

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, JUNE 8, 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 MAY 11, 2020 MEETING			
3	PUBLIC HEARING TO CONSIDER A SITE PLAN APPLICATION FROM BRAD PREISSEL TO MOVE A 4-UNIT SEASONAL MOTEL RENTAL UNIT FROM THE INDIAN TRAIL PROPERTY AT 1013 BROADWAY ONTO THE ALL STAR MOTEL SITE AT 1311 BROADWAY. SITE IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD			
4	DISCUSSION/DECISION ON ITEM #3 (SITE PLAN – MOTEL)			
5	PUBLIC HEARING TO CONSIDER A SITE PLAN APPLICATION FROM PREISSEL ENTERPRISES TO MOVE A GARAGE UNIT FROM THE INDIAN TRAIL PROPERTY AT 1013 BROADWAY ONTO THE LONG LIFE ROOFING SITE AT 808 BUSINESS PARK RD. SITE IS ZONING I-1 INDUSTRIAL			
6	DISCUSSION/DECISION ON ITEM #5 (SITE PLAN – SHOP BUILDING)			
7	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) and SITE PLAN APPLICATIONS FROM STONY ACRES LLC / DUANE KLEINSASSER TO ALLOW “RESIDENTIAL-MULTI FAMILY” AND A BUILDING IN EXCESS OF 45 FT IN HEIGHT AT 801 JONES RD., ON A PORTION OF SAUK CO., CITY OF WISCONSIN DELLS TAX PARCEL 291-0096-20000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.			
8	DISCUSSION/DECISION ON ITEM #7 (CUP – MULTI FAMILY)			
9	DISCUSSION/DECISION ON ITEM #7 (SITE PLAN – MULTI-FAMILY – CONTINGENT ON CUP APPROVAL)			
10	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS			
11	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (JULY 13, 2020)			
12	ADJOURNMENT			
	<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 JUNE 5, 2020	

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
MAY 11, 2020

Mayor Wojnicz called the meeting to order at 5:00 PM. Notice of the meeting was provided to the Dells Events, WNNO/WDLS Radio, and posted in accordance with State Statutes.

1. Present: Mayor Ed Wojnicz, Ald. Mike Freel, Phil Helley and Ted Theiler
Present (via ZOOM): Fire Chief Pat Gavinski, Chris Lechnir and Lisa Delmore
Others: City Planner/Zoning Administrator Chris Tollaksen, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, City Treasurer Karen Terry, Gail Jermier, Hugh Gaston, Sr.
Others (via ZOOM): City Attorney Joseph Hasler, Ald. Holzem, Ald. Anderson, Troy Mleziva, Dax Connely, Ben Warntjes., Ben Scott, Ed Karas, Leszek Kryj, Hanna Kryj, Katarzyna Kryj, Brad Preissel, Megan Schuetz, Ben Marshall and Peter Culver from the Dells Events
Others Unidentified via ZOOM: Woodside Properties, Jim, Dawn
2. Motion by Theiler and seconded by Helley approve the May 11, 2020 meeting minutes. Upon roll call vote, motion carried 7-0.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit and Site Plan Applications from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 420 STH 13 on portion of current Sauk County, City of Wisconsin Dells tax parcel 291-0117-00000. The property is zoned C-4 Commercial-large scale. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
4. Chris Tollaksen said it appears that everything on Hulbert Creek should be okay and should mostly be addressed by the DNR. Kwik Trip has had contact with the DNR and Kwik Trip will provide the City with the permits that cover Hulbert Creek. Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 420 STH 13 on portion of current Sauk County, City of Wisconsin Dells tax parcel 291-0117-00000 contingent on the applicant take control of the property. The property is zoned C-4 Commercial-large scale. Upon roll call vote, motion carried 7-0.
5. Motion by Helley and seconded by Theiler recommend to council approve the Site Plan Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 420 STH 13 on portion of current Sauk County, City of Wisconsin Dells tax parcel 291-0117-00000 with the following contingencies:
 - 1) The applicant take control of the property.
 - 2) If the City cannot service the dumpster enclosure, the applicant will obtain their own private solid waste service.
 - 3) The storm water pond shall be maintained to operate as designed and prevent it from creating issues in Hulbert Creek.
The Site Plan approval is also contingent on approval of the CUP. The property is zoned C-4 Commercial-large scale. Upon roll call vote, motion carried 7-0.
6. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit and Site Plan Applications from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 1013 Broadway on a portion of Columbia County, City of Wisconsin Dells tax parcel 291-1008.05. The property is zoned C-1 Commercial-neighborhood and C-2 Commercial-downtown. Resident Gail Jermier said she is not necessarily against the project, but is concerned about the noise and would like restrictions on the operational times for the car wash and dryer blowers. Resident Ben Scott spoke about concerns with noise and hours of operation, pedestrian and vehicle traffic impact and future planning for the intersection of Race/Broadway with the proposed multi-family facility and fuel station. The Kryjs' spoke of noise and traffic concerns as well as concerns about gas fumes. They inquired about the entrance locations and Chris Tollaksen said there will be two entrances from Race Street and an entrance on Broadway. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

7. Troy Mleziva, Real Estate Manager with Kwik Trip said the hours of operation for the car wash was originally proposed for 24hrs, but said they would be comfortable with 6am-10pm or 7am if that is the purview of the City. Lisa Delmore asked about the notation in the staff report where, if approved, the car wash operating hours were listed to be 9am-9pm. Mayor Wojnicz said with other car washes in the City, it would be fair to start out with 7am and if there were a lot of resistance from the residents, it may need to be addressed in the future. Troy Mleziva read an excerpt from an email received from Kwik Trip about one of the ways they control air emissions by having Stage 1 vapor recovery in place, which is the process by which vapors are recovered when transport trucks load fuel into the underground tanks. He also spoke about ORVR, which is a system that pulls in the vapors that are created during the fueling process, which limits the vapors from escaping to the environment. More detailed information can be found in the letter included with the packet.

Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 1013 Broadway on a portion of Columbia County, City of Wisconsin Dells tax parcel 291-1008.05 with the following contingencies:

- 1) The applicant take control of the property.
- 2) A buffer is established and maintained between this development and the surrounding properties. The facility will cooperate with the City to install reasonable additional buffers as may be deemed necessary for issues such as headlight shining into neighboring residences.
- 3) The noise nuisance from the car wash be mitigated as much as possible. This includes noise screens and limited hours of operation from 7am-10pm.
- 4) The applicant cooperate with the City to address nuisances to surrounding properties that may develop.

The property is zoned C-1 and C-2 Commercial-neighborhood and C-2 Commercial-downtown. Upon roll call vote, motion carried 7-0.

8. Motion by Theiler and seconded by Freel recommend to council approve the Site Plan Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 1013 Broadway on a portion of Columbia County, City of Wisconsin Dells tax parcel 291-1008.05 with the following contingencies:
- 1) The applicant take control of the property.
 - 2) If the City cannot service the dumpster enclosure, the applicant will obtain their own private solid waste service.
 - 3) The storm water pond shall be maintained to operate as designed and prevent it from creating a nuisance to the area, including by mosquitoes.
 - 4) The applicant will cooperate with the City to make reasonable improvements to the buffer between neighboring properties.
 - 5) The operational hours of the car wash shall be 7am-10pm.

The Site Plan approval is also contingent on approval of the CUP. The property is zoned C-1 and C-2 Commercial-neighborhood and C-2 Commercial-downtown. Upon roll call vote, motion carried 7-0.

9. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Movin' Out, Inc. for Residential multi-family facility at 920 Race Street, Columbia County, City of Wisconsin Dells tax parcel 291-1008.03. The property is zoned C-1 Commercial-neighborhood. Ben Scott spoke about the same concerns with traffic, especially with both applications presented at this meeting from Kwik Trip and Movin' Out. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

10. Mayor Wojnicz said he had traffic concerns, but Kwik Trip traffic will probably go to Vine Street, then to the stoplights at the intersection of Vine and Broadway and does not foresee the apartment traffic wanting to go north on Race Street. Ald. Freel used the example where there were initial concerns about the 80-unit development on Pioneer Drive and Fitzgerald a few years ago. He said he has not seen any traffic problems at that location. Motion by Freel and seconded by Theiler recommend to council approve the Site Plan Application from Movin' Out Inc. for Residential multi-family facility at 920 Race Street, Columbia County, City of Wisconsin Dells tax parcel 291-1008.03 with the following contingencies:
- 1) The applicant take control of property.
 - 2) The final building heights are approved contingent on the building being equipped with an NFPA 13 sprinkler system.

- 3) The storm water pond outlet structure orifice design is approved by the City.
- 4) The storm water pond shall be maintained to prevent it from creating a nuisance to the area, including by mosquitoes, orifice blockage, infiltration blockage due to long term sediment buildup, trash accumulation in or around the pond, on/in the pond fencing. A storm water maintenance agreement should be on file with the City.
- 5) The drainage on the north side of the building does not create a nuisance to neighboring properties.
- 6) The wooded and landscaped area is established per plan and maintained to retain the buffer between this development and the surrounding properties.
- 7) The developer cooperates with the City on completing of the connection to Michigan Avenue.

The property is zoned C-1 Commercial-neighborhood. Upon roll call vote, motion carried 7-0.

11. This land division was primarily approved in February 2020, but it was determined that the west line of Lot 1 should be moved approximately 108 ft. This is a revision of that CSM. Motion by Freel and seconded by Helley recommend to council approve the Certified Survey Map (CSM) submitted by Helegus to subdivide Sauk County, City of Wisconsin Dells tax parcels 291-0096-20000 and 291-0096-32000. Upon roll call vote, motion carried 7-0.
12. Referred to a future meeting is the Helegus Project Application.
13. The next meeting is scheduled for Monday, June 8, 2020.
14. Motion by Freel and seconded by Helley to adjourn. Upon roll call vote, motion carried 7-0 and the meeting adjourned at 6:00pm.

Monica Dorow-Leis
Public Works Office Clerk

Site Plan Application

4-unit seasonal motel unit – Move from Indian Trl to All Star Motel

Staff Report for Plan Commission, 06/08/2020

The City has received a Site Plan application from Brad Preissel to move an existing 4-unit seasonal motel building from the Indian Trl motel at 1013 Broadway to the All Star Motel at 1311 Broadway. The buildings is approximately 26 ft x 36 ft. All new commercial buildings require Site Plan approval.

The All Star Motel is in the C-1 Commercial-neighborhood Zoning District, which is not subject to review by the Design Review Committee.

There are 63 parking stalls on this site, and with the 4 new rooms there would be 50 rooms. The requirement is for 1 parking stall per room, plus employee parking. There is also additional lands on the property that could be developed for additional parking if required.

This building will be operated as overnight rental April - October and will be closed down for the winter.

Chris Tollaksen
City of Wisconsin Dells

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	# 72883
Application number	

1. Applicant information

Applicant name Brad Preissel

Street address 717 Race Street

City Wisconsin Dells

State and zip code WI - 53965

Daytime telephone number 608-393-0876

Fax number, if any 608-253-7333

E-mail, if any blackhawkmotel@blackhawkmotel.com

2. Subject property information

Street address	<u>1311 Broadway, Wisconsin Dells</u>	
Parcel number	<u>11291-1292.03</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>Commercial</u>	
Describe the current use	<u>Motel - accommodating short term overnight guests.</u>	

3. Proposed use. Describe the proposed use.

Moving a building 26 x 36 consisting of 4 overnight rental units. Units are recently renovated and were formerly part of the Indian Trail Motel.

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

Building will be an addition to the current All Star Inn & Suites. Accommodating overnight guests from early to mid April - October.

5. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

N/A

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

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

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

Additional building is an expansion to the current use of the property.

