

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
JUNE 10, 2019

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, Fire Chief Pat Gavinski, Chris Lechnir, Lisa Delmore, and Phil Helley
Absent: Ted Theiler
Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, Ald. Marshall, Kristie Maurer, and Michelle Asdigian
2. Motion by Helley and seconded by Gavinski approve the May 13, 2019 meeting minutes. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit (CUP) Application from Maurer's Market to allow Outdoor Commercial Food and Beverage Service, Outdoor Vendors, and Itinerant Sales at 216 Washington Ave, Columbia County City of Wisconsin Dells tax parcel 11291-0158. The property is zoned C-2 Commercial-downtown. Kristie Maurer said the event would be from 1pm-11pm on July 4. All the food will be through them and all the money raised will go to local area charities. She said there would be volunteers from the local Kiwanis and Knights of Columbus. She said it would be family oriented and will have an inflatable golf course, tie dye booth for kids, etc. With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed.
4. Delmore complimented and thanked Maurer's for doing something unique and positive and raising money for charity, while being faced with some of the challenges that Fourth of July poses. Motion by Freel and seconded by Delmore recommend to council approve the CUP Application from Maurer's Market to allow Outdoor Commercial Food and Beverage Service, Outdoor Vendors, and Itinerant Sales at 216 Washington Ave, Columbia County City of Wisconsin Dells tax parcel 11291-0158 contingent on the following:
 - 1) The property is well maintained, well managed, and not allowed to be the source of a nuisance.
 - 2) The applicant obtains and be in good standing with any other licenses and/or permits required.
 - 3) The applicant is subject to fees for any City services that may be required for this event (e.g. extra garbage pick-up)
 - 4) The applicant cooperates with the City to address any concerns that may arise.
Chris Tollaksen wanted to clarify that this approval includes other outdoor sales as a normal part of the operation of a grocery store. In the past, they have had special outdoor sales such as produce sales and Ribfest and said the city is comfortable with these uses on the property. Motion carried.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from DNL of Wisconsin, LLC to construct a picnic pavilion for the cabin campground at 300 CTH A, Wisconsin Dells, Sauk County tax parcel 291-0143-00000. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
6. Motion by Freel and seconded by Gavinski recommend to council approve the Site Plan Application from DNL of Wisconsin, LLC to construct a picnic pavilion for the cabin campground at 300 CTH A, Wisconsin Dells, Sauk County parcel 291-0143-00000. Motion carried.
7. There were no other items for referral.

8. Scheduled is the next Plan Commission meeting on **THURSDAY, JULY 11 AT 5:00pm.**
9. Motion by Helley and seconded by Freel to adjourn. Motion carried and the meeting adjourned at 5:12pm.

Monica Dorow-Leis
Public Works Office Clerk



CHALET AS WIZARD QUEST



CHALET AS WIZARD QUEST



ELM STREET PLAZA DESIGN CONCEPT



ELM STREET



ELM STREET PLAZA



PRELIMINARY OVERVIEW 400 BLOCK DEVELOPMENT PLAN – WIZARD QUEST VILLAGE

The Roger Brooks study told us that to make downtown a destination, there are four main ingredients that must be included in the mix:

1. Central gathering places - or plazas (at least one.)
2. An “activity generator” such as a permanent, year-round, public market or exhibition center.
3. Anchor tenants: At least two businesses that people will drive at least 20 minutes to visit. Better yet, businesses people would drive from Madison to visit specifically.
4. Evening hour scheduled activities. This is critical, especially if you hope to attract conferences, conventions, and trade shows.

We believe the proposed development – the Wizard Quest Village – alone would provide 3 of the 4 ingredients (and perhaps all 4) necessary to make downtown a destination.

Creating an Anchor Tenant

In order to turn the current Bavarian/Chalet village into an anchor, we would change that existing village into a themed Wizard Quest Village and create a permanent themed plaza on Elm Street. Doing so will increase the size of our footprint and attract more people not only to that area (there are currently no anchor tenants on the 300 block or 400 block), but to downtown generally.

The current Chalet building would be the new location for a much larger Wizard Quest and the bowling alley would remain unchanged. The Bavarian village (changed to Wizard Quest Village) would be a mixture of select retail, artisan shops, and food and beverage, with space in the village square for small events.

The Wizard Quest Village would be that anchor. The projected revenue numbers for the wizard quest village is a little over \$3.5 million annually. Our projected foot traffic for the village is 250,000 annually.

As in every case where one’s footprint is substantially increased, there comes a corresponding need to handle the basic aspects of increased traffic. No one is going to drive over 20 minutes to an attraction where there is insufficient parking.

In light of this basic need, and as a prerequisite for this development to proceed (and succeed), the development would require that the parking lot behind the Chalet/

Bavarian buildings to be conveyed from the City to the developer. This is necessary because:

1. We need a place to advertise that we have bus parking in order for us to aggressively go after that market.
2. We want the ability to advertise “free parking” which is itself a draw.
3. We want the ability to expand if the Wizard Quest Village is a huge success and more space is needed.

