

## CITY OF WISCONSIN DELLS MEETING AGENDA

### Meeting Description CITY PLAN COMMISSION

Date: MONDAY, OCTOBER 14, 2019 Time: 5:00PM

Location: MUNICIPAL BUILDING 300 LA CROSSE STREET, WISCONSIN DELLS, WI

Committee Members	
Mayor Ed Wojnicz-Chair	Alder. Mike Freel
	Lisa Delmore
	Fire Chief Pat Gavinski
	Phil Helley
	Chris Lechnir
	Ted Theiler
AGENDA ITEMS:	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE SEPTEMBER 9, 2019 MEETING
3	PUBLIC HEARING FOR A CONDITIONAL USE PERMIT APPLICATION FROM RIVERVIEW BOAT LINE TO ALLOW A DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL AND BUILDINGS IN EXCESS OF 45 FT SAUK COUNTY PARCEL 291-0130-00000.
4	DISCUSSION/DECISION ON ITEM 3 (MULTI-FAMILY CUP)
5	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP (CSM) SUBMITTED BY RIVERWOOD EAGLES NEST, LLC TO DIVIDE COLUMBIA COUNTY PARCEL 11291-2200.1903 LOCATED AT 103 BOWMAN ROAD.
6	DISCUSSION/DECISION ON CHANGES TO THE SIGN ORDINANCE REGARDING: MONUMENT SIGNS, ROOF SIGNS, PROJECTING SIGNS, AND APPEALS TO SIGN ORDINANCE. (REFERRED FROM THE DESIGN REVIEW COMMITTEE).
7	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS
8	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (NOVEMBER 12, 2019)
9	ADJOURNMENT
	<p><b>Open Meetings Notice:</b> If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.</p>
	<p style="text-align: left;">MAYOR ED WOJNICZ CHAIRPERSON</p> <p style="text-align: right;">DISTRIBUTED OCTOBER 11, 2019</p>

**CITY PLAN COMMISSION**  
**CITY OF WISCONSIN DELLS**  
**MUNICIPAL BUILDING-300 LACROSSE STREET**  
**SEPTEMBER 9, 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, Phil Helley, and Ted Theiler  
Absent: Lisa Delmore and Chris Lechnir  
Others: City Planner/Zoning Administrator Chris Tollaksen, City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, Treas. Karen Terry, Ald. Anchor, Ald. Marshall, Ald. Holzem, Jason Hallowell, Dakota Musiedlak, Matt Musiedlak, Michelle Coughlin, Bernadette Starzyk, Chris Alexander, Bud Seufzer, Dennis Wimann, Alva Smith, Steve Ennis, Peggy Ennis and Ryan Ennis
2. Motion by Theiler and seconded by Gavinski approve the August 12, 2019 meeting minutes. Motion carried.
3. The applicant withdrew the request for a Conditional Use Permit (CUP) for an Amusement Ride on Sauk County Parcel 291-0139-0000.
4. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Chris Alexander to allow an expansion of the mini storage facility at 919 County Highway H, Wisconsin Dells, Sauk County tax parcel 291-0049-00000. The property is zoned C-3 Commercial-Highway. The Conditional Use Permit (CUP) for the use was approved at the last meeting, but Site Plan was tabled. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
5. Motion by Theiler and seconded by Freel recommend to council approve the Site Plan Application from Chris Alexander to allow an expansion of the mini storage facility at 919 County Highway H, Wisconsin Dells, Sauk County tax parcel 291-0049-00000 contingent on the following:
  - 1) Clarification of paving requirements. If the paving plan does not work out, then they would be required to fix the paving and may be required to be widened.
  - 2) The final Site Plan allows for a minimum of 24 ft wide, 2-way drive aisles.
  - 3) An adequate buffer is maintained between any new building and neighboring residential properties.
  - 4) The applicant is responsible to address any storm water issues that this new construction may create.
  - 5) The final Site Plan is approved by City staff. City staff reserve the right to require full Committee and Council approval of the final plan if they deem necessary
  - 6) Building site and property lines are staked out if final construction is to be within 10 ft of the setback limits.Motion carried.
6. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the CUP from Matthew Musiedlak to allow a "Resort" (Nightly Rental with Amenities) at 1820 Cole Lane, Wisconsin Dells, Adams County tax parcel 291-00710-0000. The property is zoned A-1 Agricultural-Limited. Ryan Ennis spoke against it saying that the properties to the South and West of this parcel are all residential properties. He also said he does not feel short term rental is compatible for this area. He is not necessarily opposed to this one house, but asked what would stop them from adding more units at that location. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
7. Administrator Chris Tollaksen said the Prairie Oak Subdivision is zoned residential, whereas the single-family home (approx. 20 acres) located behind the subdivision remained Agricultural. A

resort is not something the city would normally allow in a residential area. This is something the city did not foresee when the property was annexed into the city. The Zoning Code allows a resort in Agricultural zoning through the Conditional Use Permit Application process. Atty. Hasler and Chris Tollaksen comments included the following:

- ❖ First, determine whether or not the resort meets the definition of a 'resort'.
- ❖ Second, there may be added standards that are reasonable and measurable, and Hasler believes the city could set standards with conditions such as parking and hours of operation.
- ❖ One condition may be limit to one building and may be reasonable and measurable.
- ❖ The tax rate is very low for Agricultural property and if used commercially, there is potential increased land value.
- ❖ Hasler said if there is any significant expansion on the property, the access is somewhat limited. The city has public right of way there and it does not have to be an improved public street. He further said that one of the things that will have to be part of this development will be some kind of written easement that gives the landowner permission to use this as an access to the property, making the property owner responsible for maintaining the access point.
- ❖ Chris said that if the commission approves this, he suggested accepting this as a general idea, and then the next step would be to address this use specifically before having a final motion.
- ❖ Hasler said that if this were approved, one important factor allowing the use would be because of the parcel size being almost 20 acres.

Motion by Ald. Freel and seconded by Helley recommend to council approve the CUP with the following contingencies:

- 1) The use of the archery targets is granted (this can be granted through council).
- 2) Reasonable efforts are made to establish buffers between activity areas on this property and neighboring properties. City Staff are granted the authority to approve or deny the final proposed buffers.
- 3) The Prairie Oak Drive Right of Way is cleaned up.
- 4) The building inspector ensures there are no code or safety issues with the house.
- 5) The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
- 6) The overnight rental of the house will be subject to PRT & room tax and the applicant is responsible for providing clear accounting of the rental of this property.
- 7) Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to addresses nuisances to the City's satisfaction can cause this permit, or any specific use herein, to be revoked.
- 8) Applicant abide by the following restrictions:
  - a. Owner provides current, local, primary contact information to the police department and zoning office.
  - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance.
  - c. This permit is non-transferrable, any new owner or operator of the property will have to obtain a new Overnight Lodging permit.
- 9) Approve for one building only.

Motion carried.

8. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Logging Camp LLC to allow a Garage, Non-residential at 912 Fitzgerald Road, Wisconsin Dells, Sauk County tax parcel 291-0119-00000. 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. Motion carried.
9. Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Logging Camp LLC to allow a Garage, Non-residential at 912 Fitzgerald Road, Wisconsin Dells, Sauk County tax parcel 291-0119-00000 with the following contingency:

- a. The property owner maintains the area around the garage. The vegetation in this area shall be properly maintained and there shall not be a collection of “stuff” around the building.

The property is zoned C-4 Commercial-large scale. Motion carried.

10. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Logging Camp LLC for a Garage, Non-residential at 912 Fitzgerald Road, Wisconsin Dells, Sauk County tax parcel 291-0119-00000. 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. Motion carried.
11. Motion by Theiler and seconded by Helley recommend to council approve the Site Plan Application from Logging Camp LLC to allow a Garage, Non-residential at 912 Fitzgerald Road, Wisconsin Dells, Sauk County tax parcel 291-0119-00000 with the following contingency:
  - a. The property owner maintains the area around the garage. The vegetation in this area shall be properly maintained and there shall not be a collection of “stuff” around the building.This is contingent on Conditional Use Permit approval. The property is zoned C-4 Commercial-large scale. Motion carried.
12. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Port Huron to allow a once a year expansion of the outdoor service area at 805 Business Park Road, Wisconsin Dells, Columbia County tax parcel 11291-1497.4 The property is zoned I-1 Industrial. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
13. Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Port Huron to allow a once a year expansion of the outdoor service area at 805 Business Park Road, Wisconsin Dells, Columbia County tax parcel 11291-1497.4 with the following contingency:
  - a. This approval is permanent approval for the Oktoberfest event held once a year.
  - b. The City reserves the right to revoke this permit for this once a year event if the City determines (in its sole judgment) that this event creates a nuisance.The property is zoned I-1 Industrial. Motion carried.
14. Motion by Gavinski and seconded by Helley recommend to council approve the Certified Survey Map (CSM) submitted by Uphoff Properties, LLC to divide Sauk County Parcel 291-0117-00000 located at 420 STH 13 with the condition that an access easement for Lot 1 is provided and the final CSM is approved by City staff. Motion carried.
15. Item for referral: Look at updating the resort requirements.
16. Scheduled is the next Plan Commission meeting on Monday, October 14 at 5:00pm.
17. Motion by Theiler and seconded by Freel to adjourn. Motion carried and the meeting adjourned at 5:35pm.

---

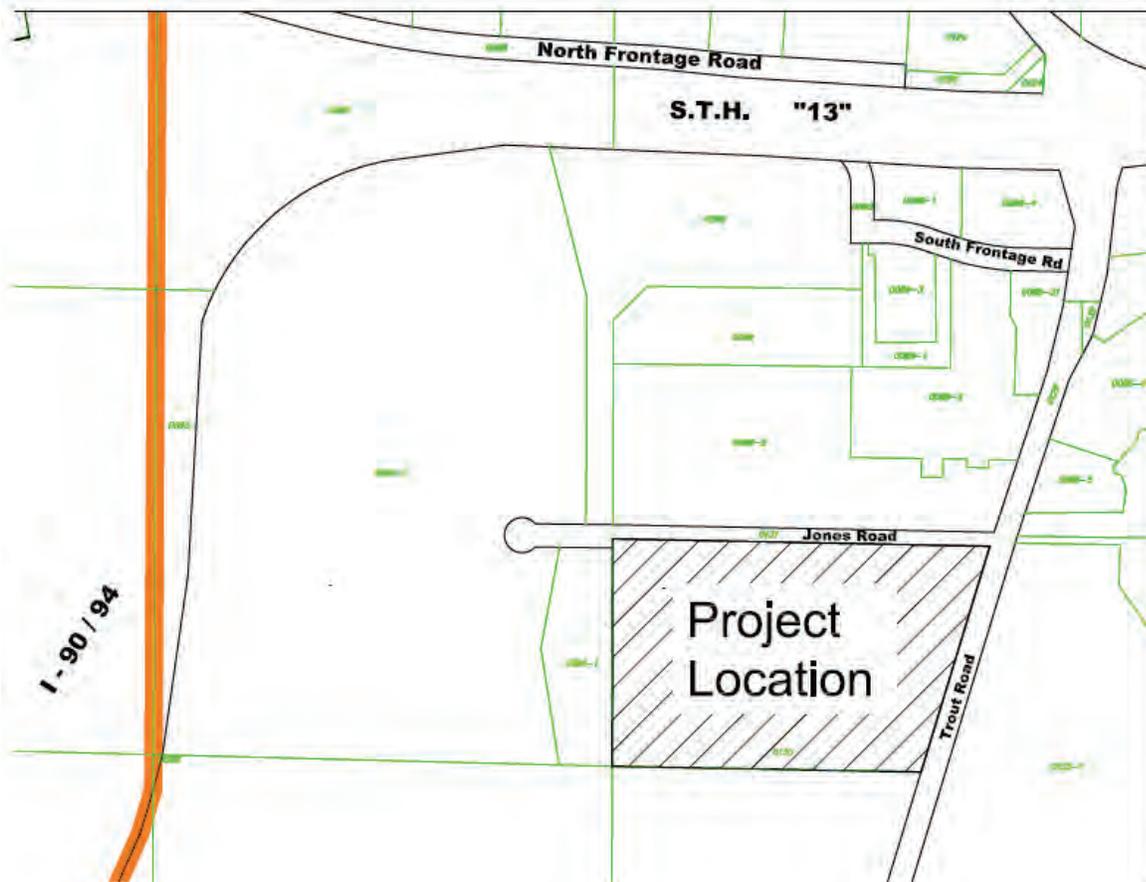
Monica Dorow-Leis  
Public Works Office Clerk

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, October 14, 2019 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 Riverview Boat Line to allow the construction of a Residential, multi-family facility and a Principal building height of over 45 feet on Sauk Co, City of Wis. Dells tax parcel 291-0130-00000 located on Trout Rd. across from the Beaver Springs Trout Farm. 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 three (3) stories tall containing approximately 65 units each, for a total of approximately 130 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 20th of September 2019  
Chris Tollaksen  
City of Wisconsin Dells

Publication Dates:  
September 26, 2019  
October 3, 2019

Conditional Use Permit  
Trout Rd. Multi-family  
Staff Report for Plan Commission, 10/14/2019

The City of Wis. Dells has received a Conditional Use Permit application from Riverview Boat Line to allow land use 3.4 RESIDENCE, MULTI-FAMILY and buildings in excess of 45 feet in height on a Sauk County, City of Wisconsin Dells, Tax parcels 291-0130 located on the South-West corner of Trout Rd. and Jones Rd. The request is to construct approximately 138 apartment units in two multi-story 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, Riverview Boat Line. It is understood that the ultimate developer of the property may be a different entity. This approval is for the suitability of this property for the proposed use, and this approval may run with the land. However, no development may occur without the approval of the property owner at the time.

The current concept plan for this development has two (2) separate 69-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. The proposed building site meets the minimum lot size requirements for a multi-family development of this size. This property is approximately 13.75 acres, but the conceptual plan indicates this parcel would be divided into a 9.05 acre parcel, which includes the wetlands, for this development, with the remaining 4.7 acres along Trout Rd remaining vacant at this time. It is expected that the 4.7 acres along Trout Rd will be part of a separate future development.

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 138 unit development, the parking requirement would call for 294 parking spaces. The current plan only shows 78 surface parking spaces. It is expected that the remaining parking will be provided in underground lots, or additional surface stalls will be created.

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

- (a) If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:
  1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches,

sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.

2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.
3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.
4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.
6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

One of the main items that will have to be addressed for this project will be the storm water management. The City has been looking for storm water management plans designed for the 50 year storm event. There appears to be two options for the discharge of storm water from this site: discharge to the adjacent wet land or discharge to a Trout Rd. storm sewer system that would be constructed concurrently.