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

Location of proposed site is green space and has no effect of vehicle or foot traffic.

c. Effects of the project on the natural environment

Not much effect as the property still has ample green space.

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

Building is an addition to the current business.

e. The overall appearance of the project

Rooms are recently renovated, building is white. Matches existing color of other buildings. D



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

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

2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

1292.09

11291-1292.09

1399

4-unit
seasonal rental
moved from
Indian Trl.



1399

Valley Dr

1300

23

1300

Broadway St



New Building Location at All Star Motel



Building to be moved to All Star Motel



Site Plan Application

3-car garage – Move from Indian Trl to Long Life Roofing yard

Staff Report for Plan Commission, 06/08/2020

The City has received a Site Plan application from Preissel Enterprises to move an existing 3-car garage building from the Indian Trl motel at 1013 Broadway to the Long Life Roofing Contractors yard at 808 Industrial Dr in the Industrial Park. This property is Zoned I-1 Industrial.

The construction or placement of any new commercial building requires Site Plan approval.

This building would be utilized as additional cold storage for Long Life Roofing. There appears to be adequate space in the yard for this building.

Chris Tollaksen



Business Park Rd

11291-1497.2

Busine

11291-1497.20

11291-1497.23

808

3-car garage
moved from
Indian Trail

11291-1497.19

1881

11291-1497.1



3-car garage to move
to Long Life
Contractor Yard



1000

13

Broadway St

1100

13

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	R# 72892
Application number	

1. Applicant information

Applicant name	Preissel Enterprises
Street address	1921 Broadway Avenue
City	Wisconsin Dells
State and zip code	WI 53965-0688
Daytime telephone number	608/254-7948
Fax number, if any	608/254-6901
E-mail, if any	longlife@longliferroofing.com

2. Subject property information

Street address	808 Business Park Rd.	
Parcel number	11291-1497.19	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)	I-1 Industrial	
Describe the current use	Office building and storage buildings being leased by Long Life Roofing Co.	

3. Proposed use. Describe the proposed use.

3-car garage to be moved in from Indian Trails Motel for additional storage for equipment used by Long Life Roofing Co.

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

Same hours as currently open. M-F 6:00 am to 7:00 pm during May to October. M-F 7:00 am to 6:00 pm October to May. Occasional Saturday partial days.

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

Promotes the expansion of Long Life Roofing

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

None. Placement will be on a currently paved/graveled area.

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

There will be only a couple of days of construction when the site is cleared and foundation is poured. Once the garage is in place there will be no change to the operations currently taking place.

e. The overall appearance of the project

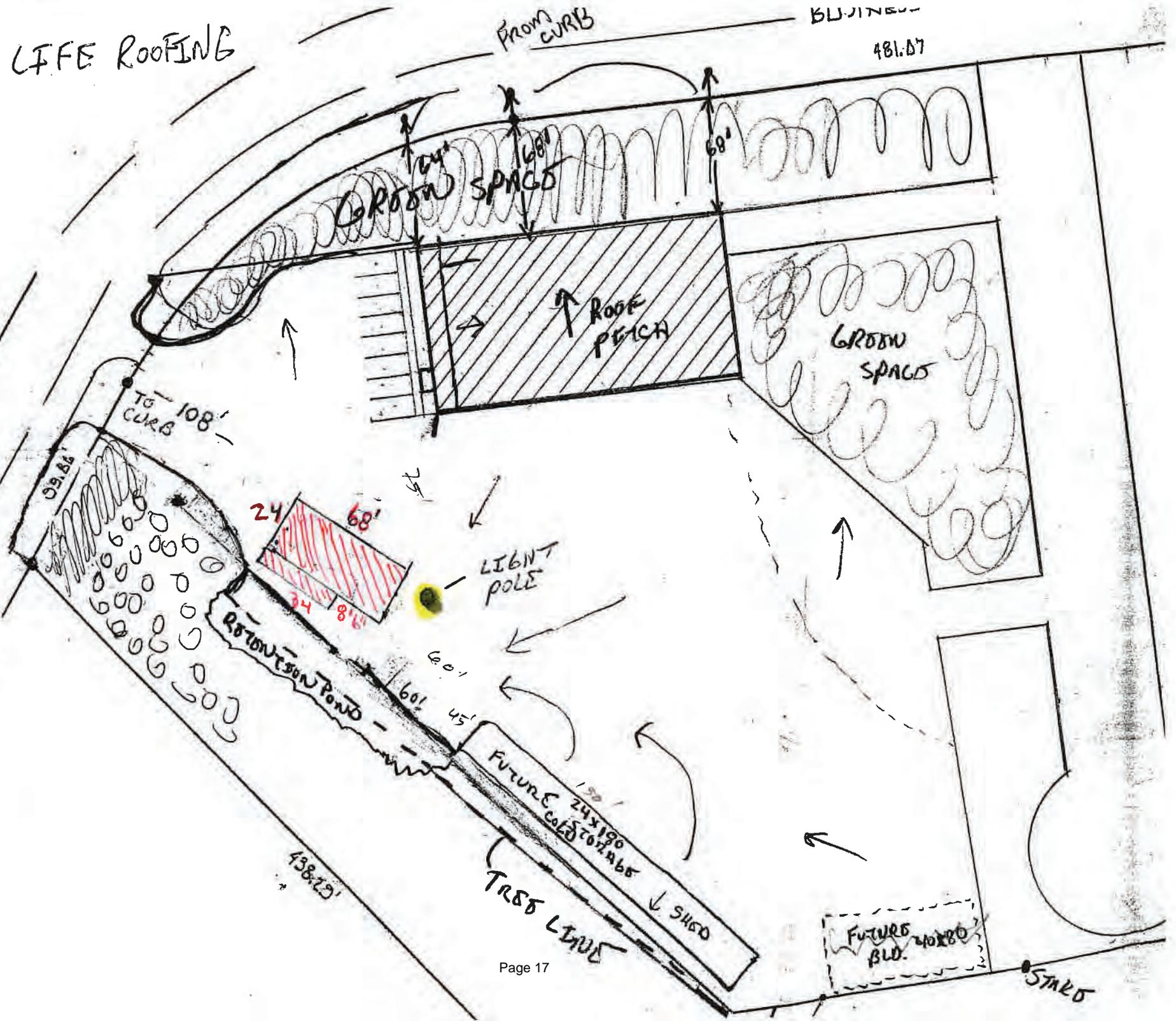
24' x 68' 3 – car garage.

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

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

2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

LONG LIFE ROOFING



737561

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 4479

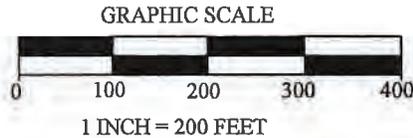
FIELD BOOK # J 11
 PAGES # 1-4
 PROJECT # 05178
 PAGE: 1 OF 2

ASR SURVEYING, LLC

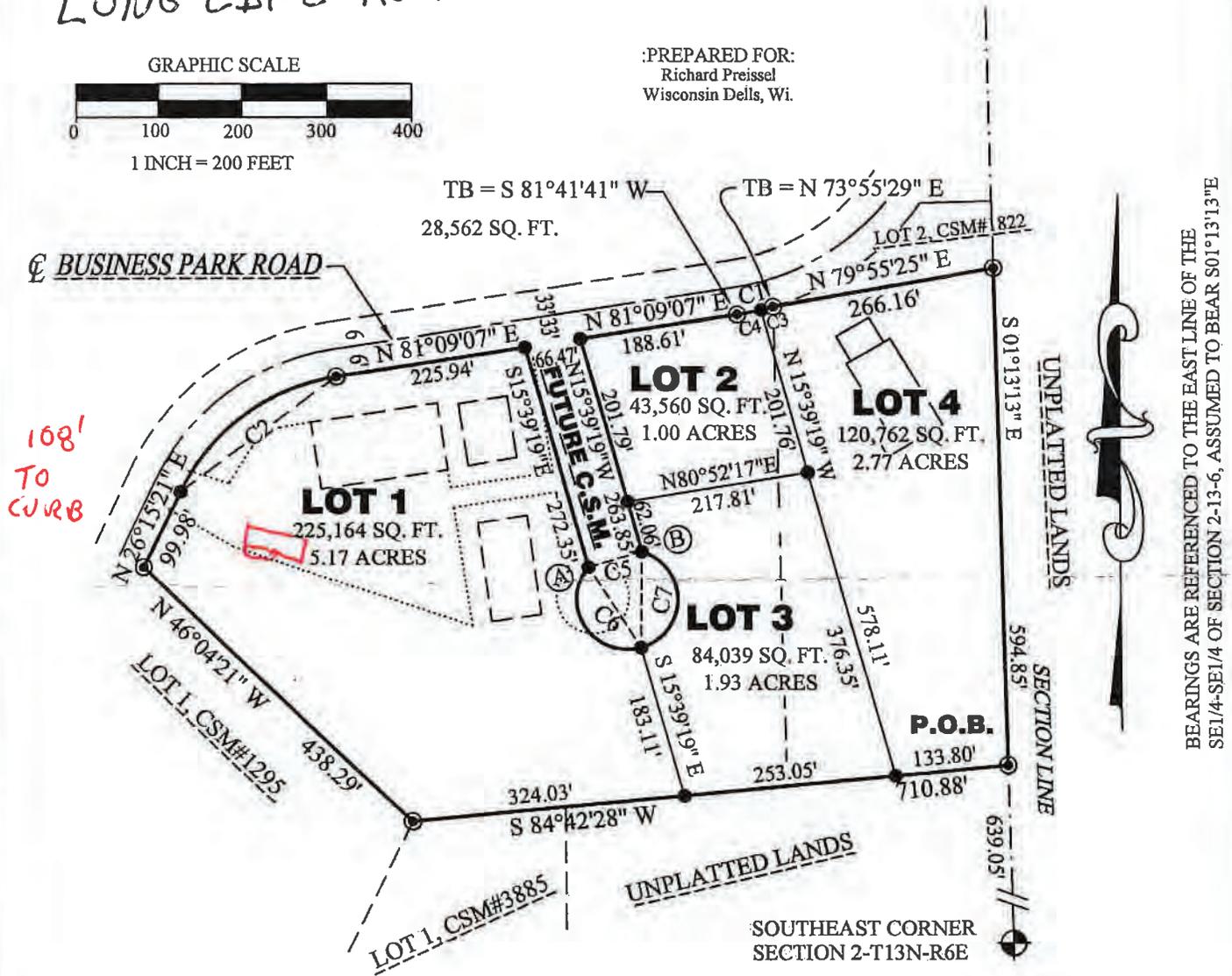
N 2169 SHINKLE HILL RD.
 MAUSTON WI. 53948
 608-847-5237

LOCATED IN THE SE1/4-SE1/4 OF SECTION 2, T. 13N., R. 6E., CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN, BEING LOT 1 OF CERTIFIED SURVEY MAP No. 1822, AND LOT 2 OF CERTIFIED SURVEY MAP No. 3885

LONG LIFE ROOFING



PREPARED FOR:
 Richard Preissel
 Wisconsin Dells, Wi.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE1/4-SE1/4 OF SECTION 2-13-6, ASSUMED TO BEAR S01°13'13"E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	326.16'	44.23'	44.20'	N 77°48'35" E	07°46'12"
C2	250.43'	239.94'	230.87'	N 53°42'14" E	54°53'46"
C3	326.16'	15.00'	15.00'	S 75°14'32" W	02°38'07"
C4	326.16'	29.23'	29.22'	S 79°07'38" W	05°08'05"
C5	60.00'	307.10'	66.00'	N 73°48'29" E	293°15'46"
C6	60.00'	152.99'	114.79'	S 32°36'29" E	146°05'41"
C7	60.00'	154.11'	115.11'	N 00°45'39" E	147°10'05"

