharged just north of the Clubhouse. This water will run to an existing smaller culvert that crosses a private drive immediately south of the clubhouse. Another smaller culvert then carries the storm water from the private drive across Bowman Rd to the east toward the wetland. If the existing culverts are overcome with storm water, the developer will be responsible for up sizing these existing culverts. The culvert discharge on the east side of Bowman Rd appear to be on top of a significant hill that drops down to the wetland below. If erosion (or any other) storm water problems arise the developer will be responsible for installing additional rip rap or other erosion control measures.

Especially given that a full Storm water management plan has not been provided with the Site plan application, it should be made clear that all storm water facilities in this development are the responsibility of the developer. The developer is responsible to correct any storm water nuisances that this development may create. The developer has stated that their storm water management plan will control the 100 year storm event to pre-development levels.

There have already been storm water washout issues on Bowman Rd, so the City will require that the Bowman Rd crossing be designed to handle a high storm event. Historically, there have been storm water issues from the developed portion of the existing Phase II of the Riverwood development having an adverse effect on the original Phase I Riverwood development. These issues appear to have been privately corrected, but this development shall ensure that its storm water does not have an adverse effect on the property to the south, or any other property.

Generally, City owned main line water and sewer utilities are located within the road ROW. While the roads of this development will remain private, the developers intend to engineer and install the water and sewer utilities to City specifications and then turn those utilities over to the City with easements to allow City access to maintain the utilities. The details of these easements must be ironed out and may be applied to the existing utilities, some of which may not be located in the roadway. As such, the utility easements shall allow City vehicles access onto and through the property to access these easement. The City should not be liable for any surface damage that may occur when accessing the water, sewer, or other utilities for maintenance purposes. The City has made a significant investment in a GIS mapping system to accurately map all public utilities. Prior to dedicating the any underground facilities to the City, the developer has provide the City with accurately GPS maps of the facilities that is compatible with the new City mapping system.

As a standard issue with all new development, the City wants to ensure that proper buffers exist between the new development and existing properties. It appears the neighboring properties to the north and south would be the main concern. This development proposes duplexes neighboring the property to the south, which do not seem likely to create a nuisance. The apartments to the north would be more of a concern, but the RR row provides an additional approximately 150' set-back between the apartments and the neighboring residents. Still, efforts should be made to maintain as many of the existing mature trees as possible to retain a buffer, and additional buffering may be requested if deemed prudent by the City.

The 3-story building proposed for Phase 1B would appears more likely to affect the neighbors north of the RR tracks.

Approval of the Phase 1B Site Plan should come with the following contingencies, which are to be considered additive to the contingencies from the November 2016 meeting (it should be clarified if these recommendations apply to the GDP and Phase 1A as well):

1. The utility easements within the facility do not hold the City responsible to repair any improvements above the utilities (i.e. pavement or landscaping)
2. Any public utilities within the development meet City standards, are approved by the City, and utility easements approved by the City are recorded.
3. Any underground facilities to be dedicated to the City are GPS and the City is provided adequate mapping of the facilities that is compatible with the City's GIS mapping system.
4. Fire lanes are accepted by the Fire Chief.
5. The developer is responsible to correct any storm water nuisances that their development creates.
6. Adequate buffers are established and/or maintained between the development and neighboring properties
7. The developer cooperates with the City to resolve any nuisances that may result from this development.
8. All final utility plans (water, electric, sanitary and storm sewer) are provided to the City for review and approval prior to the commencement of any construction.
9. Any site improvements not part of this plan shall be approved by City staff at their sole discretion.
10. Storm water is not allowed to run on Bowman Rd. or anywhere else where it would cause a nuisance or damage. The developer is responsible for upsizing downstream culverts and installing additional erosion control measures if required.

Additional recommendations recommended as part of the Phase 1B review.