This development sits on a low area, and will likely discharge storm water to the wetlands west of the development. There is not a clear drainage way from the development property to the defined creek. Drainage from this development will enter a creek that runs through a neighboring property and crosses Trout Rd. through a culvert south of the development and then across private property all the way to the Wisconsin River. The normal concern with storm water in new developments is the increase peak flows downstream due to the increase in impervious areas. These increases in peak flows can cause erosion problems and/or overwhelm existing culverts. Given the flat nature of the topography in this area, the existing wetlands currently act as a natural flood storage area. It seems unlikely that peak flows would create the standard concern. However, a significant amount of land in this area is encumbered with development restrictions due to the wetlands and flood lands. This development should not increase the flood water impediment on the development potential of other properties in this area. Hulbert Creek.

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 from 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.

This development itself does not appear to provide significant amounts of green space. This concept plan for this development does not include any common recreational space on the grounds. However, the large wet land area immediately west of the development does provide for a large natural area aesthetic. The concept plan does include a walking path west of the buildings along the wet land area.

Other items that must be addressed to the satisfaction of the City as part of the Site plan application are: final building locations and design, utility plan, final parking plan, solid waste storage location, lighting, and landscaping. Given the potential for a number of buildings to be located on this property as a whole, some consideration should be given to the creation of additional public ROW, and road building to City specification for access and utility corridors.

Some planning considerations the City must keep in mind:

1. Recreational common space in the development and/or future Park Space in the area.
2. Storm water effects on surrounding properties and flood events.
3. Potential for additional public roads and Right Of Way for access and utilities.

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.

A multi-family development does not appear to have a large potential to create a nuisance with surrounding properties. The primary concern would be along Trout Rd. The use of buffers and proper management of the facility could minimize these issues.

If properly constructed and buffered from surrounding property, this development should not have a negative effect on the future development of commercial uses in this area.

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

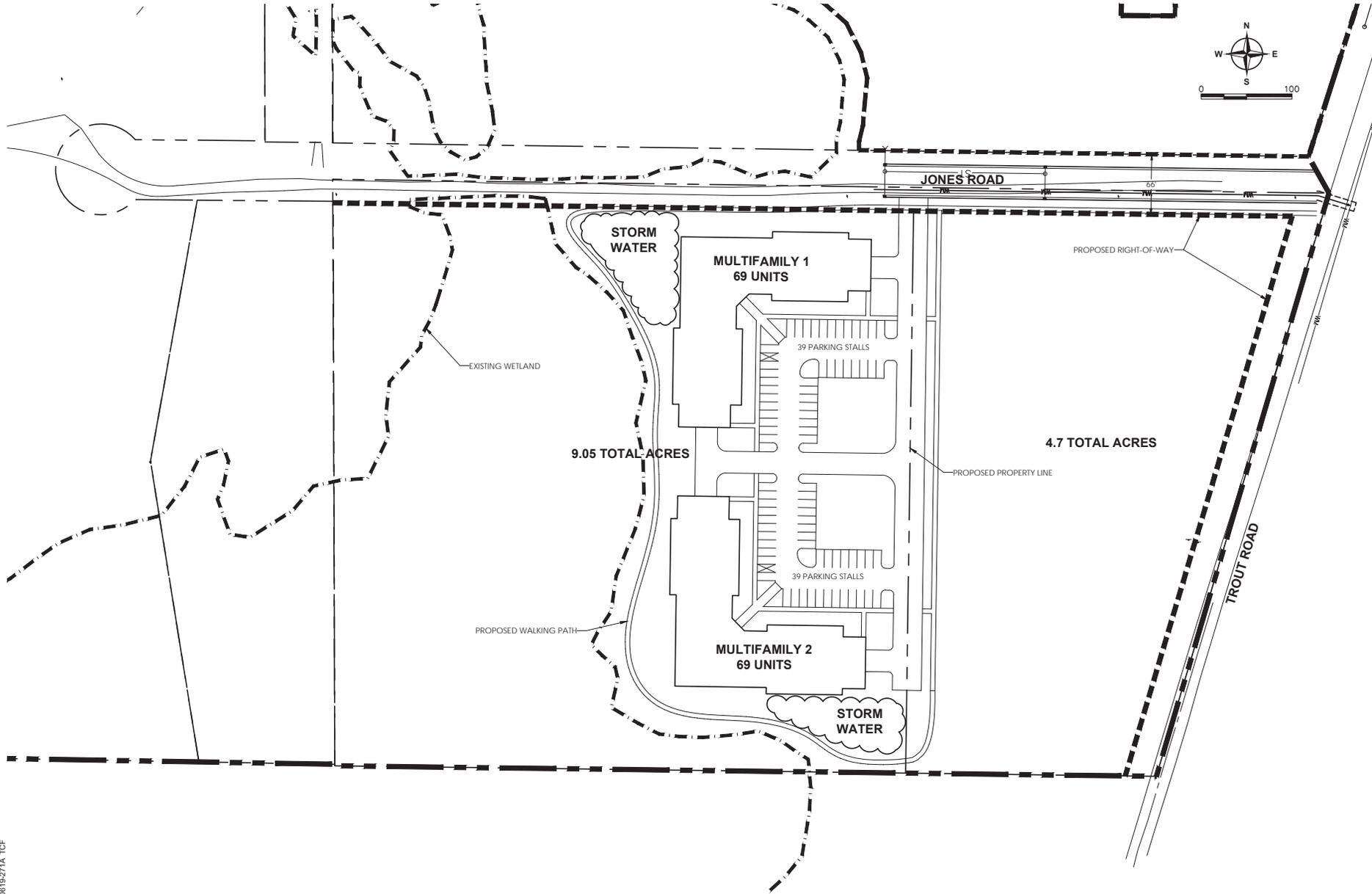
Any approval of this CUP should have the following contingencies:

1. The development is approved by the property owner at the time of development.
2. A storm water plan is created to the satisfaction of the City
3. A buffer is established and maintained between this development and the surrounding properties. If a minimal buffer is allowed to be constructed, it is to be enhanced at the City's request, if in the City's sole discretion it is deemed necessary.

Chris Tollaksen

City of Wis. Dells Planning and Zoning

Items 3 & 4 - Concept plan



G:\Current Files RZ\26\review\Boat Lines\2-0619-271A Wisconsin Dells East 87 Property\2-0619-271A Dwg - Digiproc\CAD 2-0619-271A\2-Civil\Base Current\07-26-19 Base Current.dwg, 9/19/2019 2:58:42 PM, 1:1  
# 2-0619-271A TCF

Items 3 & 4 - Concept plan (w/aerial)



STORM WATER

MULTIFAMILY 1  
69 UNITS

9.05 TOTAL ACRES

4.7 TOTAL ACRES

MULTIFAMILY 2  
69 UNITS

STORM WATER

JONES ROAD

TROUT ROAD

© 2018 by [unreadable] All rights reserved. This document is the property of [unreadable] and is not to be distributed, copied, or reproduced in any form without the written permission of [unreadable].

103 Bowman Rd (Parcel 11291-2200.1903)  
Certified Survey Map  
Staff report for Plan Commission 10/14/2019

The City has received a Preliminary Certified Survey map from Riverwood Eagles Nest, LLC to subdivide property they own at 103 Bowman Rd. This property is Zoned Planned Development District 2 (PPD-2).

This City has approved a General Development Plan (GDP) for this area. The GDP consists of an Assisted Living Facility in the middle of the property, and a multi-story apartment building closer to Bowman Rd. The Assisted Living facility has two (2) separate phases. At this time the construction phases are referred to as: Phase 1A – southern Assisted Living, Phase 1B – multi-story apartment building, Phase 2 – northern Assisted Living & Commons, Phase 3 – Retreat Center & Private Residences.