The parking lot would be for the customers of any of the vendors in the Wizard Quest Village. We would also be willing to discuss its use with other area businesses.

Creating a Central Gathering Place - Plaza

In order for this development to best assist downtown in becoming a destination, the creation of a plaza is necessary. We already have people driving from as far away as Iowa to specifically come see Wizard Quest. That will only increase.

A themed plaza in this area is necessary in order for us to create the footprint and draw that we want in order for (us) the developers to move forward with our project. The use of the plaza would be:

- Scheduled entertainment nightly in the summer season
- Farmers markets
- Small festivals
- A place for street musicians (buskers) to perform during the day
- A place for pedestrians to regroup, re-energize and relax
- A potential beer garden from the bowling alley (and potential PRT revenue)

Regarding the specifics of this plaza, please find attached hereto some alternative renderings of potential layouts. It is imperative that the plaza be consistent with the developer’s overall plan and development.

Developer Requests

In order to make this project a reality, we need two things from the city: (1) the conveyance of the parking lot behind the Chalet/Bavarian from the City to the developer; and (2) the closure of a portion of Elm Street adjacent for use as a plaza, with the City paying the costs associated with creating the plaza, which will be pursuant to the developer’s plans.

With respect to the first request, we require full City approval no later than September 3, 2019, but the actual conveyance would not necessarily need to occur until September 30, 2020.

With respect to the second request, we would again require that all approvals be confirmed no later than September 3, 2019, with construction of the plaza beginning no later than October 1, 2020 with a completion date of no later than May 1, 2021. While I note the hard deadlines, we would prefer to get both approvals as promptly as possible.

It is my understanding that there may be some utility work which would need to be done as part of the construction. We would need to ensure that any additional work does not interfere with any of these deadlines.

Why Should the City Consider This?

The obvious question is: how does the City benefit by undertaking the requested changes? To briefly summarize the benefits:

- Increased PRT and real estate taxes from the 400 block
- Large increase in foot traffic between the 100 and 400 blocks, benefitting every business in between
- Increased likelihood of development on the 500 block
- A place to schedule City-planned festivals and entertainment
- An increased season because of improved year-round development
- Private money used to beautify the town with seasonal lights and decorations

Conclusion

Please recognize that this is merely an overview of the requests, expectations, and deadlines and it is fully anticipated that there will be more discussion regarding the project and in creating a development agreement relating to this matter.

If you have any questions about the foregoing, or about this matter generally, please do not hesitate to contact me.

Dated this 8th day of July, 2019.



Peter J. Curran
Attorney for Developer Kevin Ricks,
Concept Attractions of WI, Inc.



Elm Street Commons Area Proposal 1
-Paving-

- PAVING**
 A-Pavers used in 200 block
 B-24" concrete pavers
 C-Concrete
 D-Glass