1. Final Fire Hydrant locations are approved by the Fire Department
2. The developer shall provide final, written documentation of their right to install the new water main under the railroad tracks before a building permit is issued for the 3-story apartment building.
3. Occupancy of the building will not be granted unless all utilities (water, electric, sanitary and storm sewer, and storm water management) are installed and approved by the City.
4. Occupancy of the building will not be granted unless the water main loop is completed.
5. Parking stalls and drive aisles meet the City Zoning code standards (9'x19').
6. The developer shall not be eligible for any occupancy permits or incentive payments unless all construction is completed and accepted.

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	<u>300</u>
Receipt number	<u>63803</u>
Application number	<u>SP 4-2018</u>

1. Applicant information

Applicant name	<u>Riverwood Eagle's Nest, LLC</u>
Street address	<u>103 Bowman Road</u>
City	<u>Wisconsin Dells</u>
State and zip code	<u>WI53965</u>
Daytime telephone number	<u>262 388-2418 or 608 829-3450</u>
Fax number, if any	
E-mail, if any	<u>mary@riverwoodlistens.com or steve@riverwoodlistens.com</u>

2. Subject property information

Street address	<u>103 Bowman Road, Wisconsin Dells, WI 53965</u>	
Parcel number	<u>11291-2200. 1903 & 11291-2200. 1902 (see attached language)</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>PDD#2 with R-5 residential multi-family, refer to the zoning use table located at the end of this application for a detailed list of zoning uses for phases 1(b)</u>	
Describe the current use	<u>The parcels are currently vacant.</u>	

3. Proposed use. Describe the proposed use.

<p><u>55 and over senior community that will provide assisted living, memory care and independent living apartments. Phase 1b will include 38 Independent Living (IL)/RCAC-Flex apartments. This will complement Phase 1 a, previously approved , that includes 30 Assisted Living (AL) unites, 22 Memory Care (MC) units and 13 Independent Living duplexes (IL) (totaling 26 apartments) with a Community Nook (coffee and grab-and-go food) and a Telemedicine Suite (clinical exam rooms, office and waiting areas).</u></p>
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4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

<p><u>Phase 1(b) will provide 38 Independent Living(IL) RCAC-Flex apartments and will utilize the amenities of Phase 1(a) previously approved. Phase 1 (a) will consist of a Community Nook (coffee and grab-and-go food) and a Telemedicine Suite (clinical exam rooms, lab, office space and waiting area. Additional activities that promote wellness, recreation, art and other activities that enhance a healthy lifestyle will be available. These non-residential uses are primarily for the resident families and guests but will be open to the community. Condos and/or apartments owned by Riverwood Eagle's Nest will be available for families and guests on a short term basis, primarily when visiting a resident. Park-like areas, gardens, a small nursery and trails will be available to residents and their guests.</u></p>

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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.

Riverwood is designed as a 55 plus senior community with a 15 mile/ speed limit. As an active lifestyle community, it is designed to promote safety and the aesthetics of the property with paths and trails to take advantage of the woods, natural elevations, beauty and native wildlife that can be found on the site. Lighting will be limited and placed to ensure the safety of the residents as they walk, bike or use golf carts throughout the site.

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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
Quality senior housing is needed in the community and the 38 Independent Living(IL)/RCAC Flex apartments units are designed to ensure more green space and to maintain the current vegetation and natural aesthetic beauty of the site. When compared with traditional Senior complexes that include Assisted Living, Memory Care and Independent Living units, Riverwood is considered very low density and is appropriate to the surrounding neighborhood.
- b. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
On site, the entire project will have a 15 mile/hour speed limit. Infrastructure improvements of pathways for bicycles, golf carts and pedestrians as well as improved roadways will allow for safe movement throughout the property. Signage, lighting, landscaping and fencing will also be incorporated to support this. There is predicted to be some increase in traffic along Bowman Road. Plans by the City to clearly mark areas for biking and golf carts to access the downtown Dells should serve to promote safety along the corridor.
- c. Effects of the project on the natural environment
As part of Riverwood's philosophy, building placement complements the current vegetation and topography. The buildings were sited to ensure that mature trees remain in place. An arborist was retained to preserve the mature native species, to remove invasive species and to reintroduce native species once found in the environs of Wisconsin Dells and to help design an on-site nursery that will be managed by our residents. Both the 24 foot roads and the underground parking will help to limit impervious surfaces, reduce runoff and keep vegetation intact.
- d. Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
The project will have a minimal effect on surrounding properties as the activities are designed for the benefit of the residents and their guests. It should also serve to enhance the ability of neighbors from surrounding properties to enjoy the natural beauty and wildlife of the area. Given the topography that defines the property, the primary group affected are the current condominium owners who have been kept informed and are supportive of the improvements.
- e. The overall appearance of the project
The Riverwood project is designed to complement the incredible beauty of the property and to keep and incorporate the North woods feel created by the large white pines and mature hardwoods found throughout the property. Great efforts have been made to set the buildings in a manner that complements the natural setting. Some critical design elements include log home-like features and river stone accents of all facilities as well as the use of natural colors that complement the trees and open spaces..
- 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,