The City has also approved a Site Plan or Precise Implementation Plan (PIP) for the first Phase of this project. The first phase of this project will consist of the construction of the southern half of the Assisted Living facility in the middle of the property.

The CSM submitted divides the property into three (3) lots. Lot 1 will encompass the Phase 1 construction of the southern half of the Assisted Living facility and the commons; Lot 2 will encompass the multi-story apartment building; the third lot is will be an approximately 13 acre remnant parcel that will eventually contain the northern half of the Assisted Living facility, and potentially other future uses, such as a conference center or private homes.

It is understood that the applicant intends to subdivide the parcel due to their need to have independent financing for the different construction phases.

In general, this subdivision appears to meet minimum lot standards. The only items of concern are: 1) There is a 3<sup>rd</sup> “remnant parcel” that will be created that is not described by this CSM; 2) Lot 1 and the remnant parcel will not have direct access to public Right of way; 3) The northern assisted living buildings to be constructed in Phase 2 will likely encroach on the Lot 1 property line. The applicant has submitted a response to these concerns (see attached).

In general, this office is comfortable addressing these items as follows: 1) The “remnant parcel” is over 5 acres and is therefore not required to be described by State Statute. In addition, a ALTA survey was performed in 2017 to provide a description of the existing parcel. Reproducing that work does not seem necessary; 2) There is an existing access road and access easement on the adjacent parcel south of the parent parcel that serves Lot 1 and the remnant parcel. All plans reviewed and approved to date have shown this entire property being accessed using this existing road and easement on the neighboring parcel. Given that this is a PDD development, which allows for some non-standard situations. While the PDD document did not explicitly state this development could have parcel that are served by an easement rather than direct connection to a public ROW, it could be considered to have been implied. The PDD can be amended to explicitly clarify use of the access easement and road on the neighboring property is acceptable. The City should require the access easement specifically addresses the maintenance responsibilities of the shared road; 3) The original

PDD did address allowing building encroachments on property line set-backs. The PDD can be amended to specifically address the Assisted Living building encroachments on the property line and setbacks. As long as the properties remain in the same ownership.

While the Zoning Administrator is comfortable with approval of this CSM, the decision is ultimately up to the Plan Commission to make a recommendation to approve. Any approval should be on the condition that all accessory easement and other documentation are completed, prior to occupancy be granted on any building affected by this CSM.

Approval of this CSM should carry the following conditions:

1. All easement and other clarifying documentation shall completed and recorded with all affected parcels prior to occupancy being granted to any buildings.
  - a. Access road easements shall clarify the maintenance responsibilities between the shared users of the road, including snow removal and road repairs and reconstruction.
  - b. If any City services are to utilize the shared private road (i.e. garbage collection), waivers shall be recorded holding the City harmless of any damage their equipment may cause to the private road.

Chris Tollaksen  
City of Wisconsin Dells  
10/10/2019

CSM to be approved  
pg 1 of 3

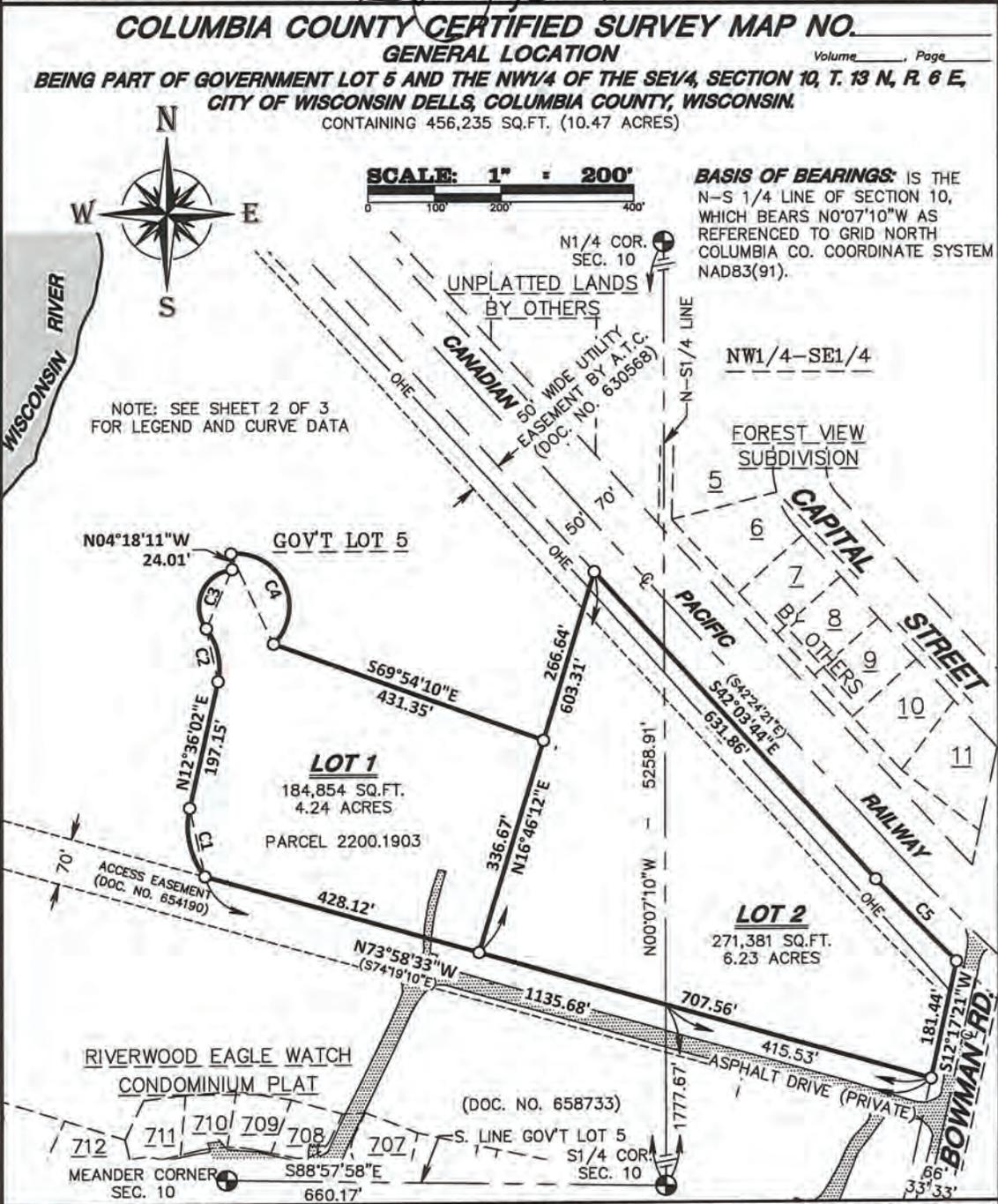
As prepared by:  
**GA GROTHMAN & ASSOCIATES S.C.**  
 LAND SURVEYORS  
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877  
 FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 919-589**

DRAFTED BY: AAT  
 CHECKED BY: JRG  
 PROJ. 919-529  
 DWG. 919-529

SEAL:

Sept. 16, 2016



CSM to be approved  
pg 2 of 3

<p><i>As prepared by:</i></p> <p style="font-size: 2em; font-weight: bold; color: red;">GA</p> <p style="font-weight: bold;">GROTHMAN &amp; ASSOCIATES S.C. LAND SURVEYORS</p> <p style="font-size: 0.8em;">625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8377 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com <small>(RED LOGO REPRESENTS THE ORIGINAL MAP)</small></p> <p><b>G &amp; A FILE NO. 919-529</b></p> <p>DRAFTED BY: <u>AAT</u></p> <p>CHECKED BY: <u>JRG</u></p> <p>PROJ. <u>919-529</u></p> <p>DWG. <u>919-529</u> SHEET <u>2</u> OF <u>3</u></p>	<p>SEAL:</p> <div style="text-align: center;"> </div>						
<p style="font-weight: bold; font-size: 1.2em;">COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____</p> <p style="font-weight: bold;">GENERAL LOCATION <span style="float: right;">Volume _____, Page _____</span></p> <p style="font-weight: bold;">BEING PART OF GOVERNMENT LOT 5 AND THE NW1/4 OF THE SE1/4, SECTION 10, T. 13 N., R. 6 E, CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN.</p> <p>CONTAINING 456,235 SQ.FT. (10.47 ACRES)</p>							
<p style="font-weight: bold;">LEGEND</p> <ul style="list-style-type: none"> <li>○ 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)</li> <li>⊕ BERNTSEN 2" ALUM. MON. FND.</li> <li>( ) PREVIOUS SURVEY OR RECORD INFO.</li> </ul>							
<p style="font-weight: bold;">CURVE DATA</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C1</p> <p>DELTA = 49°46'57"</p> <p>ARC = 109.48</p> <p>RAD = 126.00</p> <p>BEARING = N12°17'26"W</p> <p>DIST = 106.07</p> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C3</p> <p>DELTA = 120°33'25"</p> <p>ARC = 117.83</p> <p>RAD = 56.00</p> <p>BEARING = N23°22'18"E</p> <p>DIST = 97.27</p> </td> </tr> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C2</p> <p>DELTA = 49°30'27"</p> <p>ARC = 84.68</p> <p>RAD = 98.00</p> <p>BEARING = N12°09'11"W</p> <p>DIST = 82.07</p> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C4</p> <p>DELTA = 141°41'38"</p> <p>ARC = 197.84</p> <p>RAD = 80.00</p> <p>BEARING = S24°53'20"E</p> <p>DIST = 151.14</p> </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C5</p> <p>DELTA = 03°26'49"</p> <p>ARC = 175.35</p> <p>RAD = 2914.70</p> <p>BEARING = S43°46'55"E</p> <p>DIST = 175.32</p> </td> </tr> </table>		<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C1</p> <p>DELTA = 49°46'57"</p> <p>ARC = 109.48</p> <p>RAD = 126.00</p> <p>BEARING = N12°17'26"W</p> <p>DIST = 106.07</p>	<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C3</p> <p>DELTA = 120°33'25"</p> <p>ARC = 117.83</p> <p>RAD = 56.00</p> <p>BEARING = N23°22'18"E</p> <p>DIST = 97.27</p>	<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C2</p> <p>DELTA = 49°30'27"</p> <p>ARC = 84.68</p> <p>RAD = 98.00</p> <p>BEARING = N12°09'11"W</p> <p>DIST = 82.07</p>	<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C4</p> <p>DELTA = 141°41'38"</p> <p>ARC = 197.84</p> <p>RAD = 80.00</p> <p>BEARING = S24°53'20"E</p> <p>DIST = 151.14</p>	<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C5</p> <p>DELTA = 03°26'49"</p> <p>ARC = 175.35</p> <p>RAD = 2914.70</p> <p>BEARING = S43°46'55"E</p> <p>DIST = 175.32</p>	
<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C1</p> <p>DELTA = 49°46'57"</p> <p>ARC = 109.48</p> <p>RAD = 126.00</p> <p>BEARING = N12°17'26"W</p> <p>DIST = 106.07</p>	<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C3</p> <p>DELTA = 120°33'25"</p> <p>ARC = 117.83</p> <p>RAD = 56.00</p> <p>BEARING = N23°22'18"E</p> <p>DIST = 97.27</p>						
<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C2</p> <p>DELTA = 49°30'27"</p> <p>ARC = 84.68</p> <p>RAD = 98.00</p> <p>BEARING = N12°09'11"W</p> <p>DIST = 82.07</p>	<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C4</p> <p>DELTA = 141°41'38"</p> <p>ARC = 197.84</p> <p>RAD = 80.00</p> <p>BEARING = S24°53'20"E</p> <p>DIST = 151.14</p>						
<p style="text-align: center; font-weight: bold; border-top: 1px solid black; border-bottom: 1px solid black;">C5</p> <p>DELTA = 03°26'49"</p> <p>ARC = 175.35</p> <p>RAD = 2914.70</p> <p>BEARING = S43°46'55"E</p> <p>DIST = 175.32</p>							
<p><b>OWNER:</b> RIVERWOOD EAGLES NEST LLC 8001 TERRACE AVENUE SUITE 202 MIDDLETON, WI 53562</p>	<p><b>CLIENT:</b> GENERAL ENGINEERING COMPANY 916 SILVER LAKE DRIVE PORTAGE, WI 53901</p>						

CSM to be approved  
pg 3 of 3

<p><i>As prepared by:</i></p> <div style="text-align: center;">  <p><b>GROTHMAN &amp; ASSOCIATES S.C.</b> LAND SURVEYORS</p> <p>625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com <small>(RED LOGO REPRESENTS THE ORIGINAL MAP)</small></p> </div> <p><b>G &amp; A FILE NO. 919-529</b></p> <p>DRAFTED BY: <u>AAT</u></p> <p>CHECKED BY: <u>JRG</u></p> <p>PROJ. <u>919-529</u></p> <p>DWG. <u>919-529</u> SHEET <u>3</u> OF <u>3</u></p>	<p>SEAL:</p> 
--	--

**COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**GENERAL LOCATION** Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING PART OF GOVERNMENT LOT 5 AND THE NW1/4 OF THE SE1/4, SECTION 10, T. 13 N, R. 6 E, CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN.**

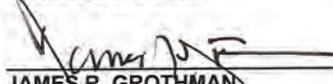
CONTAINING 456,235 SQ.FT. (10.47 ACRES)

**SURVEYOR'S CERTIFICATE**

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of **General Engineering Company** I have surveyed, monumented, mapped and divided a part of Government Lot 5 and a part of the Northwest Quarter of the Southeast Quarter located in Section 10, Town 13 North, Range 6 East, City of Wisconsin Dells, Columbia County, Wisconsin, described as follows:

Commencing at the South Quarter corner of said Section 10;  
 thence North 00°07'10" West along the North - South Quarter line of said Section 10, 1,777.67 feet;  
 thence South 73°58'33" East, 415.53 feet to the point of beginning, said point being on the Westerly right-of-way line of Bowman Road;  
 thence North 73°58'33" West, 1,135.68 feet;  
 thence Northwesterly along a 126.00 foot radius curve to the right having a central angle of 49°46'57" and whose long chord bears North 12°17'26" West, 106.07 feet;  
 thence North 12°36'02" East, 197.15 feet;  
 thence Northwesterly along a 98.00 foot radius curve to the left having a central angle of 49°30'27" and whose long chord bears North 12°09'11" West, 82.07 feet;  
 thence Northeasterly along a 56.00 foot radius curve to the right having a central angle of 120°33'25" and whose long chord bears North 23°22'18" East, 97.27 feet;  
 thence North 04°18'11" West, 24.01 feet;  
 thence Southeasterly along a 80.00 foot radius curve to the right having a central angle of 141°41'38" and whose long chord bears South 24°53'20" East, 151.14 feet;  
 thence South 69°54'10" East, 431.35 feet;  
 thence North 16°46'12" East, 266.64 feet to a point in the Southerly right-of-way line of the Canadian Pacific Railway;  
 thence South 42°03'44" East along said Southerly right-of-way line, 631.86 feet;  
 thence Southeasterly along a 2,914.70 foot radius curve to the left in the Southerly right-of-way line of the Canadian Pacific Railway having a central angle of 03°26'49" and whose long chord bears South 43°46'55" East, 175.32 feet to a point in the Westerly right-of-way line of Bowman Road;  
 thence South 12°17'21" West along said Westerly right-of-way line, 181.44 feet to the point of beginning.  
 Containing 456,235 square feet, (10.47 acres), more or less. Being subject to servitudes and easements of use or record if any.