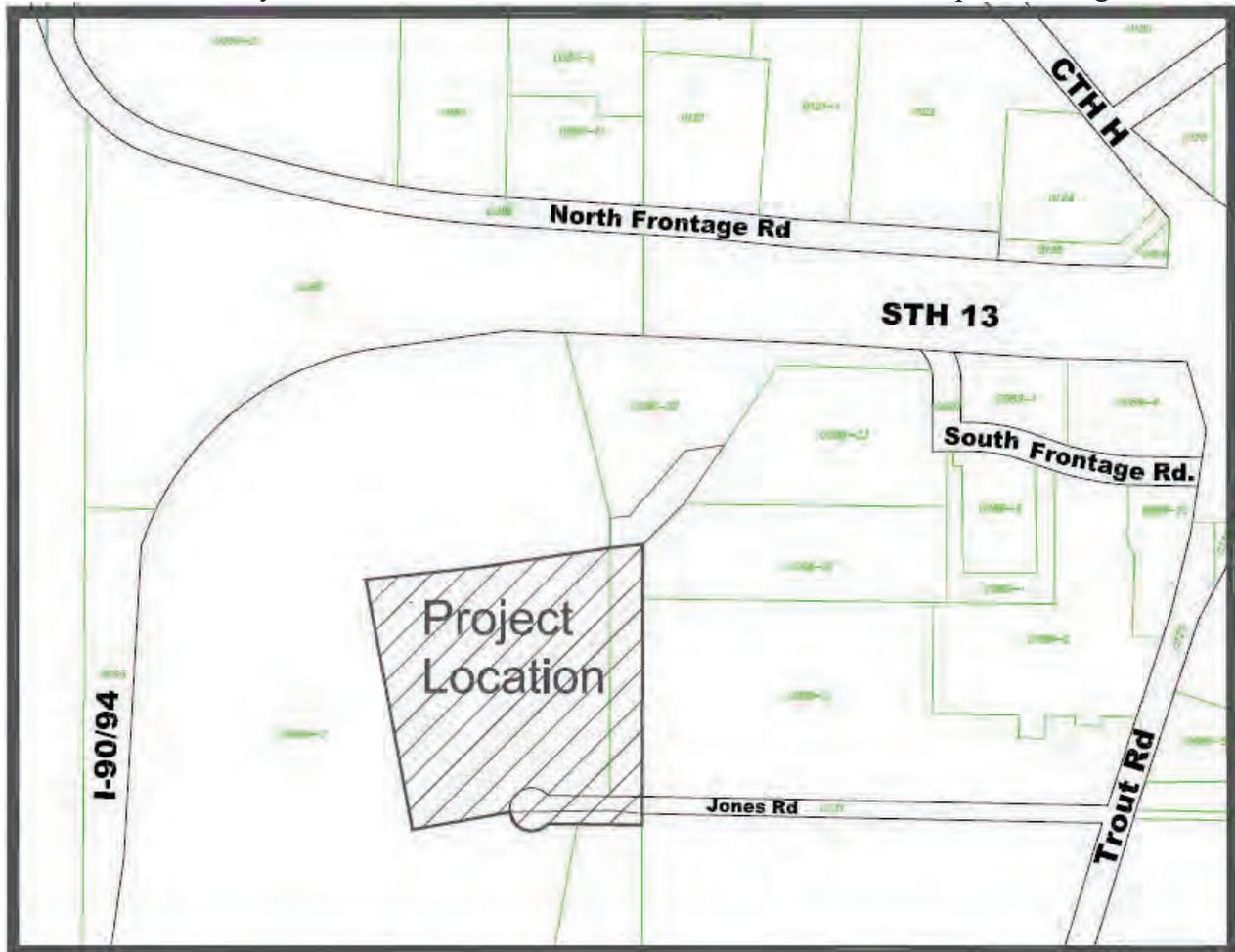
LEGEND



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, June 8, 2020 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

A Conditional Use Permit (CUP), per Municipal Code sec. 19.371(8) requested by Stony Acres, LLC / Duane Kleinsasser to allow the construction of a Residential, multi-family facility and a Principal building height of over 45 feet on a portion of the current Sauk Co, City of Wis. Dells tax parcel 291-0096-20000 located on the west end of Jones Rd. This property is zoned C-4 Commercial-large scale which requires a Conditional Use Permit for a "Residential, multi-family" use per Chapter 19 Article 5 Division 3 of the Municipal Code. Exhibit 5-4 of Chapter 19 Article 5 Division 3 of the Municipal Code requires a Conditional Use Permit to allow a Principal building height over 45 feet, provided an adequate sprinkler system is installed consistent with the State Building Code. This development plan is for consist of two (2) buildings that would each be four (4) stories tall containing approximately 75 units each, for a total of approximately 150 units. Copies of the Conditional Use Permit request are available for review at the City of Wisconsin 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 15th of May 2020
Chris Tollaksen
City of Wisconsin Dells

Publication Dates:
May 21, 2020
May 28, 2020

To: Chris Tollaksen – Zoning Administrator
David Holzem – Director of Public Works and Utilities
City of Wisconsin Dells

From: Tim Mikonowicz, P.E.

Subject: Stony Acres – Two (2) 75 Unit Multi-Family Development

Date: June 4, 2020

I have reviewed the preliminary site, utility, and stormwater plans submitted on behalf of Stony Acres for the development of two (2) 75-unit multi-family apartments located on the far west end of the future Jones Road in the vicinity of Exit 87. The subject property is included in Tax Incremental District #2. Property creation, zoning, and the conditional use permit acceptance are not included as part of this review. I offer the following comments and recommendations for City staff to consider.

1. Overall

- a.** The plans are labeled “Preliminary Plans Not for Construction”. The City should request final plans issued for construction and reserve the right for further review and amend any conditional approvals granted during the June meeting cycle.

2. Electric Utility

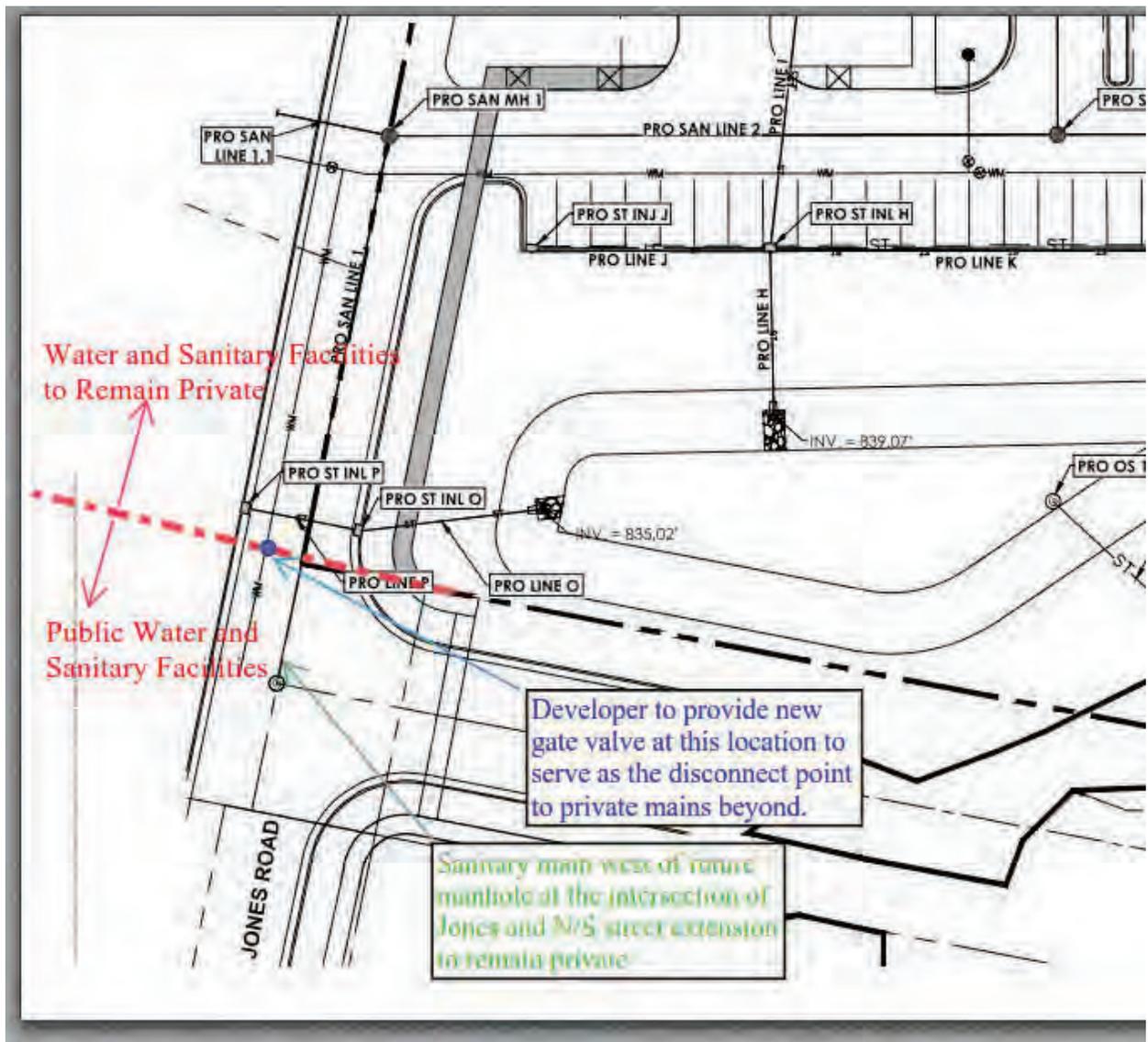
- a.** Permanent electric service route is not included with the plans. Developer should coordinate directly with City Electric on desired route for primary and secondary power supply, location of transformer, and location of service entrance into the buildings to feed the individual meter stacks.
- b.** Developer should provide the City permanent easements for City owned electric facilities installed on private property.

3. Sanitary Sewer and Water Main

- a.** It is recommended that all water and sanitary facilities west of the east property line remain private. The developer should install a new gate valve on the east property line extended to serve as the disconnect point to private mains beyond. In addition, the sanitary lateral extending west out of the future manhole at the centerline of Jones Road should remain a private lateral. See drawing snip below.