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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.

Yes, landscaping for the project will continue the existing "Up North" design that incorporates stone and white pines with the addition of native plants and shrubs unique to the Dells 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.

The open space for the property will far exceed the 30% requirement.

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.
The common areas available to residents in Phase 1(b) will include the use of trails and paths, park-like nature areas, a small native nursery and garden in addition to the use of the existing Clubhouse and current swimming pool.

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.

The recreation and leisure amenities are not located within 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.

The project is in compliance with this requirement.

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.

The 38 unit Independent Living (IL)/RCAC Flex apartment building will have an outside trash area located near

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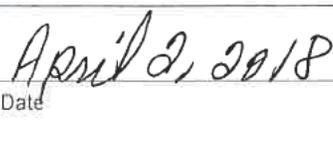
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the southwest entrance to the underground parking that is designed according to the requirements listed above.

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

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.
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Supplementary Information for Parcel Numbers:

To make this more clear because there are neighboring parcels with similar names, this POD Application is intended to apply to two parcels of land:

1. The former DYO, LLC land, with a tax key number of 11291-2200.1903, immediately south of the railroad tracks ("Dye Parcel"), which is owned by Applicant, and
2. The parcel south of that, which was described as the Phase II Expansion Land to the Riverwood Eagle's Nest Condominium ("Phase II Land") owned by Applicant, and which has a tax key number of 11291-2200.1902.

The Riverwood Condominium Association (phase 1) is not affected by this Application.

Applicant also owns more than 76% of the Units in Riverwood Eagle Watch Condominium ("Eagle Watch Condominium"), and therefore has the ability, on behalf of the Riverwood Eagle Watch Condominium, to grant easements through the common elements of the Eagle Watch Condominium, if required to meet the POD requirements.

This application is for a POD overlay on the Dyo Parcel and Phase II Land, and any related easements through the common areas of the Eagle Watch Condominium, as well as any use changes applying to the particular Eagle Watch Condominium units owned by Applicant which are needed to meet the POD requirements.

See attached sheet for legal description and tax key numbers.

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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.

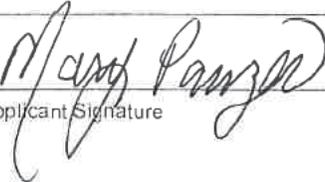
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 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.

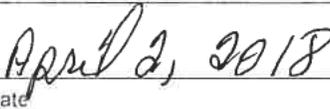
If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