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



**JAMES R. GROTHMAN**  
Professional Land Surveyor, No. 1321  
Dated: September 16, 2018  
File No: 919-529

**PLANNING & ZONING APPROVAL**

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

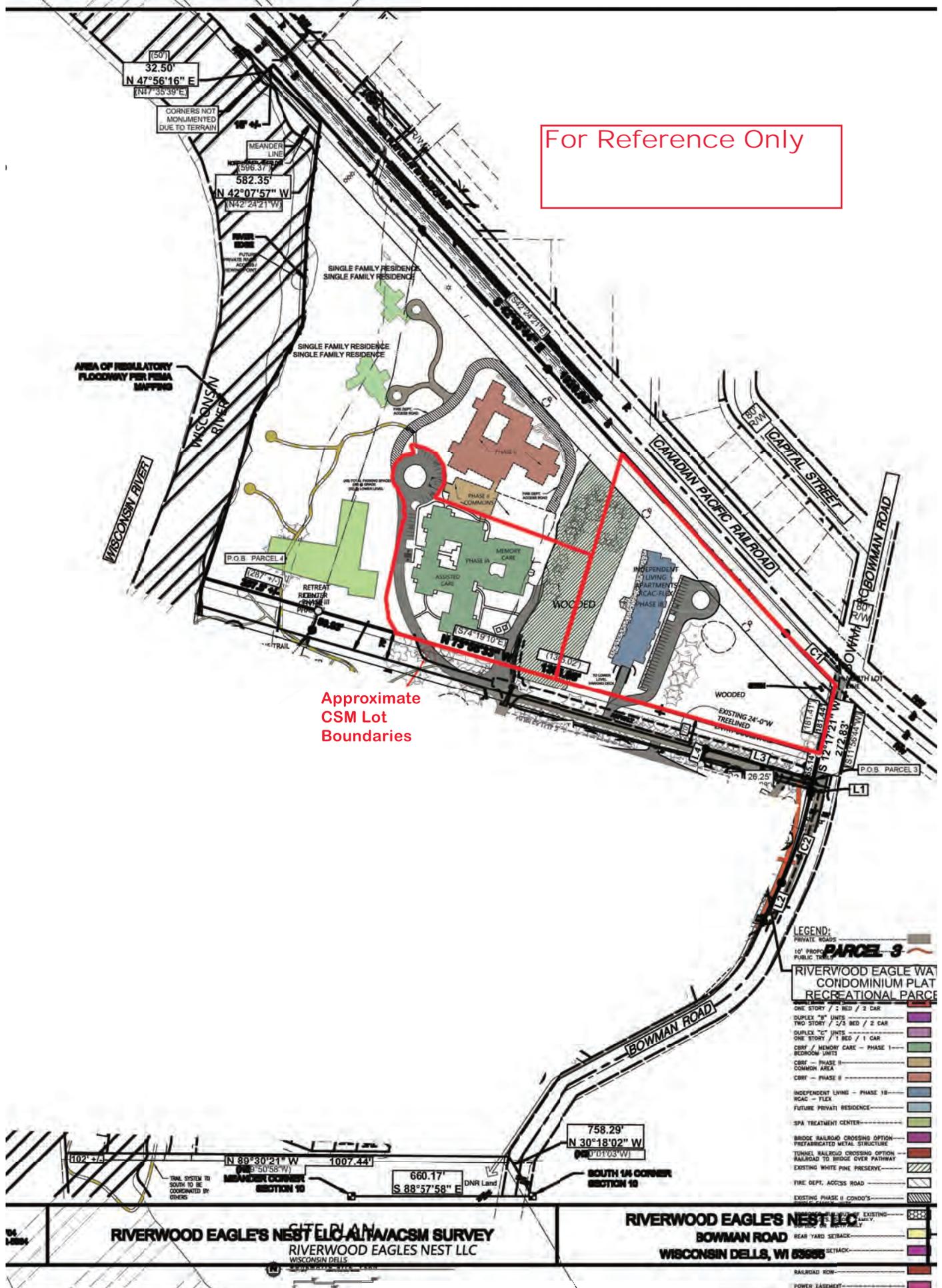
<p>_____ Planning &amp; Zoning Administrator</p>	<p>_____ Date</p>
--	-----------------------

<p><b>OWNER:</b> RIVERWOOD EAGLES NEST LLC 8001 TERRACE AVENUE SUITE 202 MIDDLETON, WI 53562</p>	<p><b>CLIENT:</b> GENERAL ENGINEERING COMPANY 916 SILVER LAKE DRIVE PORTAGE, WI 53901</p>
--	---

For Reference Only

AREA OF REGULATORY FLOODWAY PER FEMA MAPPING

Approximate CSM Lot Boundaries



**LEGEND:**

PRIVATE ROADS  
10' PROPRIETARY PUBLIC TRAILS

**PARCEL 3**

**RIVERWOOD EAGLE WA CONDOMINIUM PLAT RECREATIONAL PARCE**

- ONE STORY / 2 BED / 2 CAR
- DUPLEX "A" UNITS
- TWO STORY / 2.5 BED / 2 CAR
- DUPLEX "C" UNITS
- ONE STORY / 1 BED / 1 CAR
- CRF / MEMORY CARE - PHASE I
- CRF - PHASE II
- CRF - PHASE II COMMON AREA
- CRF - PHASE II
- INDEPENDENT LIVING - PHASE III
- RCAC - FLEX
- FUTURE PRIVATE RESIDENCE
- SPA TREATMENT CENTER
- BRIDGE RAILROAD CROSSING OPTION
- PRE-FABRICATED METAL STRUCTURE
- TUNNEL RAILROAD CROSSING OPTION
- RAILROAD TO BRIDGE OVER PATHWAY
- EXISTING WHITE PINE PRESERVE
- FIRE DEPT. ACCESS ROAD
- EXISTING PHASE II CONDO'S
- EXISTING PHASE II CONDO'S
- EXISTING PHASE II CONDO'S
- REAR YARD SEBACK
- SECTACK
- RAILROAD ROW
- POWER EASEMENT