MEMO

June 4, 2020



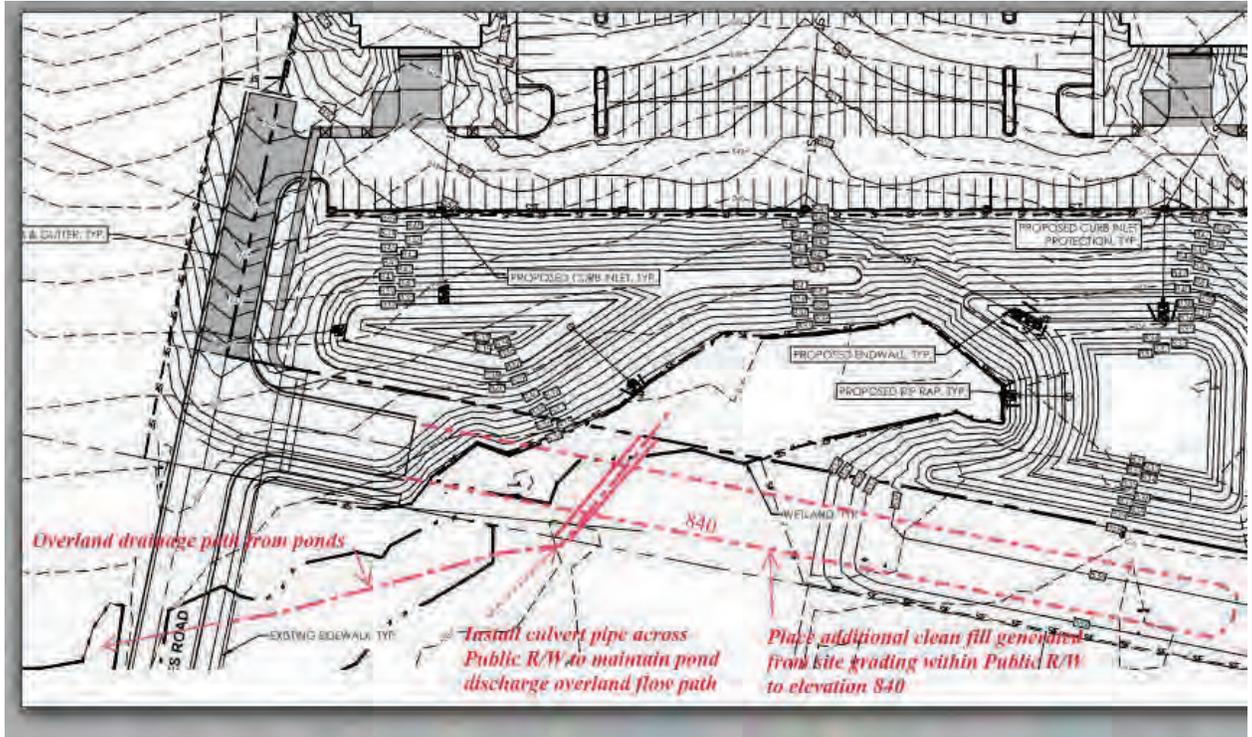
4. Stormwater and Storm Sewer

- a. Based on the stormwater report submitted with the plans, it appears that the two stormwater attenuation ponds included with the design are adequate. There appears to be approximately 86,000 cu ft of potential storage available in the ponds. A 7" rainfall (100 yr event) will generate approximately 78,500 cu ft of runoff. The report indicates that during a 5" rainfall (25 year event) the pond water elevation will not reach the overflow structure rim. The overflow structure rim for pond 1 is noted at 838.10, and the rim for pond 2 is 839.50. The pond water elevation during a 100 year event is reported at: pond 1 – 838.14 and pond 2 – 839.79, both of which are just slightly over the outlet structure rim elevations.
- b. The discharge pipes from both ponds drain to the existing wetland located along the east property line of the subject site. From there, runoff water will continue overland in a

MEMO

June 4, 2020

southeasterly direction under Jones Road and ultimately to the main crossing at Trout Road. This overland flow path will be compromised at the time the future N/S City street is constructed to connect Jones Road to the South Frontage Road. The City should consider if the developer should be responsible for placing additional fill within the public R/W and installing a culvert pipe crossing the public R/W in conjunction with the development now, to address the future “blocking” of the overland flow path from the proposed stormwater ponds. Or, the City will need to accept that additional burden will be absorbed into future City projects. See drawing snip below.



5. Vehicle Access and Circulation

- a. The development will utilize one ingress/egress point (private driveway) located off of the west end of Jones Road. There is no vehicle accessibility to the rear (west side) of the proposed buildings. The central parking lot between the buildings appears to be large enough to accommodate EMS vehicle maneuvers. The City intends to construct a modified “T” intersection at the west end of Jones Road for EMS vehicle turn around in the event that the central parking lot is fully occupied and would restrict larger EMS vehicle movements.

Conditional Use Permit and Site Plan Application
Jones Rd. Multi-family
Staff Report for Plan Commission, 06/08/2020

The City of Wis. Dells has received a Conditional Use Permit application from Stony Acres LLC / Duane Kleinsasser to allow land use 3.4 RESIDENCE, MULTI-FAMILY and buildings in excess of 45 feet in height on a portion of current Sauk County, City of Wisconsin Dells, Tax parcels 291-0096-2000 located on the West end of Jones Rd. This property has been recently described as Lot 1 of CSM 6876 (recorded May 27, 2020) and will have an address of 801 Jones Rd. Jones Rd is an unused, partially platted public road that extends west off of Trout Rd. across from the Beaver Springs Riding Stables. The request is to construct two (2) - 75 unit apartment multi-story apartment buildings. The current zoning for this property is C-4 Commercial – large scale. The multi-family residential land use is allowed as a Conditional Use in the C-4 Zoning District. The proposed buildings will be multi-story, and may exceed the normal maximum building height of 45 feet. Buildings in excess of 45 feet in height are Conditionally Permitted if they are equipped with an automated sprinkler system.

The property that this proposed development will occur on has not yet been sold to the applicant, Duane Kleinsasser. This approval is for the suitability of this property for the proposed use, and the detailed Site Plan for this property. However, no development may occur without the approval of the property owner at the time.

The applicant has submitted both a Conditional Use Permit (CUP) application and a Site Plan application for this site. The CUP application is for the approval of the use, and generally considers the more broad concepts of this use in this locations. The Site Plan application then deals with more of the specifics of the site. This report will address both these applications. In addition, the City has requesting a review by the City consulting engineer. A memo of that review is attached.

Conditional Use Permit Comments

The current concept plan for this development has two (2) separate 75-unit buildings. The developer has stated that each building will contain underground parking. It is understood the two (2) buildings will be constructed in two (2) phases. First the southerly building will be constructed, and the northerly building will be constructed when there is a market for that additional housing. The site will be grading and the storm water facilities installed for both buildings. The extra parking will be finished with the construction of the second building. The proposed building site is 6.77 acres and meets the minimum lot size requirements for a multi-family development of this size. Each building is proposed to have the follow mix of units: Studio = 4, 1 Bedroom = 20, 2 bedroom = 41, 3 bedroom = 10.

As a use, this area seems somewhat appropriate, as a large undeveloped area. As a large undeveloped area, many of the concerns of the impact of this type of multi-family development on the surrounding properties don't seem to exits. The impact of this development seems more applied to its effect on future development of this area. Generally, this area had long been considered for large commercial development, but that has not appeared to materialize. There remains additional lands in this area that could still be developed, but this project does appear to encroach on some of those lands. As such, this project would appear to impact the future development of this area. In contrast, housing appears to be the only viable development for this area at this time. These will be market rate apartments, but still, multi-family residences provide a more affordable housing option to detached single family homes. It seems that there is a need for this type of housing

in the community. The hope would be that this development will spur future development. Perhaps this housing would create a market for commercial development directed towards residents rather than visitors.

This development has been part of an on-going negotiation with this land owner and this developer. Part of this process included the dedication of property east of this development as public Right Of Way (ROW) adjacent to the property that was sub-divided for this development.

One of the main items of concern with large developments is the storm water management. The storm water management plan indicates that the post development peak flows will be less than the pre-development peak flows, up to the 100 yr storm event. The storm water management plan for this development discharges storm water into two large storm water detention ponds on the east end of the property. The storm water is then discharged to a wetland between them that runs east, across the new undeveloped City ROW. The development grading plan appears to include grading within the new undeveloped City ROW, but stops short of addressing the storm water crossing. The storm water then will turn south and cross the Jones Rd ROW. The City has agreed to improve Jones Rd to accommodate this development, and that will include accommodating the development storm water across Jones Rd. Review by the City consulting Engineering points out that the it seems reasonable for this development to address their storm water crossing of the new undeveloped City ROW.

After crossing Jones Rd, the storm water will travel continue in the wetlands heading south approximately 800 ft where it connects with an unnamed stream heading east. This is the stream that crosses Trout Rd approximately 1000 ft south of Jones Rd. The City will also be addressing this culvert crossing Jones Rd. as part of a project to redevelop Trout Rd. After crossing to the east side of Trout Rd. the stream then heads north back towards Hwy 13, where it connects to Hulbert Crk behind the IHOP, which takes it east, under Wis. Dells Parkway and to the Wisconsin River.

The concept of this development seems reasonable, but there are a couple of key points for the City to be clear on. These approvals would be the last official approvals required by the City for this development. Future development of this area may require the construction of the new north-south road along this development. This road construction must accommodate the storm water from this development.

Any approval of this CUP should have the following contingencies:

1. The developer takes control of the property.
2. The Site Plan obtains final approval from City staff.

Site Plan Comments

The Site Plan approval takes into consideration the more specific design elements of the project. This is a rather substantial project that will be developed in two (2) stages. A development agreement was approved by the City for this development in February of 2020 along with a CSM created the development parcel and dedicating road Right Of Way. The CSM was revised in April 2020 to increase the size of the development parcel. These detailed plans for this development were submitted to the City on May 13, 2020. While every effort was made to do a thorough review of the development Site plan, it seems reasonable that additional review may be necessary. City staff would like to retain the right to final approval of the Site plan prior to the issuance of the final building permit.

During a late stage review of the area as a whole with the recently submitted detailed development plans, City staff have identified another road and utility option they feel needs to be vetted. During the Site plan review two (2) significant concerns were identified: 1) Duplicate utilities to avoid public utilities on private property, 2) Conflicts with Storm Pond outflow and future City road. An option that would address both of these items would be to move the public road ROW west, so that it is immediately adjacent to the private parking lot and move the storm water ponds east of the ROW. This would allow the utilities to be placed in the public ROW and remove the conflict between the storm pond outlets and the future public road. This would also align the public road with the development and improve the connection of the public road with a potential future road north of the development. While it is understood that this option will involve changes to the dedicated public road ROW, City staff believes there enough potential benefits to this option that it must be further vetted. Therefore, recommendation from City staff is to table the approval of this Site plan until this option can be further vetted.

It is recognized that the developer would like to be able to move forward with their building construction. City staff acknowledge that their proposed alternate only affect the storm water ponds of this development and should have no effect on the building approvals. As Site plan approval is primarily for the building construction and it is standard practice for early start building permits to be issued to allow construction of footing and foundations. It is always understood that the developer is responsible for any changes that may be required from the final approvals if they start work on the foundations.

There should also be a clear understanding of the Phasing of the construction for this project. The applicant has submitted fully engineered plans for two (2) buildings, but intends to start constructing only one (1) building. Construction of the second building will not start until it is clear there is a market for those units. The first building to be constructed will be the southerly building that is closest to Jones Rd. During this construction the City will simultaneously improve Jones Rd to City Standards. As such, S. Frontage Rd will be utilized for temporary construction access to the building site. When the first building is opened there will only be one completed public road access to the site, which will be Jones Rd. If it is determined there is a market for the second building, that building while be constructed and occupied with one access from Jones Rd. No other roads will be constructed until additional development beyond these two (2) buildings occurs.

The final Storm water management plan is generally a significant part of the Site plan review. The storm water management plan provided indicates significant control of the peak flow out of the development would be control to pre-development levels up to the 100 yr design storm. This would alleviate some of the concerns with storm water, but the CUP section described the conflicts of the downstream flow with the new undeveloped ROW.

The Zoning Code Standards for a Residential, multi-family use call for two (2) parking spaces for each unit, plus an additional visitor parking space for every eight units. For a 150 unit development, the parking requirement would call for 319 parking spaces. The current plan shows 200 exterior surface parking stalls with 8 handicapped parking stalls and the plan states there will be 112 interior parking stalls in the underground lots. This provides a total of 320 parking stalls. It is noted that the eastern row of parking stalls are only 18 ft deep. The City Zoning Code requires parking stalls to be a minimum of 19 ft deep.

It is also noted that the storm water pond grading begins immediately after the east edge of the parking lot. It appears there is about 40 ft of an approximately 4/1 slope down from the parking lot to the storm water pond. There is a 10 wide flat safety shelf along the edge of the normal water level of the pond before the 3 ft deep permanent pool. Normally fencing is not required, and not always recommended, around storm water ponds. However, it does seem possible that some sort of barrier near the end of the parking lot may make sense. The City may allow the project to start without a barrier, but the City retains the right to require a barrier, such as a short fence, if deemed necessary.