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

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Site Plan Check List

Project Information	Included ? Yes / No
Project name (e.g., business name, subdivision name)	Y / N
Applicant name	Y / N
Preparation date	Y / N
Survey Information	
North arrow and graphic scale	Y / N
Address of subject parcel or legal description	Y / N
Property boundaries	Y / N
Acreage of subject parcel	Y / N
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	Y / N
Common areas/conservancy areas (location, purpose, ownership)	Y / N
Setting	
Property boundaries within 50' of the subject parcel	Y / N
Land uses within 50' of the subject parcel	Y / N
Zoning district boundaries within 50' of the subject parcel	Y / N
Municipal boundaries within 50' of the subject parcel	Y / N
Site Features (Existing and Proposed)	
Ground contours when any slope exceeds 10 percent	Y / N
Wetlands	Y / N
Woodlands	Y / N
Wildlife habitat, including critical wildlife habitat	Y / N
Environmentally sensitive features	Y / N
Water resources (rivers, ponds, etc.)	Y / N
Floodplain boundaries	Y / N
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	Y / N
Fences, buffers, and berms	Y / N
Pervious and impervious surfaces by type	Y / N
Site amenities (benches, fountains, etc.)	Y / N
Existing trees and other prominent vegetation	Y / N
Trees / shrubs to be planted, including a plant list and specs.	Y / N
Trees / shrubs to be retained	Y / N
Outdoor Lighting (Existing and Proposed)	
Location	Y / N
Fixture specifications	Y / N
Utilities (Existing and Proposed)	
Location	Y / N
Type (sewer, telephone, etc.) (buried or overhead, if applicable)	Y / N
Stormwater Facilities (Existing and Proposed)	
Location	Y / N
Specifications for each facility	Y / N
Solid Waste Collection	
Location	Y / N
Enclosed	Y / N

Transportation Facilities (Existing and Proposed)	Included ? Yes / No
Streets	Y / N
Driveways and road access onto public and private roads	Y / N
Sidewalks / trails	Y / N
Clear visibility triangles (location and dimensions)	Y / N
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	Y / N
Existing within 50' of subject parcel	Y / N
Signs (Existing and Proposed)	
Location	Y / N
Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the	Y / N
Parking	
Number of stalls	Y / N
Dimensions of stalls	Y / N

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Riverwood Eagle's Nest Phase 1 (a) and (b) Zoning Use