Added information





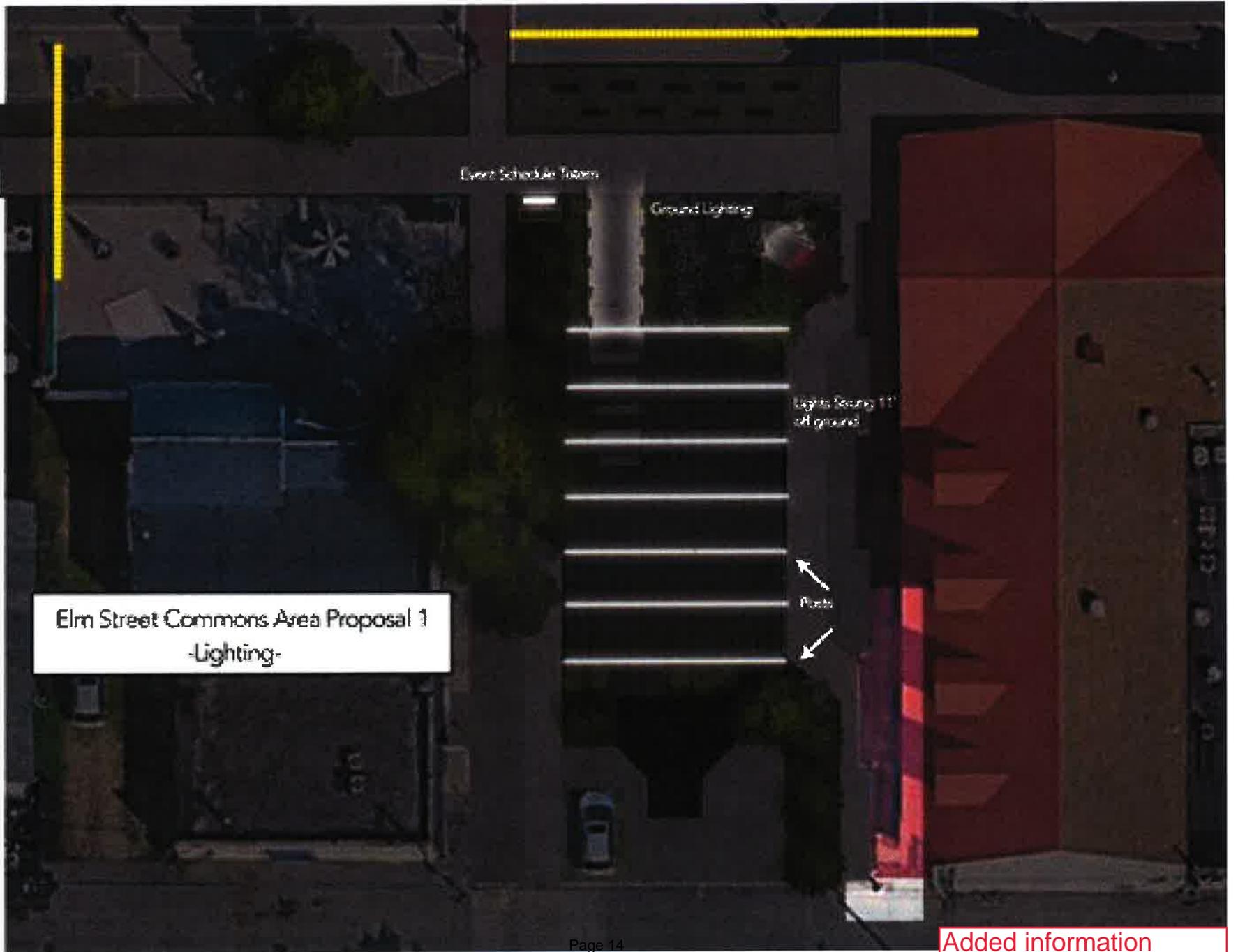
Elm Street Commons Area Proposal 1
-Lighting-

Event Schedule Tabern

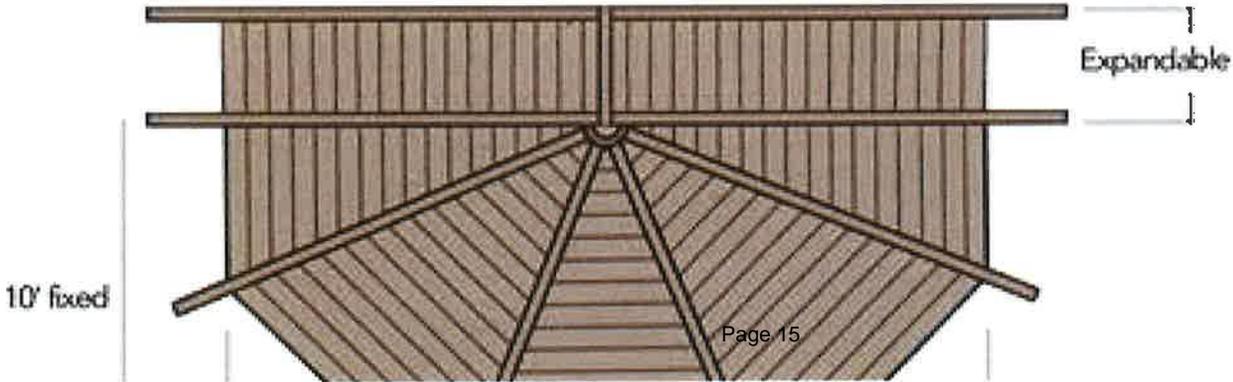
Ground Lighting

Lights recessed 11" off ground

Posts



Proposed Stage/Band Shell
For East Commons Area



Added information

Reply Reply All Forward



Mon 7/1/2019 3:07 PM

Beaver Springs <beaversprings@frontier.com>

Dells Adv Dvlpmt Inc - Storage Container issue

To: Chris Tollaksen

You forwarded this message on 7/2/2019 5:10 PM.

Hello Chris,

Regarding the storage container issue behind the wooden privacy wall at our property on Trout Rd and after multiple discussions & field visits at the location with 2 towing companies, including Mark Platt from Platt's Garage here in town – we are being told that they are unable to move the containers into the position directly behind the Red Barn due to the enormous weight and proximity of the 4 nearby buildings.

We did prepare the area removing the fencing and corral panels in preparation to have them moved the 30 to 40 feet to the North directly behind the Red Barn several weeks ago but due to the current situation we are requesting to appear before the committee again to discuss any options which could make the situation acceptable in the current location.

Thank you,

Brent Tollaksen – Dells Adventure Development Inc.