The site plan review should also address following items called out in the Zoning Ordinance:

- (a) If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:
1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.
 2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.
 3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.
 4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
 5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.
 6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

The development plan includes a Landscaping plan.

This development itself does not appear to provide significant amounts of green space, although it does appear to meet the minimum 30% open space requirement for the total build. This concept plan for this development includes any recreational facilities. There is an approximately 15ft x 30ft patio area on the back corner of each building. However, this area appears to be within 15 ft of the windows to two (2) dwelling units. The architect has provided an updated patio design that appears to keep the public gathering area 15 ft away from the window to any residence. There is about 60 ft of space between the buildings and a sidewalk that leads to the west where this is about 30 ft of flat space behind the buildings.

There is no recreational or playground equipment provided as part of this plan. Other multi-family housing projects have included at least a small playground area. It seems reasonable to require that this development install some playground equipment for the use of the residents.

The trash receptacles will be stored in the basement of the buildings and brought out to pads outside the building to be emptied. The pads outside the buildings for the trash cans appear to be approximately 20ft x 15 ft. These areas will not be enclosed, as the dumpsters will only be placed out for pick-up and then they will be returned to the basement of the building. The City has never had this type of trash collections. The Zoning code would normally require trash dumpster areas to be screened, and those screen system be sized to allow 3 ft of clearance around all dumpster to be serviced by the City. The standard for two (2) dumpsters side-by-side would be a 23 ft wide access into any enclosure. The City may allow this development to try this trash collection system, but it is understood that if there are issues, dumpster screens may be required, which may require the dumpster pads to be increased in size to accommodate City services. If the owner cannot accommodate the City standard, they may have to obtain private trash collection at their cost. It is understood that a portion of their taxes are used to fund City Commercial garbage collection, and if this development cannot accommodate City services, there is no rebate on these taxes.

Review of the utilities plan for this project have not identified any significant issues. It is made clear that all utility on private property are private utilities. This includes the water main and hydrants located in the parking lot. However, the City retains the right to exercise the private hydrants, to ensure they are in working order in case of an emergency. The owner will provide the City access to the hydrants, in the form of a formal easement if required. While the utilities are private, the utility meters belong to the City, and the owner will provide the City access to the meters for reading, maintenance, and disconnection if necessary. It is also understood that there will be individual electric meters, but there will be one master water meter for each building. The City utilities retains the right to final approval of the utility and meter layout. It is understood that the developer has not coordinated with the electric utility for that service yet. It is made clear that the developer is responsible for coordinating their electric service with the utility and is responsible for following all the requirements of the electric utility. This includes provided the necessary information to procure the appropriate equipment and the normal costs (per PSC guidelines) for the equipment, the installation, and other work required to accommodate the development.

Building locations appear to be oriented to align with the grades the rise behind the building, which is not due n-s. It is assumed this is to minimize the costs of the site grading that will be required to create a flat buildable area. Given the due e-w orientation of Jones Rd. and the due n-s orientation of the dedicated ROW east of this property, the buildings do not run parallel with the adjoining ROW. This does not appear to be an idea layout, but it is assumed the proposed plan is what is considered most economically feasible.

A standard item to consider for these types of developments is the buffering the development from surrounding properties. In this case, there are not any residents in very close proximity to this development. There is an existing business across Trout Rd, and this development should not create an unreasonable nuisance to them. Perhaps more significant will be the aesthetics of this development form Trout Rd. This development will be expected to abide by the City Standards for property maintenance. General nuisances such as poor property maintenance, the accumulation of trash on the property and noise issues shall not be systemic.

The City Comprehensive plan call for this to be a commercial zone. The City considered multi-family residential to be a commercial use.

This development will generate increased traffic on Trout Rd.

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

This multi-family development does not appear to have a large potential to create a nuisance with surrounding properties, as there are no existing developed property adjacent to this property.

This project may have an effect on the development of large scale commercial property in the area, particularly the land due west of this property and visible from the interstate. However, it is also possible that this project may spur additional development in this area.

It seems reasonable to expect access to the property west and south of this project would be from an extension of Jones Rd. To accommodate this project, the eastern end of Jones Rd is being vacated. It is understood that access easements will be provided to properties currently adjoining the areas of Jones Rd that are vacated at this time. It has been noted that ATC holds an access easement from the current Jones Rd that is to be vacated, and the plan shows a new easement from ATC. The City It seems possible that in the future it would be desired for Jones Rd to continue west as a public road. The City may consider re-dedication of a new western Jones road, as long as it meets all of the City standards and requirements for a public road. The expectation is that no accommodation would be provided for the removal of any private road that was constructed in the vacated Jones Rd ROW.

If the downstream storm water flow is not addressed with the development of this project, it may add additional costs to future projects that would require the n-s ROW to be developed into a public road. This project should not have a negative effect on the city's financial ability to provide public services.

It is recommended that this Site Plan Application be tabled so that the alternate public road option can be evaluated. Unless otherwise stated by the Plan Commission or City Council, it is understood that construction of the building footing and foundations may proceed. Any early start footing/foundations building permit carries the condition that

If the Plan Commission chooses to approve this site plan, it is recommended that any approval of this Site Plan should consider the following contingencies:

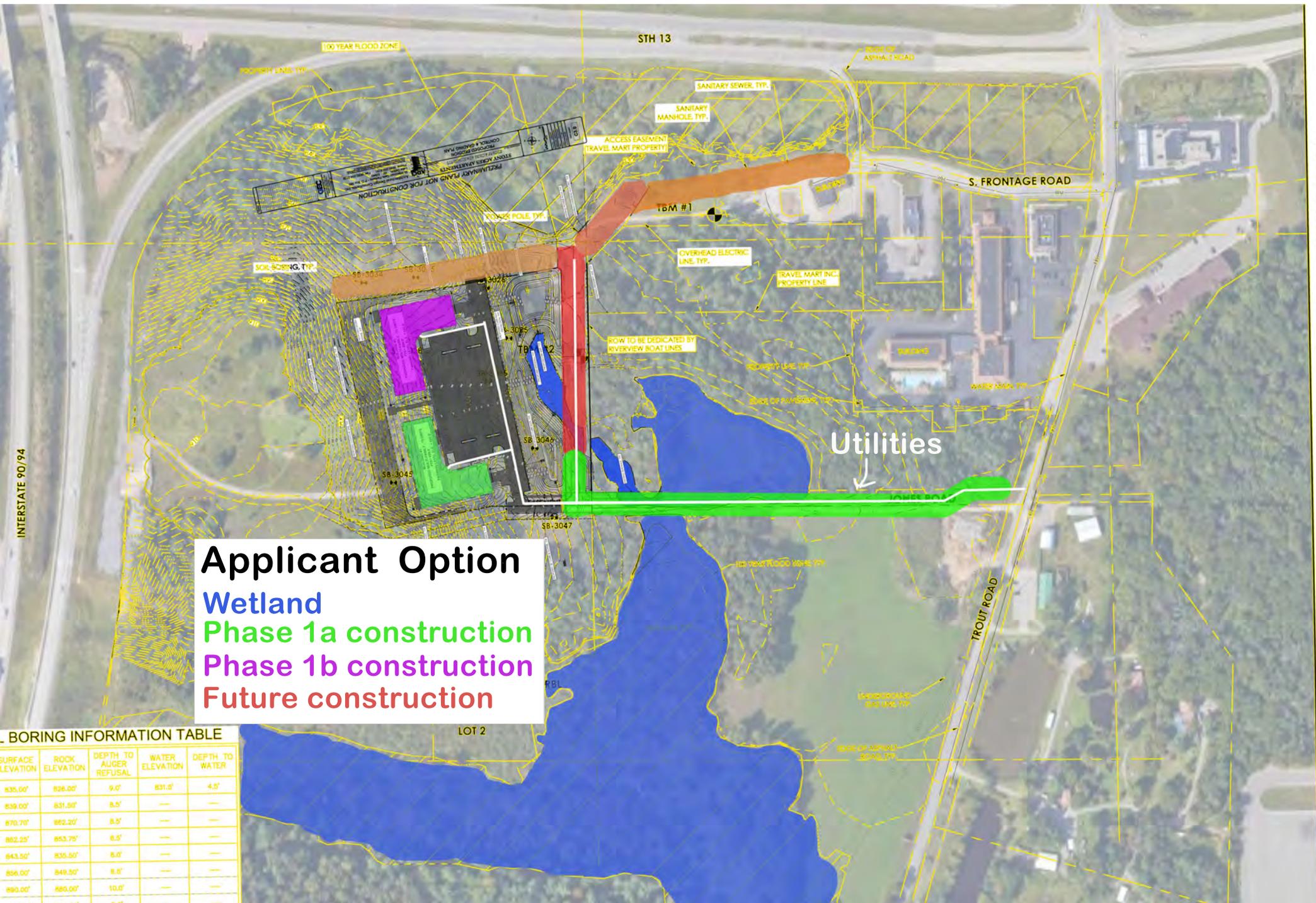
1. Final approval is granted by City Staff and/or Public Works, specifically in regard to the utilities, storm water ponds, storm water outflow, and the public road.
2. Adding some sort of playground or recreational facilities for use by residents.
3. Providing 15 ft of separation between the common patio area and the windows to a dwelling unit. (Appears to have been addressed on 06/03/2020 revision)
4. If there are issues with the trash pick-up system, the owner will make the necessary adjustments to accommodate City service. If proper accommodations cannot be made, the owner will obtain private trash service, at their cost.
5. The owner is responsible for storm water pond maintenance, which includes: preventing it from creating a nuisance to the area, including by mosquitoes, orifice blockage causing unmodeled overflows, removing sediment to prevent infiltration blockage due to long term sediment build up, preventing trash accumulation in or around the pond. A storm water maintenance agreement should be on file with the City.
6. Fencing may be required, if needed, between the pond area and the parking lot.

7. Utilities have final approval of the final utility plans.
8. Utilities north of Jones Rd (as indicated in MSA memo) are private and the responsibility of the developer. A gate valve will be installed near the end of the Jones Rd ROW and will be transition between the Public and Private water system.
9. Developer is responsible for instigating the process to obtain electric service.
10. Developer acquires an access easement to get to their property from S. Frontage Rd. (To allow closure of Jones Rd for City road and utility construction.
11. ATC approval of their new access easement to the west.
12. Verification of the access easements to adjoining properties owners of the Jones Rd ROW to be vacated.

An additional condition of the Site plan:

This development storm water system discharge is updated to remove conflict with the future construction of the n-s road off of Jones Rd.