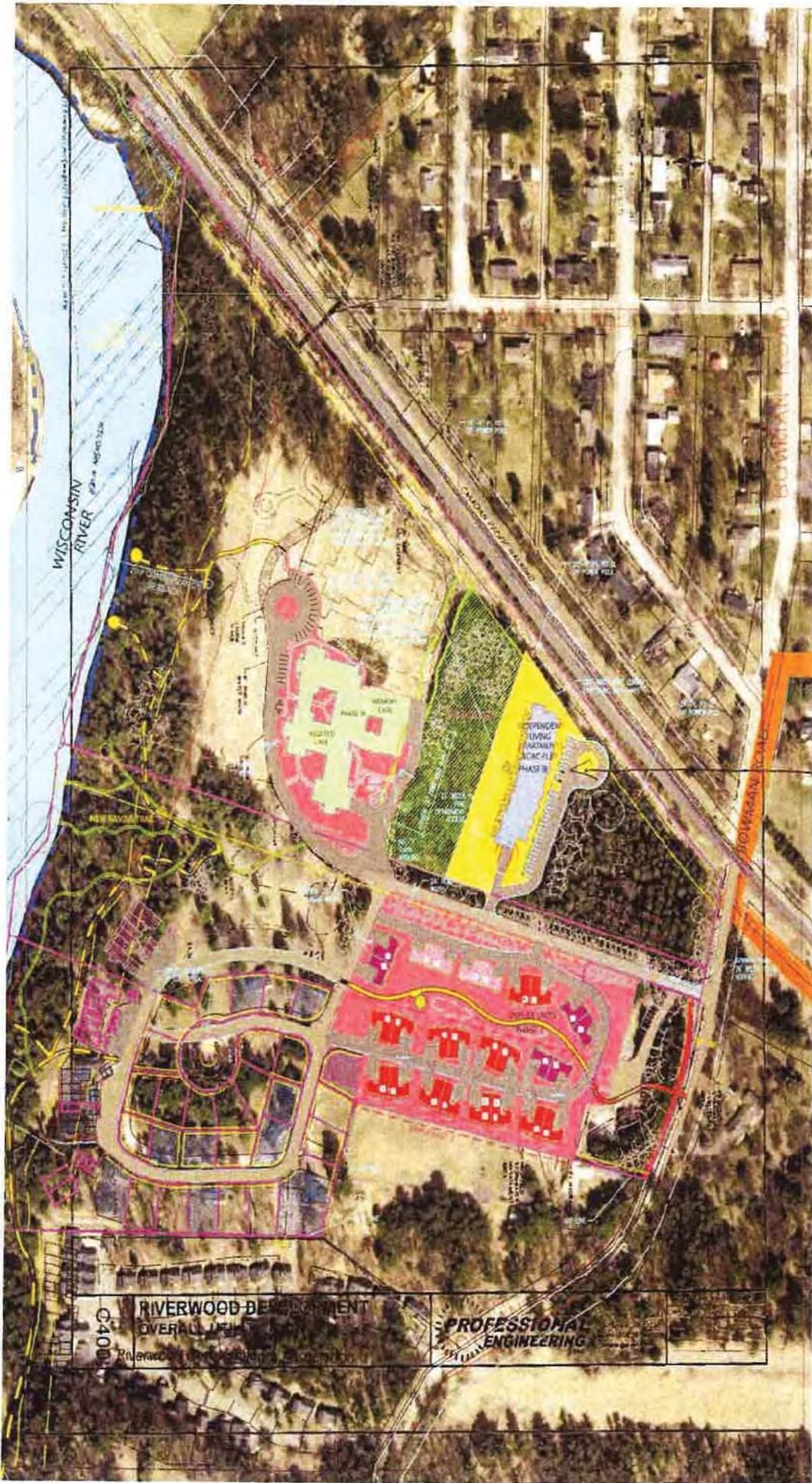
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Zoning Definition	Independent Living Duplex	Assisted Living (RCAC)	Memory Care (CBRF)	Independent Living RCAC-Flex	Commons	Site and other
3.2 Residence						
3.4 two-family	Phase 1 (a) 26 total units in 13 buildings					
3.5 Multi-family				Phase 1 (b) 38 unit apartment building		
3.6 Townhouse						
4.2 Community		Phase 1 (a) 30 units	Phase 1 (a) 22 units			
4.7 Retirement Home					Phase 1 (a) Medical, rehabilitation, wellness and exercise facilities for use by all campus residents	
5.5 Overnight Lodging						Phase 1 (a) Condos and/or apartments owned by Riverwood Eagle's Nest to be made available to resident families and guests on a short term basis, primarily when visitino a resident
5.6 Resort						
6.1 Micro Brewery						
6.2 Restaurant		Phase 1 (a) Food preparation for resident and guest consumption	Phase 1 (a) Food preparation for resident and guest consumption		Phase 1 (a) Community coffee nook, food preparation for resident and guest consumption	
6.3 Tavern		Alcohol will not be sold to residents	Alcohol will not be sold to residents			
7.4 Convenience sales					Phase 1 (a) Community coffee nook	
Article 4 (P90) Wisconsin River Shoreland Buffer Overlay Dist.						Phases 1 (a) and 1 (b) Community coffee nook These development standards will consider Section 19.953
42.9 Park						Phases 1 (a) and 1 (b) Park-like areas will be located throughout the campus. These areas will be