600 Trout Rd

Wisconsin Dells, WI 53965

608.432.9528

(please note new email address above – beaversprings@frontier.com)

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description COMMON COUNCIL MEETING

Date: TUESDAY, APRIL 16, 2019 Time: 7:00PM Location: MUNICIPAL BUILDING COUNCIL CHAMBERS - 300 LA CROSSE STREET, WISCONSIN DELLS, WI

MAYOR		COUNCIL MEMBERS		
		FIRST DISTRICT	SECOND DISTRICT	THIRD DISTRICT
Edward Wojnicz		Jesse DeFosse	Mike Freel	Ben Anderson
		Brian Holzem	Terry Marshall	Dan Anchor
OPENING				
1	Call to Order & Roll Call Attendance			
2	Pledge of Allegiance			
3	Approval of Consent Agenda Items: <ul style="list-style-type: none"> a. March 18, 2019 Common Council Meeting Minutes b. Schedule of Bills Payable dated April 16, 2019 c. Applications for Bartender Licenses 			
AGENDA ITEMS				
4	Public Comment/Citizen Appearances for Any Non-Agenda Item			
5	Discussion/Decision on Application for Original Class B Beer License Submitted by Asgard Axe Throwing, Dennis Mitchell Agent, for Asgard Axe Throwing, 513 Broadway, for the Licensing Period of April 17, 2019 Through June 30, 2019			
6	Application for Original Class A Beer License Submitted by Mt Olympus Enterprises, Aaron Matteson agent, for Mt Olympus Campground Store, 300 County A, for the Licensing Period of May 1, 2019 Through June 30, 2019			
7	Applications for Renewal of Firework Sales Licenses for the Licensing Period of May 1, 2019 Through April 30, 2020			
8	Applications for Renewal of Seasonal Workforce Housing Facility Licenses for the Licensing Period of May 1, 2019 Through April 30, 2020			
9	Application for Renewal of Riding Stable/Horses for Hire License Submitted by Dells Adventure Development for Beaver Springs Riding Stables, for the Licensing Period of May 1, 2019 Through April 30, 2020			
RESOLUTIONS				
10	Resolution to Approve Updated Wisconsin Public Employers Group Health Insurance Program Agreement			
11	Resolution to Approve the Land Lease Agreement with the Testamentary Trust of John Trumble			
12	Resolution to Award the Contract for the Bowman Park Stable Building & Picnic Pavilion Project			
13	Resolution to Approve the Purchase of a 2004 Jet-Vac Truck from the Dells-Delton Sewage Commission			
14	Resolution to Approve a Conditional Use Permit to Dells Adventure Development in Order to Allow Storage Containers (2) at 600 Trout Road			
15	Resolution to Approve the Certified Survey Map Regarding Sauk County Parcels 291-0017-10000, 291-0018-00000, 291-0019-00000 and 291-0019-10000 (Kickers-Timber Falls area) with Right-of-Way to be Dedicated			
ORDINANCES				
16	Second Reading of Proposed Ordinance to Update the Sign Code to Add Portable Changeable Message Signs			

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the Plan Commission from their April 8, 2019 meeting;

IT APPROVES a Conditional Use Permit to Dells Adventure Development for the use of two (2) storage container on Sauk County Parcel 291-0133-1000 at 600 Trout Road contingent the following:

- 1) The two containers be in compliance with Ordinance 19.819(1)(b) and only be located behind the building and between the back of the building and rear lot line.
- 2) Containers must be moved to this location by May 31, 2019.
- 3) If the containers are still visible from the road, they should to be painted to match the fence.

Edward E. Wojnicz, Mayor

Attest: _____
Nancy R. Holzem, City Clerk

Vote: ___ ayes, ___ nays ___ abs.
Date Introduced: April 16, 2019
Date Passed:
Date Published:

600 Trout Rd
Conditional Use Permit – Storage Container
Staff Report for Plan Commission, 04/03/19

In March the Plan Commission recommended to approve the application for storage containers from Dells Adventure Development. The Common Council referred the application back to the Plan Commission requesting the recommendation for approval be updated to include the following condition, per the general standards: The containers to be located in the back of the lot.

The applicant was advised of the requirement to move the containers and agreed to do so. The applicant requested 90 days to complete the move, to allow inventory currently stored in the containers to be depleted before the move.

For reference, the following is the information provided during the initial review in March 2019:

The Planning & Zoning office has received a Conditional Use Permit application from Dells Adventure Development for two Storage Containers on tax parcel 291-0133-10000.

The applicant was in need of additional storage on their property and has installed two (2) storage containers side-by-side between the riding stable barn and the aquarium on their property located at 600 Trout Rd. These containers are located behind an existing, approximate 6' tall, wooden fence that is 65-70 feet off Trout Road. The owner was unaware that the Zoning code now requires a Conditional Use Permit for the use of a Storage Container as an Accessory Use.

The applicant has submitted photos of the storage containers in place.