**RIVERWOOD EAGLE'S NEST LLC ALTA/ACSM SURVEY**  
**RIVERWOOD EAGLES NEST LLC**  
 WISCONSIN DELLS

**RIVERWOOD EAGLE'S NEST LLC**  
**BOWMAN ROAD**  
**WISCONSIN DELLS, WI 53688**

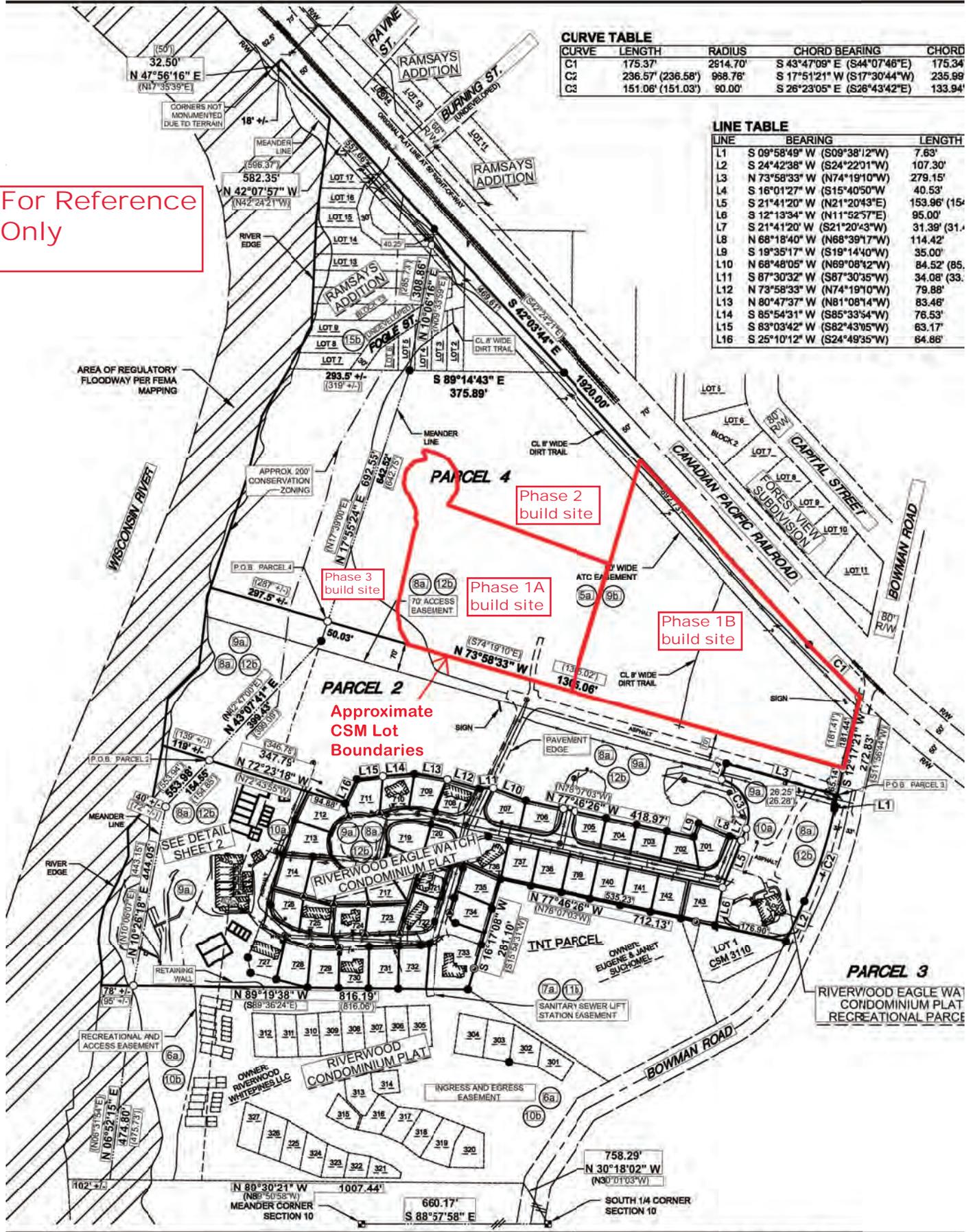
**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	175.37'	2614.70'	S 43°47'09" E (S44°07'46" E)	175.34'
C2	236.57' (236.58')	968.78'	S 17°51'21" W (S17°30'44" W)	235.99'
C3	151.06' (151.03')	90.00'	S 26°23'05" E (S26°43'42" E)	133.94'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 09°58'49" W (S09°38'12" W)	7.63'
L2	S 24°42'38" W (S24°22'01" W)	107.30'
L3	N 73°58'33" W (N74°19'10" W)	279.15'
L4	S 16°01'27" W (S15°40'50" W)	40.53'
L5	S 21°41'20" W (N21°20'43" E)	153.96' (154)
L6	S 12°13'34" W (N11°52'57" E)	95.00'
L7	S 21°41'20" W (S21°20'43" W)	31.39' (31.4)
L8	N 68°18'40" W (N68°39'17" W)	114.42'
L9	S 19°35'17" W (S19°14'40" W)	35.00'
L10	N 68°48'05" W (N69°08'12" W)	84.52' (85)
L11	S 87°30'32" W (S87°30'35" W)	34.08' (33)
L12	N 73°58'33" W (N74°19'10" W)	79.88'
L13	N 80°47'37" W (N81°08'14" W)	83.46'
L14	S 85°54'31" W (S85°33'54" W)	76.53'
L15	S 83°03'42" W (S82°43'05" W)	63.17'
L16	S 25°10'12" W (S24°49'35" W)	64.86'

For Reference Only



For Reference only

# ALTA/ACSM LAND TITLE SURVEY

## AREA TABLE (PER PLAT)

LOT	AREA	LOT	AREA	LOT	AREA	GARAGE	AREA
701	6,742 SQ FT	718	6,850 SQ FT	741	7,125 SQ FT	2	288 SQ FT
702	6,068 SQ FT	719	7,209 SQ FT	742	7,125 SQ FT	2	288 SQ FT
703	5,625 SQ FT	720	6,522 SQ FT	743	8,097 SQ FT	3	288 SQ FT
704	5,625 SQ FT	721	6,000 SQ FT	401B	1,696 SQ FT	4	384 SQ FT
705	5,657 SQ FT	723	6,723 SQ FT	402T	1,882 SQ FT	8	288 SQ FT
706	6,615 SQ FT	726	6,983 SQ FT	403B	1,696 SQ FT	13	384 SQ FT
707	7,221 SQ FT	728	7,311 SQ FT	404T	1,892 SQ FT	14	288 SQ FT
709	6,282 SQ FT	729	7,090 SQ FT	504	1,847 SQ FT	15	288 SQ FT
710	6,218 SQ FT	731	7,413 SQ FT	601B	1,340 SQ FT	16	288 SQ FT
711	6,844 SQ FT	732	7,465 SQ FT	602T	1,457 SQ FT	17	288 SQ FT
712	7,861 SQ FT	734	6,732 SQ FT	603	1,847 SQ FT	18	288 SQ FT
713	7,812 SQ FT	735	6,587 SQ FT	604	1,847 SQ FT	19	288 SQ FT
714	7,114 SQ FT	737	7,125 SQ FT	605	1,847 SQ FT	20	288 SQ FT
715	7,381 SQ FT	738	7,125 SQ FT	606	1,847 SQ FT		
716	5,741 SQ FT	739	7,125 SQ FT	607B	1,782 SQ FT		
717	6,744 SQ FT	740	7,125 SQ FT	608T	1,959 SQ FT		

## Surveyor's Certification

To the Riverwood Eagle's Nest LLC, its successors and assigns and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 8, 9, 11, 13, and 16 of Table A thereof. The field survey data collection was completed in January 2017.

Kevin C. Lord, P.L.S.