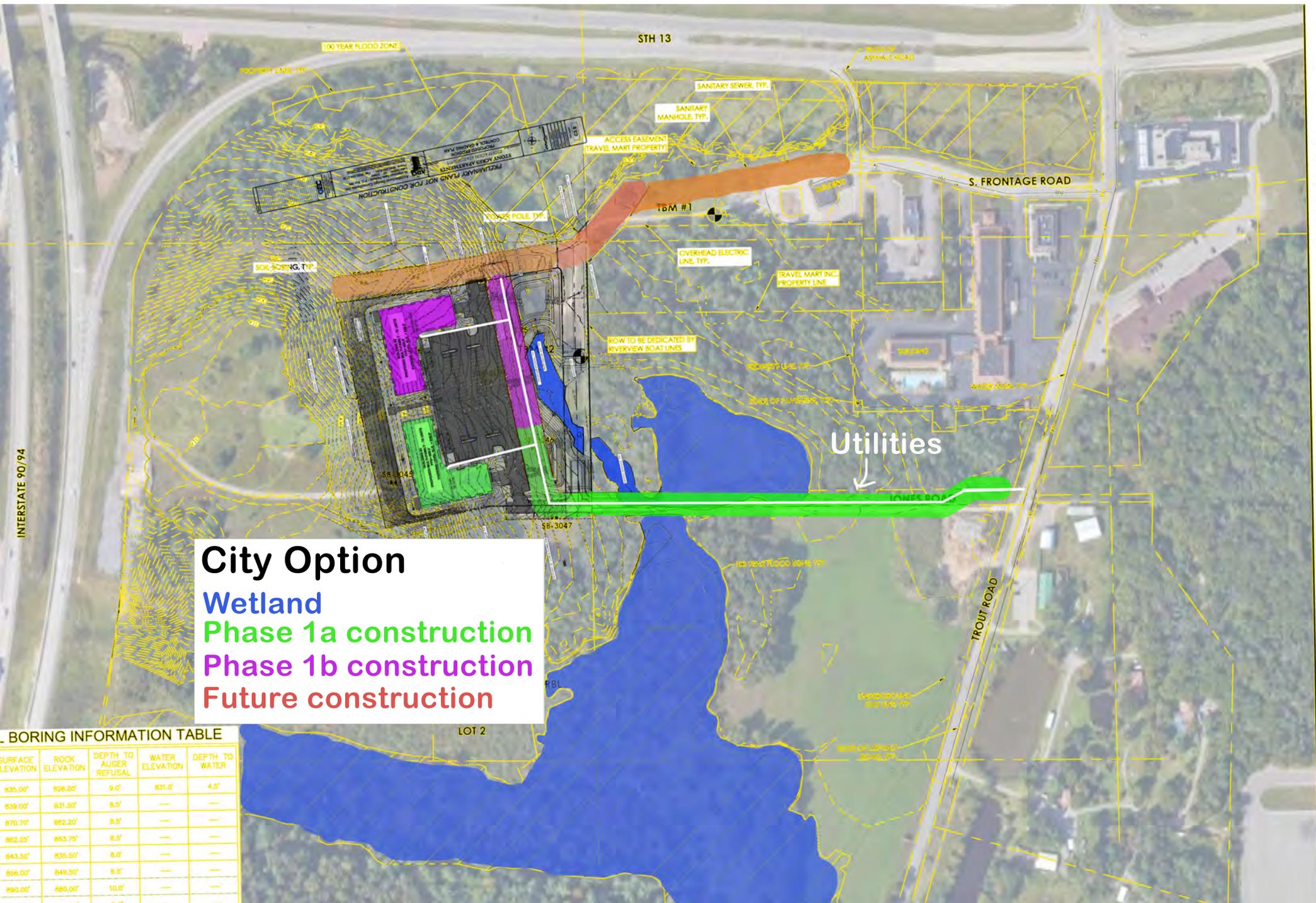
Chris Tollaksen
City of Wis. Dells Planning and Zoning



Applicant Option
Wetland
Phase 1a construction
Phase 1b construction
Future construction

BORING INFORMATION TABLE

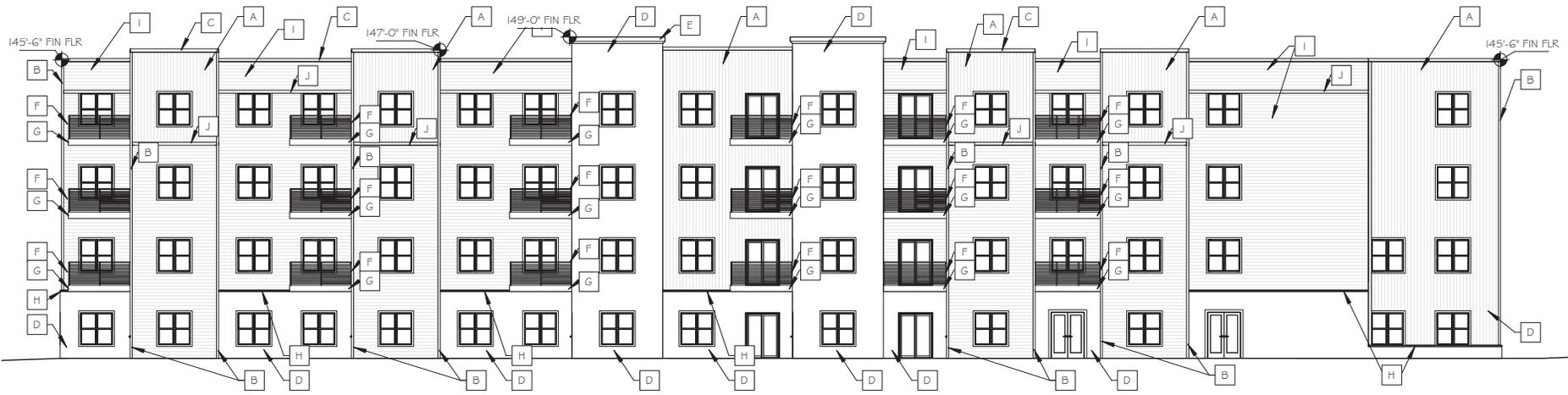
SURFACE ELEVATION	ROCK ELEVATION	DEPTH TO AUGER REFUSAL	WATER ELEVATION	DEPTH TO WATER
835.00'	826.00'	9.0'	831.5'	4.5'
839.00'	831.50'	8.5'	---	---
870.70'	862.20'	8.5'	---	---
862.25'	853.75'	8.5'	---	---
843.50'	835.50'	8.0'	---	---
856.00'	849.50'	6.5'	---	---
890.00'	880.00'	10.0'	---	---
---	---	6.0'	---	---



City Option
Wetland
Phase 1a construction
Phase 1b construction
Future construction

BORING INFORMATION TABLE

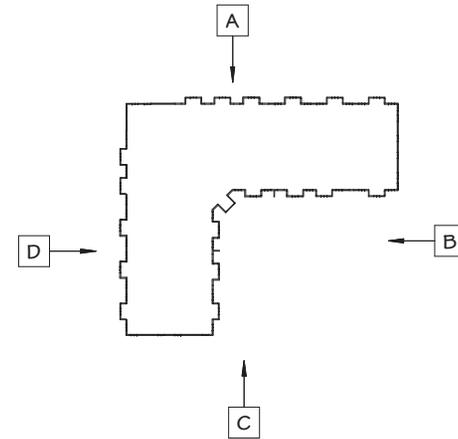
SURFACE ELEVATION	ROCK ELEVATION	DEPTH TO AUGER REFUSAL	WATER ELEVATION	DEPTH TO WATER
835.00'	826.00'	9.0'	831.5'	4.5'
839.00'	831.50'	8.5'	---	---
870.70'	862.20'	8.5'	---	---
862.25'	853.75'	8.5'	---	---
843.50'	835.50'	8.0'	---	---
856.00'	849.50'	6.5'	---	---
890.00'	880.00'	10.0'	---	---



ELEVATION A

SCALE: 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE			
BOX	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR	NOTES
A		VERTICAL ENGINEERED WOOD SIDING	
B		ENGINEERED WOOD CORNER TRIM	
C		PRE-FINISHED METAL GRAVEL STOP	
D		MANUFACTURED STONE VENEER	
E		PRE-FINISHED METAL COPING	
F		METAL RAILING WITH CABLE INFILL	
G		ENGINEERED WOOD DECK TRIM	
H		PRE-CAST STONE SILL	
I		HORIZONTAL ENGINEERED WOOD SIDING	
J		ENGINEERED WOOD TRIM	



KEY PLAN

SCALE: 1" = 100'-0"

Architectural Design Consultants, Inc.
 30 Wisconsin Dells Parkway • P.O. Box 580
 Lake Delton, WI 53940
 Phone: (608) 254-6181 Fax: (608) 254-2139



WISCONSIN

STONY ACRES APARTMENTS

WISCONSIN DELLS

ELEVATION A

Drawn By: CHAMLTON
 Checked By: REIERS
 Date: 06-02-2020
 Scale: AS NOTED
 Job Number: IS-099

SHEET NUMBER

A

B:\M 360\19-099 Stony Acres Apt. - WI Dells\19-099_A DCI-Central.rvt

6/2/2020 4:25:38 PM



ELEVATION C

SCALE: 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE			
BOX	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR	NOTES
A		VERTICAL ENGINEERED WOOD SIDING	
B		ENGINEERED WOOD CORNER TRIM	
C		PRE-FINISHED METAL GRAVEL STOP	
D		MANUFACTURED STONE VENEER	
E		PRE-FINISHED METAL COPING	
F		METAL RAILING WITH CABLE INFILL	
G		ENGINEERED WOOD DECK TRIM	
H		PRE-CAST STONE SILL	
I		HORIZONTAL ENGINEERED WOOD SIDING	
J		ENGINEERED WOOD TRIM	

ADCI Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580

Lake Delton, WI 53940

Phone: (608) 254-6181

Fax: (608) 254-2139

This document is the property of ADCI Architectural Design Consultants, Inc. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ADCI Architectural Design Consultants, Inc.

STONY ACRES APARTMENTS

WISCONSIN DELLS

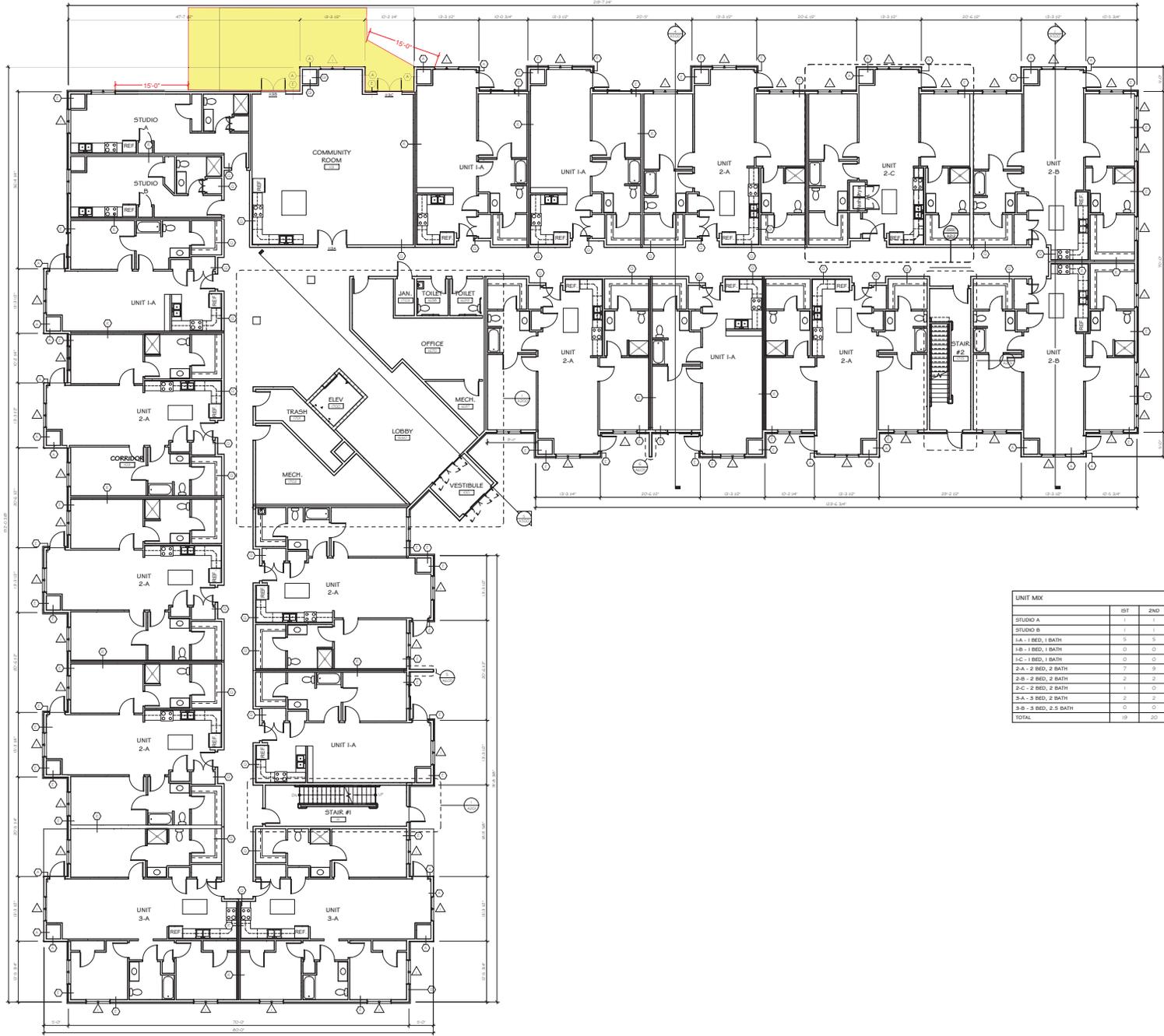
WISCONSIN DELLS

ELEVATION C

Drawn By: CHAMLTON
 Checked By: REIERS
 Date: 06-02-2020
 Scale: AS NOTED
 Job Number: 19-099