The general concern with storage containers is the aesthetic from the public way. As such, some general standards for storage containers include: they not be located in a parking lot, they be located in the back of the lot, and that there be only one container per commercial lot.

The applicant does have two adjoining commercial lots, and operates at least three different businesses on this premise.

It seems some of the general standards apply more to an urban environment. The City has allowed two storage containers in the front of a lot in the industrial park, for Firefighter training.

In this case, a reasonable alternative may be to paint the containers a matching color that also hides the containers from the public view, such as the blue color of the existing fence.

Prepared by:
Dave Leifer

19.818 Standby electrical power generator

A standby electrical power generator shall not generate an average sound level of more than 65 dBA as measured at the property boundary line. Manufacturer test results may be used as a basis for determining the distance a unit would have to be placed from a property boundary line to meet this standard.

19.819 Storage container

- (1) **Location.** A storage container on a commercially-zoned parcel shall:
 - (a) not be located in a parking area required by this chapter;
 - (b) only be located between the back of the building and rear lot line;
 - (c) observe the setback requirements for the district in which located; and
 - (d) not be located in a buffer as may be required by this code.
- (2) **Number.** No more than one storage container shall be located on a commercially-zoned parcel.
- (3) **Character.** A storage container shall be structurally sound and in good repair.
- (4) **Signage.** A storage container may not be used for signage.

19.820 Swimming pool

- (1) **Location.** A swimming pool shall not be located in a front yard.
- (2) **Decking.** Decking is considered an integral part of the swimming pool and shall comply with all setback requirements.
- (3) **Drainage.** Water that is drained out of a swimming pool shall not be allowed to flow onto adjoining property or into a city sewer without the approval of the public works director for the city.
- (4) **Area.** The area occupied by a swimming pool shall not exceed 30 percent of the required yard area.
- (5) **Outdoor lighting.** Outdoor lighting shall not shine onto adjoining property.
- (6) **Design specifications.** A swimming pool shall meet the most current standards published by the National Spa and Pool Institute (NSPI) and the American National Standards Institute (ANSI) including those for plumbing, electrical service, sanitation, fencing, security, and safety.

19.821 Walk-up service window

A walk-up service window shall not be located within 8 feet of a required yard area, except as provided herein. In the Downtown Commercial District (C-2) along Broadway Avenue between the Wisconsin River and Church Street, a walk-up service window may front directly on a public sidewalk.

19.822 Wind energy system

- (1) **Use.** A wind energy system shall be used primarily to produce electricity for on-site use.
- (2) **Minimum lot size.** A wind energy system shall be located on a lot that is 3 acres or larger.
- (3) **Placement.** The base of the unit shall be placed no closer to a property boundary line than two times the height of the unit. For example, a 75-foot high unit needs to be at least 150 from any property boundary line.

19.823 Yard shed

A yard shed shall not be located in a front yard.

19.824 Reserved

19.825 Industrial District Retail

The retail sales and activities shall be ancillary and related to the products manufactured on premises and subject to such conditions as imposed by the city, including without limitation, are of retail space, hours of operation, parking and traffic flow. Any use accessory to the Industrial District Retail use, such as outdoor commercial activities, will be required to obtain permits or other approvals consistent with the requirements in the C-4 Commercial-Large Scale Zoning District.

19.826 to 19.899 reserved

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 808-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	67641
Application number	C-4 229

1. Applicant information

Applicant name Dells Adventure Dulpmt. Inc.
 Street address 600 TROUT RD
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608-432-9528
 Fax number, if any _____
 E-mail, if any _____

2. Subject property information

Street address	<u>600 TROUT RD</u>	
Parcel number	<u>291 0133 -10000</u>	<small>Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.</small>
Current zoning classification(s)	<u>C-4</u>	<small>Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: www.citywd.org</small>
Describe the current use		

3. Proposed use. Describe the proposed use.

Storage Container

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

Receive during regular operating hours

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.

Deliveries can pull up to container area, off the Public Road at existing parking lot.

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

Accessory use to existing commercial use area.

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

OFF Street Parking lot - no effect.

- c. The suitability of the subject property for the proposed use (commercial zoning with existing business.

not affecting use of other properties

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

already developed business

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

Hours of operation will not change.

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

within existing development

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

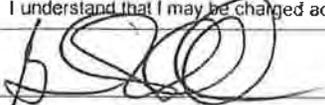
N/A

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

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8 1/2" 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

	2-13-19
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.

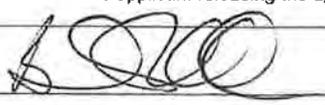
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1 1/2 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.

	2-13-19
Applicant Signature	Date

600 Trout RD, Wis Dells



Storage container View from parking lot.

Untitled Map

Write a description for your map.