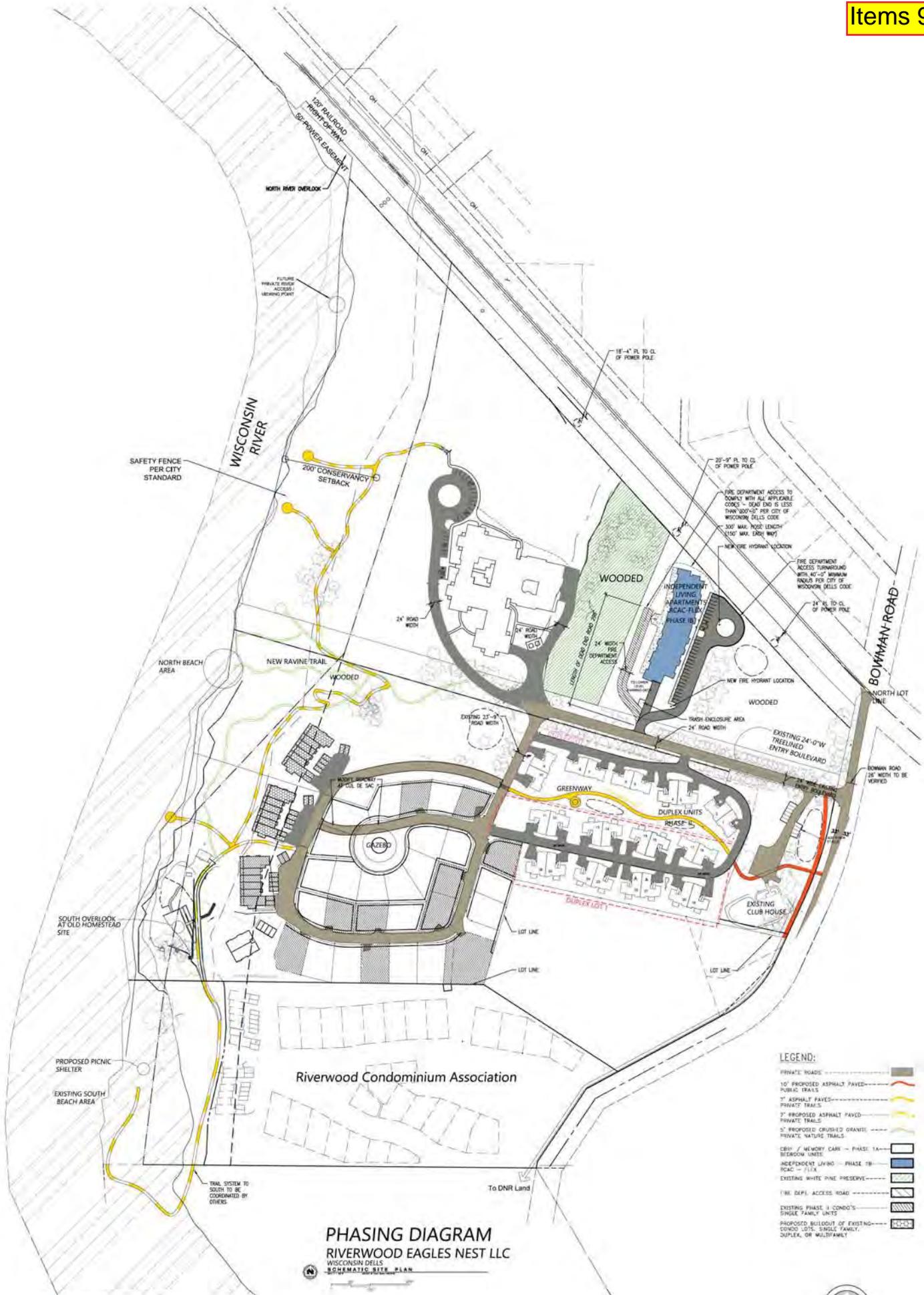
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						available to residents, guests and City residents using the path
12.10 Recreational trail						Phases 1 (a) and 1 (b)
12.11 Sports/Fitness		Phases 1 (a) and 1 (b) Recreation rooms	Phases 1 (a) and 1 (b) Recreation rooms			Phases 1 (a) and 1 (b) Senior-specific outdoors recreation and sports areas are included in the site design
13.5 Community Center						
13.6 Community Cultural facility						
13.7 Community Garden						Phases 1 (a) and 1 (b) On site gardens and nursery
13.9 Worship facility						
14.1 and 14.2 Health Care					Phases 1 (a) Clinical/exam rooms, waiting areas and rehabilitation areas are located in the commons facility. Doctors, nurses, rehabilitation and wellness services will be available to residents and (likely) community members These areas will be operated by a third party medical provider	
19.1 Artisan Shop						
20.5 Boat dock						Phases 1 (a) and 1 (b)
20.8 Fence						Phases 1 (a) and 1 (b)