SHEET NUMBER
C

modified patio to mainting 15 ft separation from unit window



UNIT MIX	1ST	2ND	3RD	4TH	TOTAL
STUDIO A	1	1	0	0	2
STUDIO B	1	1	0	0	2
1-A - 1 BED, 1 BATH	5	5	5	3	18
1-B - 1 BED, 1 BATH	0	0	0	1	1
1-C - 1 BED, 1 BATH	0	0	1	0	1
2-A - 2 BED, 2 BATH	7	9	9	7	32
2-B - 2 BED, 2 BATH	2	2	2	2	8
2-C - 2 BED, 2 BATH	1	0	0	0	1
3-A - 3 BED, 2 BATH	2	2	2	2	8
3-B - 3 BED, 2.5 BATH	0	0	0	2	2
TOTAL	18	20	19	17	74

FIRST FLOOR PLAN - OVERALL

SCALE: 1/8" = 1'-0"



PRELIMINARY PLANS NOT FOR CONSTRUCTION

ADCI Architectural Design Consultants, Inc.

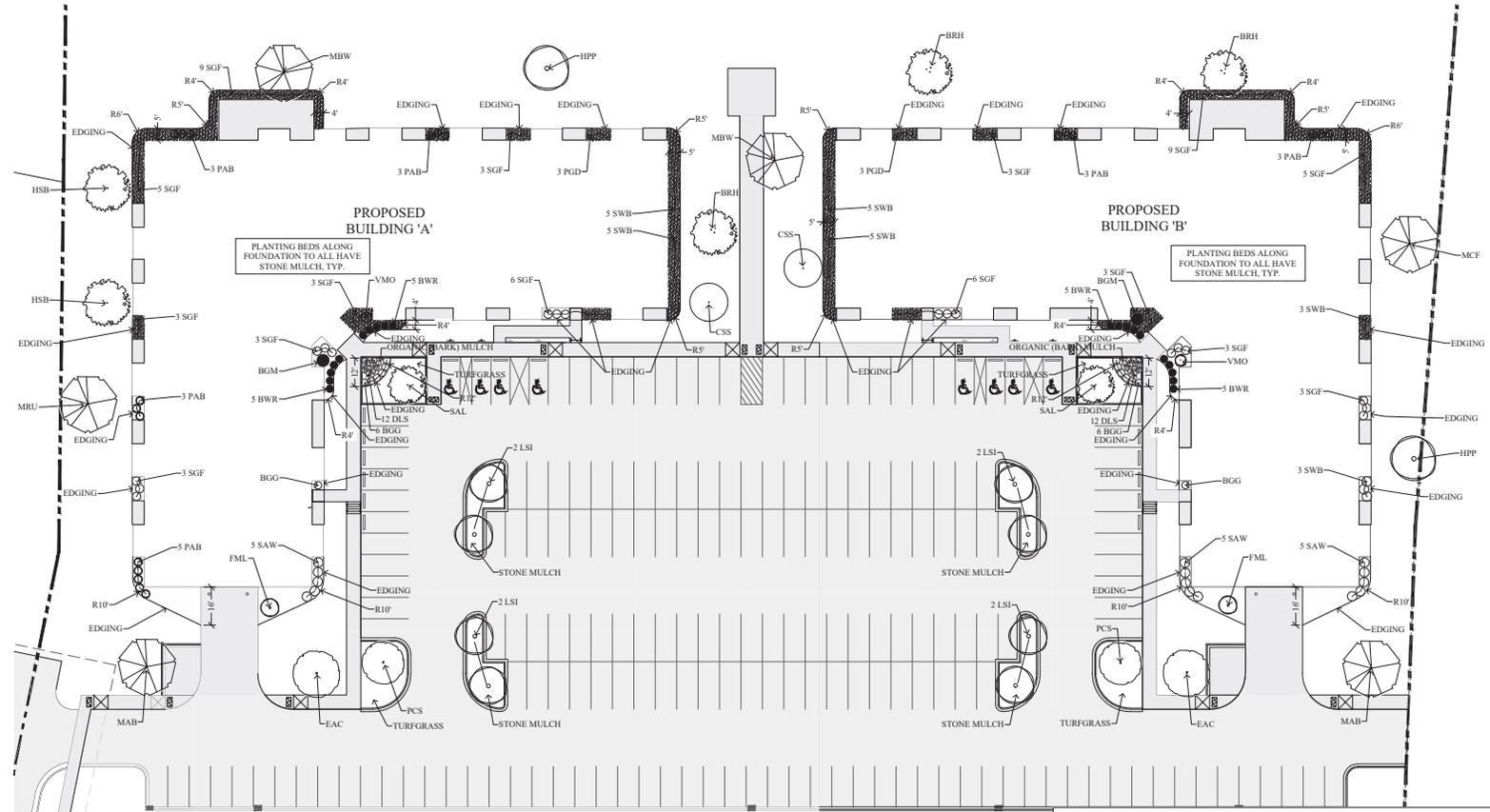
WISCONSIN

STONY ACRES APARTMENTS
OVERALL FIRST FLOOR PLAN

30 Wisconsin Dells Parkway • P.O. Box 580
Wisconsin Dells, WI 53984-0580
Phone: (808) 254-6181 Fax: (808) 254-2139
Not for construction without approval of the local authority having jurisdiction.

Drawn By: CHAMBERLAIN
Checked By: KESSLER
Date: 05-25-2020
Scale: AS NOTED
Job Number: 19-099

SHEET NUMBER
A101



ISSUED FOR CONSTRUCTION

STONY ACRES APARTMENTS

WISCONSIN

WISCONSIN DELLS

LANDSCAPE PLAN

- LANDSCAPE NOTES**
- PLANT MATERIAL/PLANTING BEDS:**
 - FERTILIZE ALL SPECIES OF TREES WITH A COMMERCIAL SLOW-RELEASE FERTILIZER TABLET OR PACKET, INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
 - FOR PERENNIALS AND ORNAMENTAL GRASSES, APPLY A COMMERCIAL MIXTURE OF 10-10-10 OR APPROPRIATE ORGANIC FERTILIZER AT TIME OF PLANTING.
 - BACKFILL TO A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL. ALL PLANT MATERIAL WITH A SOIL MIX RICH IN ORGANIC MATTER. WHERE PERENNIALS ARE SHOWN ON PLAN, INSTALL RICH ORGANIC SUSTAINABLE SOIL AT A MINIMUM DEPTH OF 10-12 INCHES.
 - PLANTING BED EDGING, WHERE SHOWN ON PLAN, TO BE VALLEY VIEW BLACK DIAMOND POLYETHYLENE BED DIVIDER, INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
 - MULCHING 'INDORGANIC' GROUND COVER MATERIAL, FOR FOUNDATION PLANTING BEDS AND PARKING LOT ISLANDS, WHERE SHOWN ON PLAN, TO BE #2 MULTI-COLORED WASHED STONE. INSTALLED AND SPREAD EVENLY AT A DEPTH OF 3-4 INCHES.
 - ORGANIC (WOOD) MULCH MATERIAL, INSTALLED AT BUILDING ENTRANCES IN ADJACENT PLANTING BEDS, ONE AT EACH ENTRANCE, TO BE SHREDDED BARK MULCH, FREE OF LARGE CHUNKS, INSTALLED AND SPREAD EVENLY AT A DEPTH OF 3-4 INCHES.
 - IN WOOD MULCH BEDS, AFTER SOIL AND PLANTS ARE INSTALLED AND PRIOR TO WOOD MULCH INSTALLATION, BROADCAST THE PRE-EMERGENT HERBICIDE, 'PRENE' EVENLY OVER THE PLANTING BED SOIL THROUGHOUT THE PLANTING BEDS (2).
 - A PERVIOUS WEED BARRIER FABRIC, DOWTIT CO. 'PRO-5' OR SIMILAR PRODUCT OF EQUAL QUALITY, SHALL BE INSTALLED UNDER #2 WASHED STONE MULCH. DO NOT INSTALL WEED BARRIER FABRIC IN WOOD MULCH BEDS.
 - TREES:**
 - MAINTAIN ROOT COLLAR OR TREE SLIGHTLY ABOVE GRADE WHEN INSTALLING.
 - DO NOT GO DEEPER THAN THE LEVEL ON WHICH THE BOTTOM OF THE ROOT BALL WILL SET.
 - DO NOT STAKE TREES, UNLESS WINDY CONDITIONS DICTATE.
 - WHERE TREES ARE LOCATED IN LAWN TURF AREAS, PROVIDE A MINIMUM 6-FOOT DIAMETER MULCH BED AROUND EACH TREE. MULCH AROUND THESE TREES WITH A 3-INCH DEPTH OF CEDAR WOOD MULCH SPREAD EVENLY. NEITHER INSTALL WEED BARRIER FABRIC UNDER BARK MULCH NOR A BED DIVIDER AROUND TREE.
 - PLANT WARRANTY:**
 - ALL SHRUBS AND TREES TO BE GUARANTEED FOR ONE FULL CALENDAR YEAR FOLLOWING DATE OF INITIAL INSTALLATION. REPLACE ANY DEAD OR DISEASED PLANTS WITH HEALTHY PLANT SPECIMENS EQUAL TO OR LARGER THAN PLANT SIZE ORIGINALLY PLANTED.
 - GUARANTEE PERENNIALS FOR ONE FULL GROWING SEASON. REPLACE, IF NECESSARY, ANY DEAD OR DISEASED SPECIMENS.
 - TURFGRASS AREAS:**
 - TOPSOIL/TOPSOIL GRADING:**
 - PROVIDE TOPSOIL, IF CONTRACT REQUIRES.
 - TOPSOIL SHALL BE BLACK LOAM NATIVE TO THE AREA, WITHOUT SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, ROOTS, STICKS, AND OTHER EXTRANEUS MATERIALS.
 - TOPSOILED TOPSOIL MEETING THE REQUIREMENTS STATED HEREIN MAY BE USED.
 - PLACE TOPSOIL AND SPREAD UNIFORM OVER ALL LAWN AREAS TO A MINIMUM DEPTH OF 8 INCHES. DO NOT PLACE TOPSOIL WHILE IN A FROZEN OR MUDDY CONDITION.
 - RAKE TOPSOIL UNTIL SURFACE IS FRABLE, SMOOTH, AND OF UNIFORM FINE TEXTURE IMMEDIATELY PRIOR TO SOODING AND/OR SEEDING. CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE.
 - JUST PRIOR TO SOODING AND/OR SEEDING, SPREAD AND RAKE LAWN FERTILIZER INTO TOPSOIL AT A RATE OF 10 LBS. PER 1,000 SQ.FT. COMMERCIAL LAWN FERTILIZER SHALL BE A COMPLETE FERTILIZER EXACTLY DERIVED FROM ORGANIC SOURCES AND CONTAINS 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH. ALL BY WEIGHT AS SPECIFIED.
 - BLEND IN NEW SOIL TO MATCH EXISTING GRADES OF ADJACENT PROPERTIES, WHERE APPLICABLE.
 - WHERE SEEDING IS REQUIRED IN TURFGRASS AREAS, PROVIDE FRESH, CLEAN, NEW-CROP SEED IN COMPLIANCE WITH THE STANDARDS ESTABLISHED BY THE OFFICIAL 'SEED ANALYSIS OF NORTH AMERICA'.
 - THE SEED BLEND IS TO BE 'CAPITAL CITY PARKS' TURFGRASS MIX, BY HERITAGE SEED COMPANY, OR SIMILAR BLEND OF EQUAL PROPORTION AND GERMINATION RATE:
 - 10% FERTILIZATION:
 - 50% ELITE KENTUCKY BLUEGRASS VARIETIES
 - 20% ELITE PERENNIAL TURTLEDOVE VARIETIES
 - 13% ELITE CREEPING RED FESCUE
 - 17% ELITE CHEWING FESCUE
 - REQUIRED MINIMUM TEST RESULTS: 98% PURITY AND 85% GERMINATION
 - SOON UNIFORM AT A MINIMUM RATE OF 88 LBS. PER 1,000 SQ.FT.
 - AFTER SEEDING, APPLY MULCH CONSISTING OF CLEAN MARSH HAY, OR STRAW, AS FREE OF WEEDS AS POSSIBLE, UNIFORMLY OVER ALL SEEDING AREAS.
 - SEEDING WARRANTY:**
 - SEEDING AREAS PLACED DURING THE SPRING (UNTIL JULY 1ST) PLANTING SEASON SHALL BE GUARANTEED FOR NINETY (90) DAYS FOLLOWING FINAL PLACEMENT.
 - SEEDING AREAS PLACED DURING THE FALL PLANTING SEASON SHALL BE GUARANTEED THROUGH JULY 1ST OF THE FOLLOWING YEAR.
 - REPAIR ALL SEEDING AREAS FOUND DEAD OR NOT IN SATISFACTORY GROWTH. REPAIR/REPLACE ALL SEED AREAS WITH SAME TURF GRASS BLEND AS ORIGINALLY SPECIFIED. COST OF REPLACEMENT SHALL BE BORN BY THE CONTRACTOR, EXCEPT REPLACEMENT/REPAIR REQUIRED DUE TO LOSS OR DAMAGE FROM OWNER OCCUPANCY, VANDALISM, OR NATURAL DISASTER.
 - EROSION CONTROL FABRIC/BLANKET:**
 - WHERE TURFGRASS AREAS SHOWN HAVE SLOPES EXCEEDING 10% (10:1 H:V), INSTALL NORTH AMERICAN GREEN 'SFS' EROSION CONTROL FABRIC/BLANKET, OR SIMILAR PRODUCT OF EQUAL VALUE AND PERFORMANCE, ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - PROTECT ALL SEEDING AREAS, AS NECESSARY, TO PREVENT TRAMPLING AND/OR DAMAGE, BY ERRECTING TEMPORARY FENCES, BARRIERS, SIGNS, ETC.