Legend

📍 600 Trout R



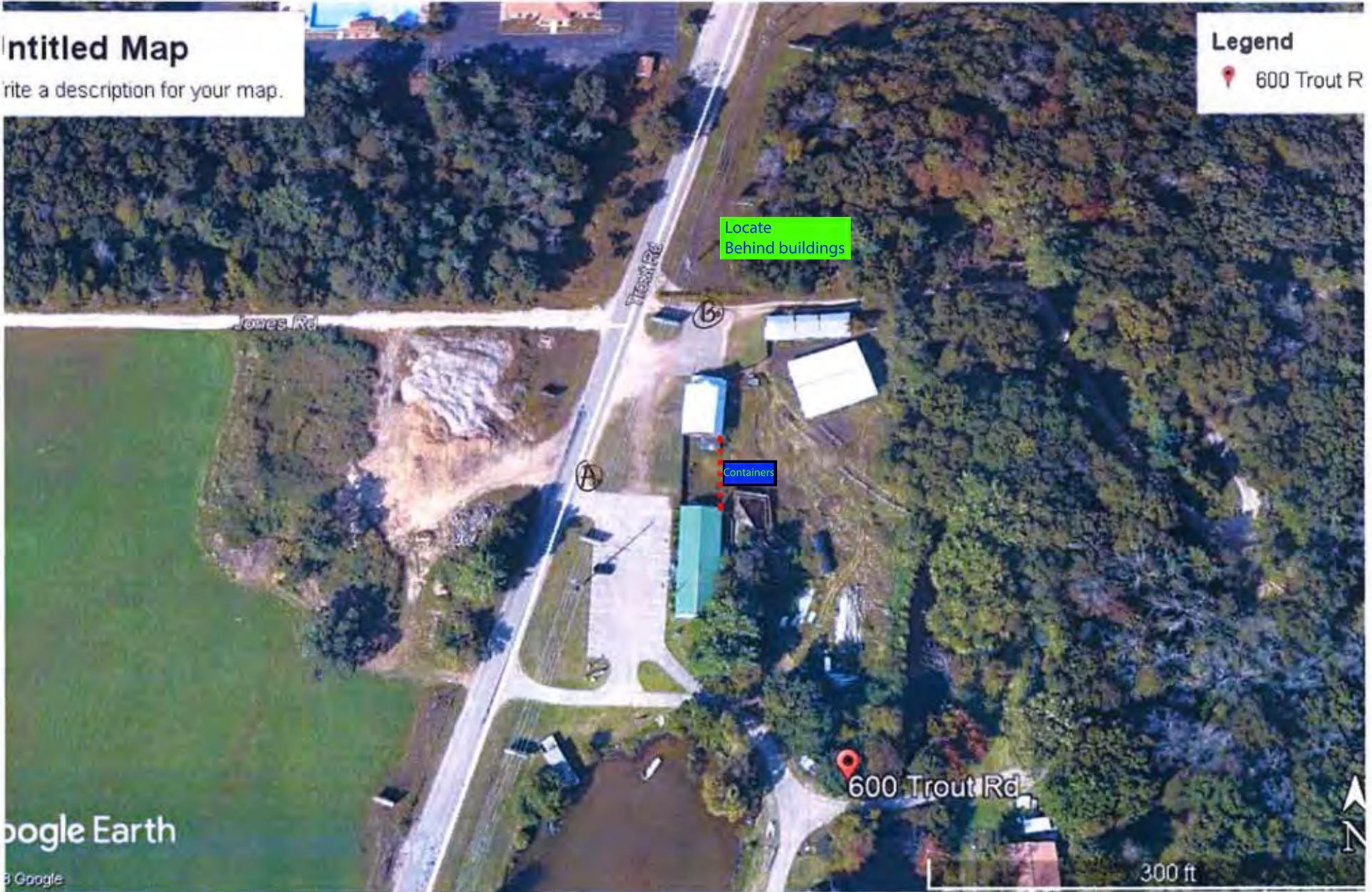
Existing Location

Untitled Map

Write a description for your map.

Legend

600 Trout R



Proposed Location

Untitled Map

Write a description for your map.

Legend

600 Trout R



City Council Approved Location
April 16, 2019

**Hallowell Land Sub-division
Adam Co. Parcel 291007100000**

The City of Wisconsin Dells Zoning office has received a preliminary request from Jason Hallowell to sub-divide property he owns at 1820 Cole Ln in Wisconsin Dells, Adams Co. Parcel 291-00710-0000. This parcel is approximately 19 acres and is located east of the Prairie Oaks sub-division off of 9th Avenue. The existing parcel is currently accessed through an unimproved section of Cole Ln. This property is Zoned A-1 Agricultural, which allows a Residence-single family as a Use Permitted by Right.

The request is to sub-divide this 19 acres parcel into 2 lot: one lot of approximately 5 acres to the north and a second lot of approximately 14 acres to the south. The southern lot would abut the un-improved Cole Ln. and the northern lot would abut the unimproved Prairie Oak Dr. The purpose of the sub-division would be to create a second buildable lot in the 5 acre lot to the north.