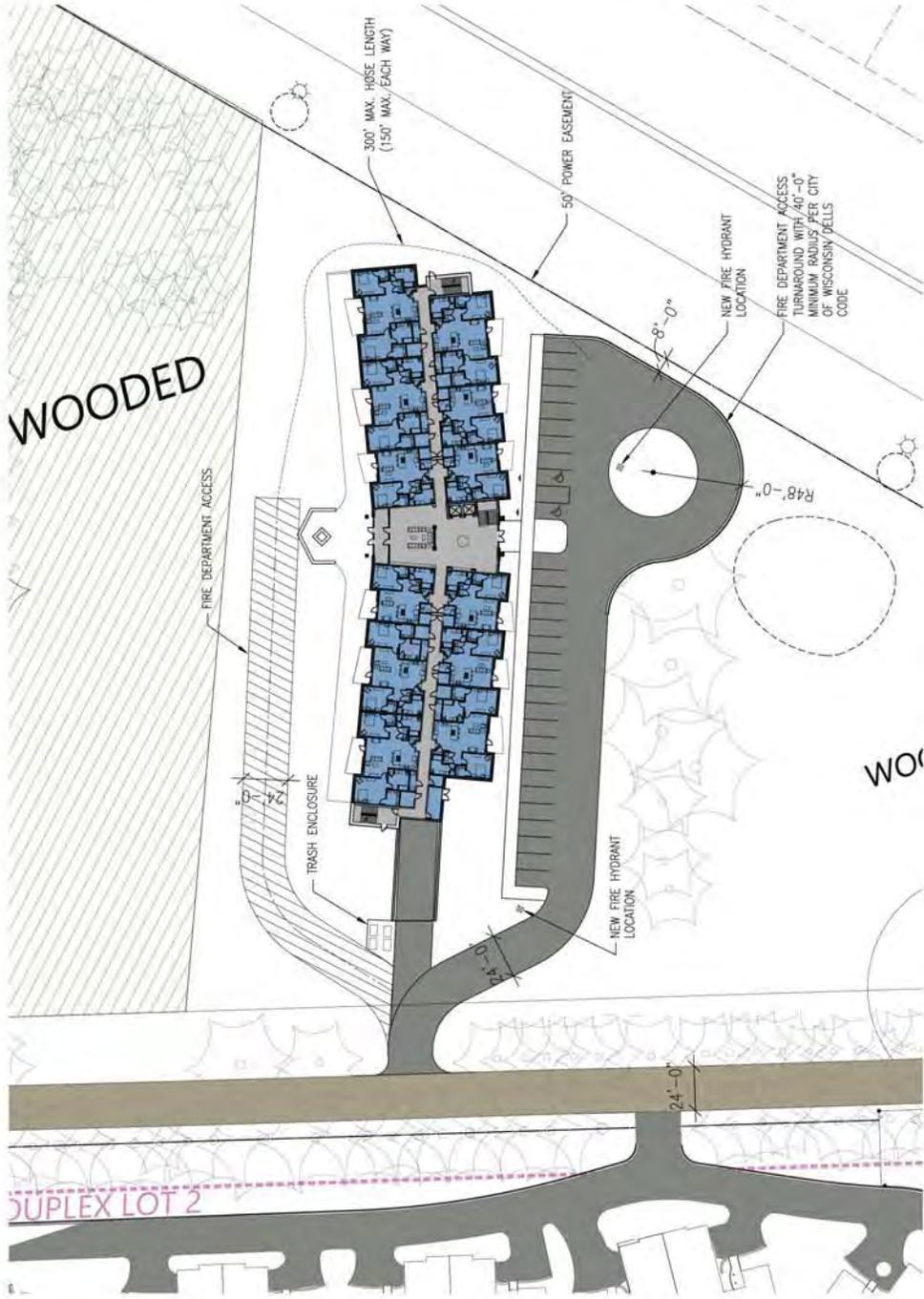
→ Phases 1b



LEGEND:

- PRIVATE ROADS - [Symbol]
- 10' PROPOSED ASPHALT PAVED - [Symbol]
- PUBLIC TRAILS - [Symbol]
- 3" ASPHALT PAVED - [Symbol]
- PRIVATE TRAILS - [Symbol]
- 2" PROPOSED ASPHALT PAVED - [Symbol]
- PRIVATE TRAILS - [Symbol]
- 5' PROPOSED CRUSHED GRANITE - [Symbol]
- PRIVATE NATURE TRAILS - [Symbol]
- CEW / MEMORY CARE - PHASE IA - BEDROOM UNITS - [Symbol]
- INDEPENDENT LIVING - PHASE IB - IACAC - FLEX - [Symbol]
- EXISTING WHITE PINE PRESERVE - [Symbol]
- FIRE DEPT. ACCESS ROAD - [Symbol]
- EXISTING PHASE II CONDO'S - SINGLE FAMILY UNITS - [Symbol]
- PROPOSED BUILDOUT OF EXISTING CONDO LOTS, SINGLE FAMILY, DUPLEX, OR MULTIFAMILY - [Symbol]

PHASING DIAGRAM
RIVERWOOD EAGLES NEST LLC
 WISCONSIN DELLS
 SCHEMATIC SITE PLAN



PARKING COUNTS

SURFACE LOT:	30 STALLS INCLUDING 2 ADA STALLS
LOWER LEVEL:	44 STALLS INCLUDING 3 ADA STALLS
TOTAL:	74 STALLS INCLUDING 5 ADA STALLS

PHASE 1B SQUARE FOOTAGES

LOWER LEVEL:	20,362 S.F.
FIRST FLOOR:	20,083 S.F.
SECOND FLOOR:	21,570 S.F.
THIRD FLOOR:	21,570 S.F.
TOTAL GROSS S.F.:	83,585 S.F.

NOTE: SECOND AND THIRD FLOOR SQUARE FOOTAGES WILL BE DETERMINED BY THE LOCAL JURISDICTION'S ACCORDS WITH PUBLIC RIGHTS AND PRIVATE UNITS.

PHASE 1B - INDEPENDENT LIVING APARTMENTS RCAC-FLEX

RIVERWOOD EAGLES NEST LLC

WISCONSIN DELLS
FIRST FLOOR PLAN





PARKING COUNTS

SURFACE LOT:	30 STALLS INCLUDING 2 ADA STALLS
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PHASE 1B SQUARE FOOTAGES

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SECOND FLOOR:	21,570 S.F.
THIRD FLOOR:	21,570 S.F.
TOTAL GROSS S.F.:	83,585 S.F.

NET, SECOND AND THIRD FLOOR SQUARE FOOTAGES SHALL BE DETERMINED BY THE LOCAL AUTHORITY ACCORDING TO LOCAL AND STATE PRIVATE UNITS.

PHASE 1B - INDEPENDENT LIVING APARTMENTS RCAC-FLEX

RIVERWOOD EAGLES NEST LLC

WISCONSIN DELLS
WISCONSIN DELLS RESORT & SPA

LOWER LEVEL PLAN





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C400	RIVERWOOD DEVELOPMENT OVERALL UTILITY PLAN	PROFESSIONAL ENGINEERING LLC	ISSUANCE / REVISION	DATE
	WISCONSIN DELLS, WISCONSIN		DESIGN DEVELOPMENT	05-30-17
		818 N Meadowbrook Ln Wauwatosa, WI 53597 phone (808) 849-9378 www.pe-wi.com		



0 90 180 240
 SCALE : 1" = 80' (22 X 34)
 1" = 160' (11 X 17)

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**RIVERWOOD DEVELOPMENT
 OVERALL UTILITY PLAN**

WISCONSIN DELLS, WISCONSIN



818 N Meadowbrook Ln
 Waukegan, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

ISSUANCE/REVISION	DATE
DESIGN DEVELOPMENT	05-28-17