PLANT LIST				
KEY	COMMON NAME	(BOTANICAL NAME)	PLANTING SIZE (inches)	COMMENTS
SHRUBS				
BGG	'GREEN GEM' BOXWOOD	(BUXUS X 'GREEN GEM')	15-18	2' O/C
BGM	'GREEN MOUNTAIN UPRIGHT' BOXWOOD	(BUXUS X 'GREEN MOUNTAIN')	24-30 HT	4' O/C
BWR	'WINTERGREEN' BOXWOOD	(BUXUS X 'GREEN MOUNTAIN')	18-24	3' O/C
FML	MEADOWLARK FORSYTHIA	(FORSYTHIA X 'MEADOWLARK')	24-30	6' O/C
PAB	ABBOTSWOOD FLOWERING POTENTILLA	(POTENTILLA FRUTICOSA 'ABBOTSWOOD')	15-18	3 1/2' O/C
POD	GOLD DROP POTENTILLA	(POTENTILLA FRUTICOSA 'GOLD DROP')	15-18	3' O/C
SAW	ANTHONY WATERER SPIRAEA	(SPIRAEA X 'BUMALDA' ANTHONY WATERER)	18-24	4' O/C
SGF	GOLDFLAME SPIRAEA	(SPIRAEA X 'BUMALDA' ANTHONY WATERER)	15-18	3' O/C
SWB	SNOWBERRY	(SPIRAEA X 'BUMALDA' 'GOLDFLAME')	18-24	4' O/C
VMD	'MOHICAN' VIBURNUM LANTANA	(VIBURNUM LANTANA 'MOHICAN')	24-30	5' O/C
*All woody shrubs shown in container root condition at time of planting.				
TREES				
BRH	'HERITAGE' RIVER BIRCH	(BETULA NIGRA 'HERITAGE')	8'-10' HT.	MULTI (3+) TRUNK
CSS	'SPRING SNOW FLOWERING' GRABAPPLE	(MALUS X 'SPRING SNOW')	2'-CAL.	WHITE FLOWERS, NO FRUITS
EAC	ACCOLADE ELM	(ULMUS X ACCOLADE)	2'-CAL.	VASE-SHAPE, YELLOW FALL COLOR
HPP	'PRAIRIE PRIDE' COMMON HACKBERRY	(CELTIS OCCIDENTALIS 'PRAIRIE PRIDE')	2'-CAL.	YELLOW FALL COLOR
HSB	'SUNBURST' HONEYLOCUST	(CELTIS OCCIDENTALIS 'SUNBURST')	1 1/2'-2' CAL.	YELLOW-GREEN FOLIAGE
LSI	SILVER LINDEN	(TILIA TOMENTOSA)	2'-CAL.	ORANGE-RED FALL COLOR
MAB	'AUTUMN BLAZE' FREEMAN MAPLE	(ACER X FREEMANII 'AUTUMN BLAZE')	2'-CAL.	LATE FALL COLOR
MBW	'BRANDYBINE' RED MAPLE	(ACER RUBRUM 'BRANDYBINE')	2'-CAL.	CROSS OF OCTOBER GLOBYER & AUT. FLAME
MCF	'CELEBRATION' FREEMAN MAPLE	(ACER X FREEMANII 'CELEBRATION')	2'-CAL.	ORANGE FALL COLOR
MRU	'RED SUNSET' RED MAPLE	(ACER RUBRUM 'RED SUNSET')	2'-CAL.	SCARLET FALL COLOR - LATE
PCS	'CLEVELAND SELECT' ORNAMENTAL PEAR	(PYRUS CALLERIANA 'CLEVELAND SELECT')	2'-CAL.	WHITE FLOWER, RED FALL COLOR
SAL	'ALLEGIANY SERVICEBERRY'	(AMELANCHIER LAEVIS)	6'-8' HT.	WHITE FLOWER, RED-ORANGE FALL COLOR
* All trees shown in B&B (Ball & Burlap) root condition at time of planting.				
PERENNIALS				
Key	Common Name	(Botanical Name)	Spacing (inches O/C)	Comments
DLS	'STELLA D'ORO' DAYLILY	(HEMEROCALLIS)	24	18" HT. YELLOW FLOWER
* Perennials are shown as gallon container size.				

Scale: 1" = 20'

North Arrow

DATE: 08-20-2020

PROJECT NUMBER: C8.0

ADCI
Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway • P.O. Box 580
Wisconsin Dells, WI 53940
Phone: (808) 254-6181 Fax: (808) 254-2139

GEC
General Engineering Company
GEC # 2-0620-134

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

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

- Office Use Only -

Initial application fee	\$525.00
Receipt number	72829
Application number	_____

1. Applicant information

Applicant name Stony Acres, LLC / Duane Kleinsasser

Street address 16100 Ridgeview Lane

City Viola

State and zip code WI, 54664

Daytime telephone number 608-604-5778

Fax number, if any 608-538-3003

E-mail, if any deweykleinsasser@gmail.com

2. Subject property information CS

Street address	⁸⁰¹ 800 Jones Road	
Parcel number	NEW CSM, currently part of 291-0096-20000	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	C-4	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: www.citywd.org
Describe the current use	Vacant, primarily wooded with relatively steep terrain	

3. Proposed use. Describe the proposed use.

The proposed use is a 4-story, 75-unit multi-family building (two) with associated parking lot, storm water facilities and utilities.

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

This is a multi-family residential development, there are no operating conditions.

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

5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

The City of Wisconsin Dells will be constructing Jones Road (road and utilities) so access to the development will be provided by Jones Road and Trout Road. Storm water, after particle settling and detention, will be directed to the existing wetland area. No other off-site impacts are anticipated.

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 property is zoned C-4 and we have worked with the City on master planning this and the surrounding property.

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

The City is constructing Jones Road as a part of this project to keep traffic away from the South Frontage Road area.

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

Adequate.

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

The site is currently primarily wooded and will be graded; therefore, the existing site vegetation will be removed.

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

None anticipated

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

There should be no effect on neighboring properties.

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

None anticipated

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 _____

Application number _____

1. Applicant information

Applicant name Stony Acres, LLC / Duane Kleinsasser

Street address 16100 Ridgeview Lane

City Viola

State and zip code WI, 54664

Daytime telephone number 608-604-5778

Fax number, if any 608-538-3003

E-mail, if any deweykleinsasser@gmail.com

2. Subject property information

Street address	800 ⁹⁰¹ Jones Road	
Parcel number	New CSM, Currently Part of 291-0096-20000	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	C-4	
Describe the current use	Vacant, primarily wooded with relatively steep terrain	

3. Proposed use. Describe the proposed use.

The proposed use is a 4-story, 75-unit multi-family building (two) with associated parking lot, storm water facilities and utilities.

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

This is a multi-family residential development, there are no operating 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.

The City of Wisconsin Dells will be constructing Jones Road (road and utilities) so access to the development will be provided by Jones Road and Trout Road. Storm water, after particle settling and detention, will be directed to the existing wetland area. No other off-site impacts are anticipated.

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
The property is zoned C-4 and we have worked with the City on master planning this and the surrounding property.
- b. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
The City is constructing Jones Road as a part of this project to keep traffic away from the South Frontage Road area.
- c. Effects of the project on the natural environment
The site is currently primarily wooded and will be graded; therefore, the existing site vegetation will be removed.
- d. Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
None Anticipated
- e. The overall appearance of the project
Generally, the buildings will only be seen from either Jones Road or the South Frontage Road. Aesthetically, the buildings will look good with most of the parking level being underground so only a 4-story building will be seen. Also, the property to the west will be higher in elevation than the top of the proposed building.
- 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.
A landscaping plan has been completed and provided as a part of the site plan application.
 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 proposed open space is 47%, which does not include the pavement, sidewalk, building or within 15-feet of the buildings.
 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.
Common open space is provided between the buildings and behind the buildings. There is also proposed common outdoor patio space for each building on the ground level.
 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.
Active recreation space and leisure areas are provided between the buildings and behind the buildings. There is also proposed common outdoor patio space for each building on the ground level.
 5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.
There are no private waterways, except the storm water ponds, included in the project.
 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