Preliminary review of the City of Wisconsin Dells Zoning and Subdivision Ordinances find this proposed subdivision to meet minimum standards for lot size.

The lots abut unimproved public Right Of Way. This access may be utilized to meet the Ordinance requirement for access to a public street.

As such, preliminary review of this proposed sub-division appears acceptable in terms of minimum lot standards. This preliminary approval does not apply to any additional items that apply to CSM review, including (but not limited to): additional Right Of Way dedications or easements (access, utility, ect).

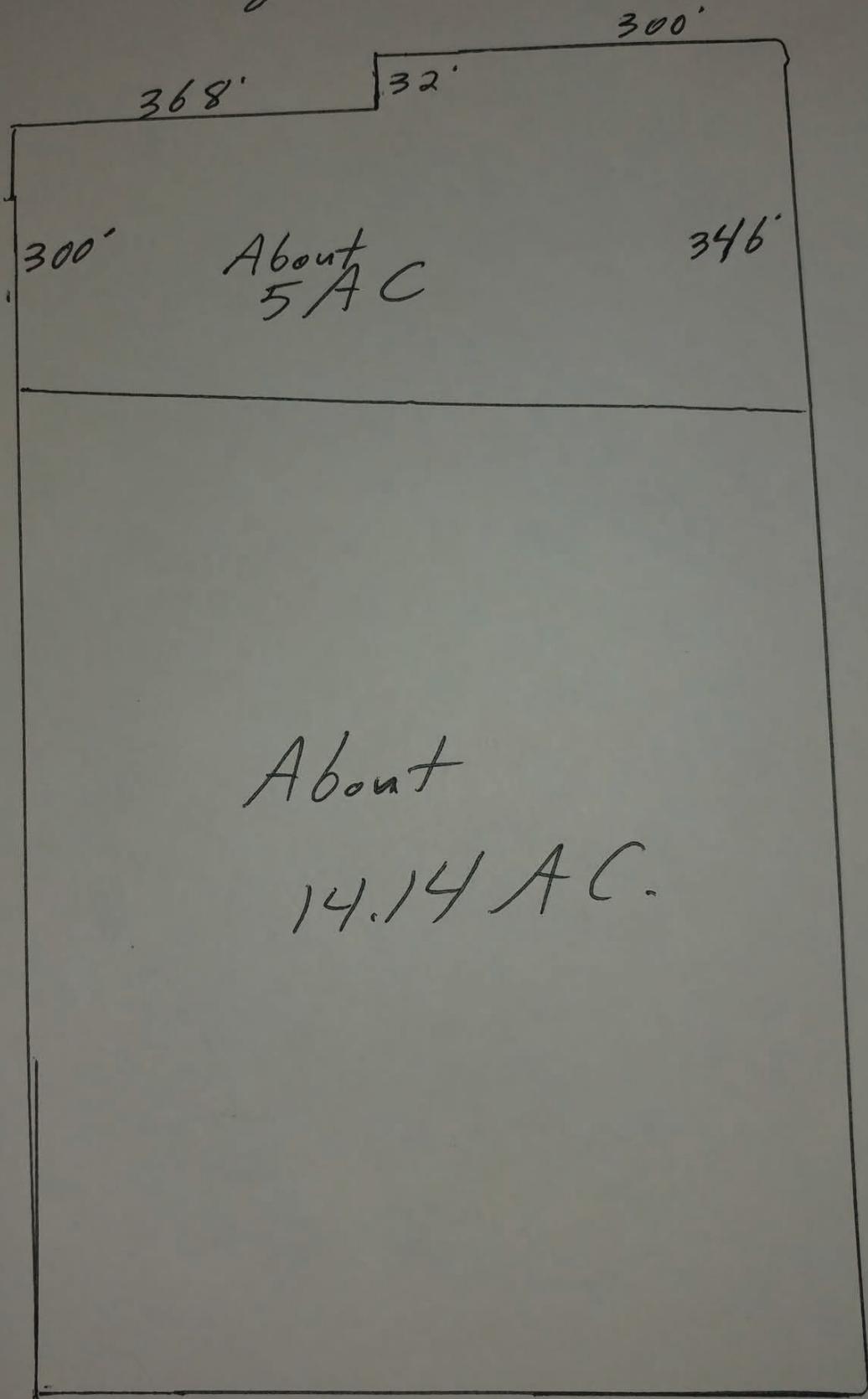
Final approval of this proposed sub-division will require the submittal of a Certified Survey Map stamped by a Licensed Land Surveyor. Final approval will come from the Common Council following a review and recommendation by the City Plan Commission.

While the City may theoretically approves these subdivided lots with access to unimproved public Right Of Way, the City does not accept responsibility to construct any improvements on the currently unimproved Right Of Way. If the owner of the new lots desires any improvements to the currently unopened Right Of Way, they may obtain a "Right Of Way Use" Agreement with the City to make improvements themselves within the Right Of Way.

It may be wise for final approval of this subdivision to be accompanied with a recorded agreement between the City by the land owner of each-others rights and responsibilities. This agreement would then be available and transferable to any future potential purchaser of the property.

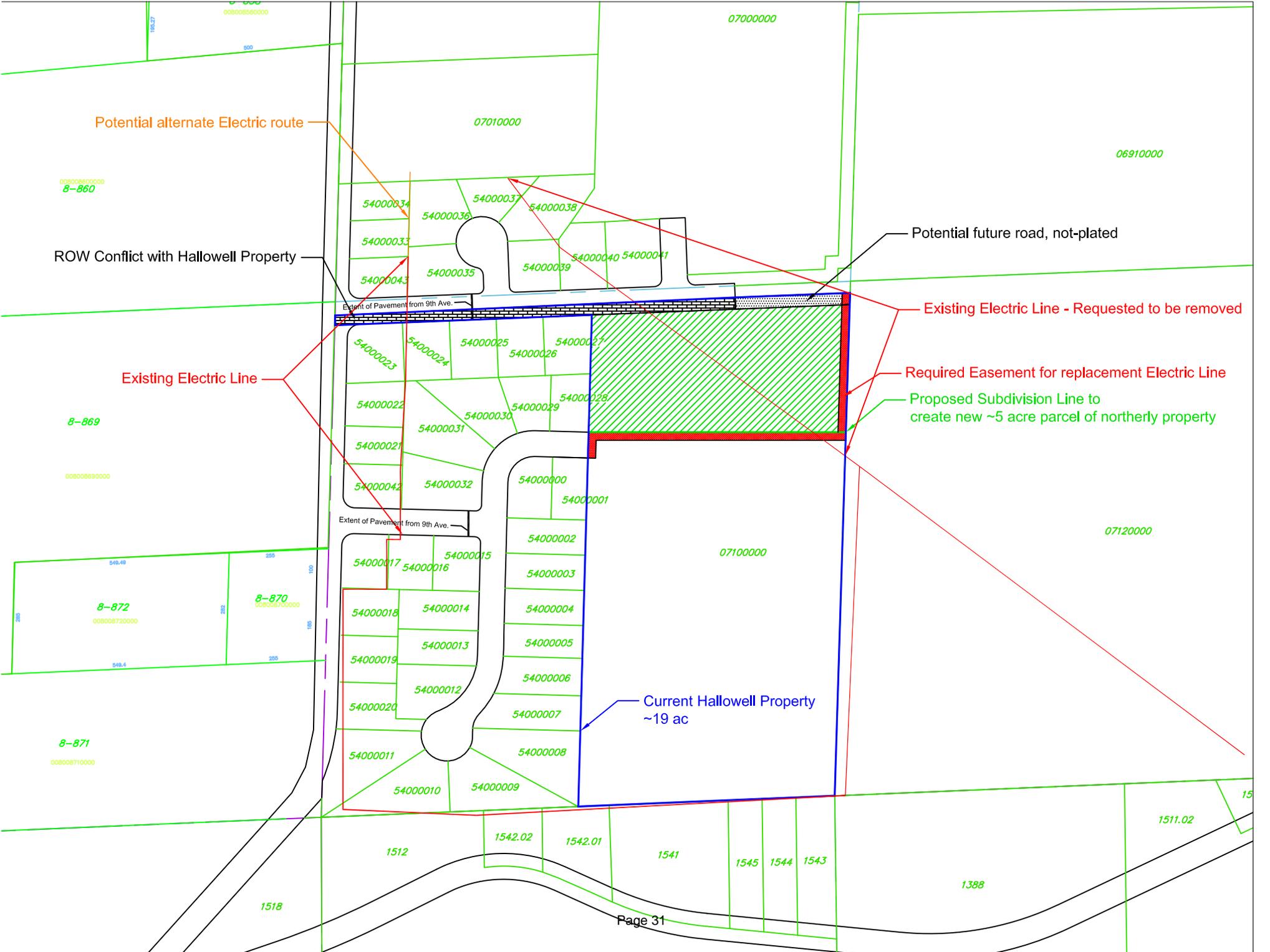
If this property is being subdivided for the purpose of residential development, it seems the property should be re-zoned residential.

Jason Hollowell
Rough Measurements



NOT TO SCALE





Potential alternate Electric route

ROW Conflict with Hallowell Property

Potential future road, not-plated

Existing Electric Line - Requested to be removed

Existing Electric Line

Required Easement for replacement Electric Line

Proposed Subdivision Line to create new ~5 acre parcel of northerly property

Current Hallowell Property
~19 ac