Registration No. S-2645  
In the State of Wisconsin  
klord@mrsa-ps.com  
Date of Survey: January 20, 2017



### CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	175.37'	2914.70'	S 43°47'09" E (S44°07'46"E)	175.34'
C2	236.57'	236.58'	S 17°51'21" W (S17°30'44"W)	236.99'
C3	151.06'	90.00'	S 26°23'05" E (S26°43'42"E)	133.94' (133.92')

### LINE TABLE

LINE	BEARING	LENGTH
L1	S 09°58'49" W (S09°38'12"W)	7.63'
L2	S 24°42'38" W (S24°22'01"W)	107.30'
L3	N 73°58'33" W (N74°19'10"W)	279.15'
L4	S 16°01'27" W (S15°40'50"W)	40.53'
L5	S 21°14'20" W (N21°20'43"E)	153.98' (154.01')
L6	S 12°13'34" W (N11°52'57"E)	95.00'
L7	S 21°41'20" W (S21°20'43"W)	31.39' (31.44')
L8	N 68°18'40" W (N68°39'17"W)	114.42'
L9	S 19°35'17" W (S19°14'40"W)	35.00'
L10	N 68°48'05" W (N68°06'42"W)	84.52' (85.14')
L11	S 87°30'32" W (S87°30'35"W)	34.08' (33.97')
L12	N 73°58'33" W (N74°19'10"W)	79.88'
L13	N 80°47'37" W (N81°08'14"W)	83.46'
L14	S 65°54'31" W (S65°33'54"W)	70.53'
L15	S 83°03'42" W (S82°43'05"W)	63.17'
L16	S 25°10'12" W (S24°49'35"W)	64.86'

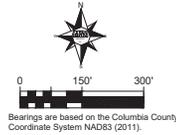
**PARCEL 2**  
376,297 SQ FT +/- OR  
8.639 ACRES +/- WITHIN MEANDER LINE

463,104 SQ FT +/- OR  
10.631 ACRES +/- TO RIVER EDGE

**PARCEL 3**  
79,025 SQ FT +/- OR 1.814 ACRES +/-

**PARCEL 4**  
740,262 SQ FT +/- OR  
16.994 ACRES +/- WITHIN MEANDER LINE

1,055,242 SQ FT +/- OR  
24.225 ACRES +/- TO RIVER EDGE



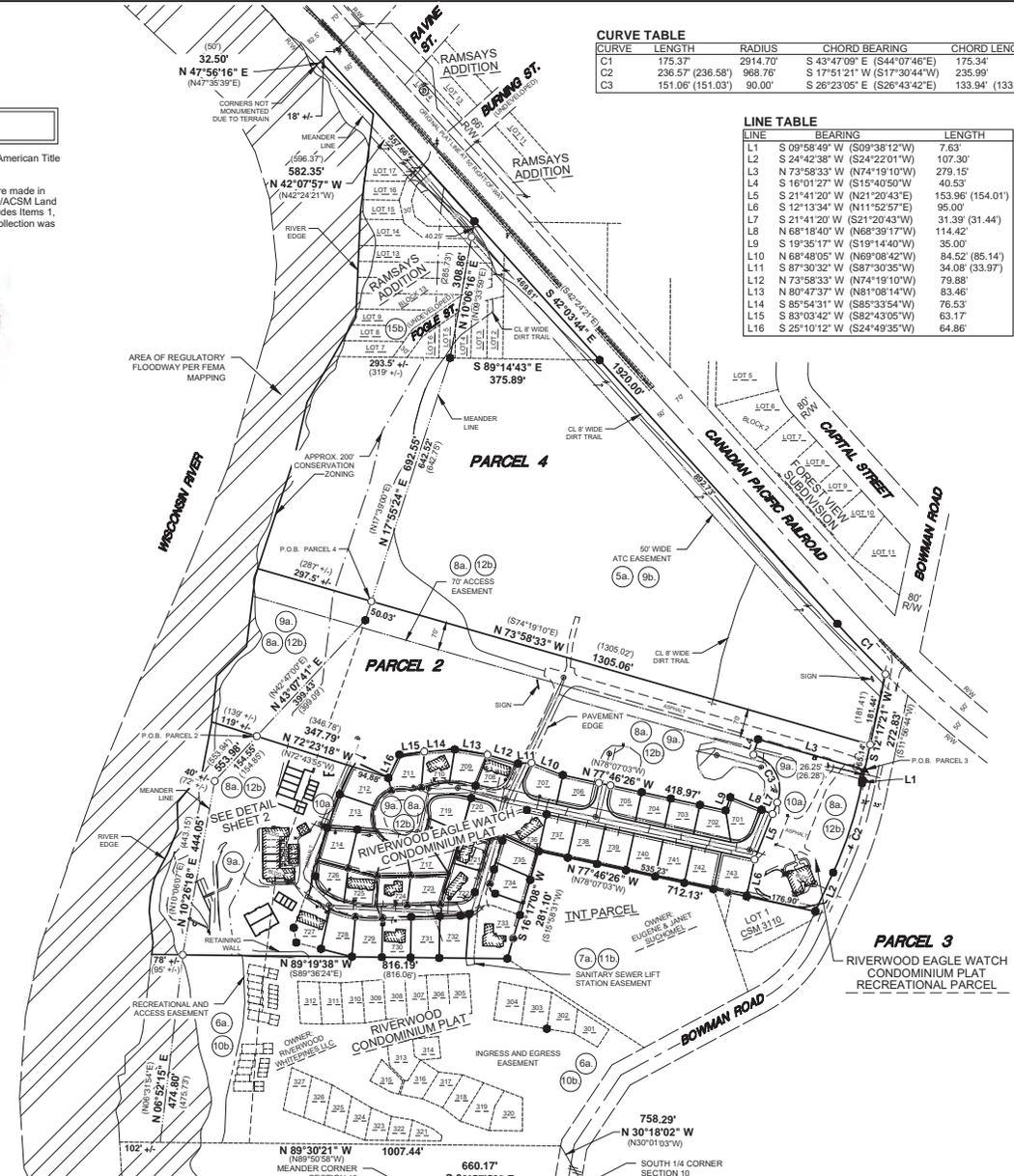
Bearings are based on the Columbia County Coordinate System NAD83 (2011).

### FLOOD NOTE:

By graphic Plotting only, a portion of this property is in the Regulatory Floodway of the Flood Insurance Rate Map, Community Panel No. 55021C03162F, which bears a Map Effective Date of May 16, 2016.

## ALTA LEGEND

	BOUNDARY LINE		UTILITY PEDESTAL
	CENTERLINE		CURB INLET
	EXISTING EASEMENT		CURB STOP
	RIGHT-OF-WAY LINE		ELECTRIC METER
	ABUTTING SURVEY		GAS METER
	PAVEMENT EDGE		HYDRANT
	UNDERGROUND ELECTRIC		LIGHT POLE
	UNDERGROUND TELEPHONE		POWER POLE
	UNDERGROUND CABLE TV		ROAD SIGN
	OVERHEAD UTILITY		SANITARY MANHOLE
	SANITARY SEWER		WATER VALVE
	STORM SEWER		FOUND 1" IRON PIPE
	WATER LINE		FOUND 3/4" REBAR
	GAS LINE		FOUND NAIL SPIKE
	EXISTING BUILDING LINE		FOUND NAIL
			SET 3/4" BY 24" IRON ROD-1.50 LBS./FT.
			RECORD MEASUREMENT



PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
01301004	AS SHOWN				
1/27/16					

**MSA** PROFESSIONAL SURVEYING  
**TRANSPORTATION • INFRASTRUCTURE • UTILITIES**  
 2901 International Lane • Madison, WI 53704  
 608-242-7779 • 800-446-0679 Fax: 608-242-5664  
 Web Address: www.msa-ps.com  
 © MSA Professional Services, Inc.

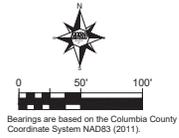
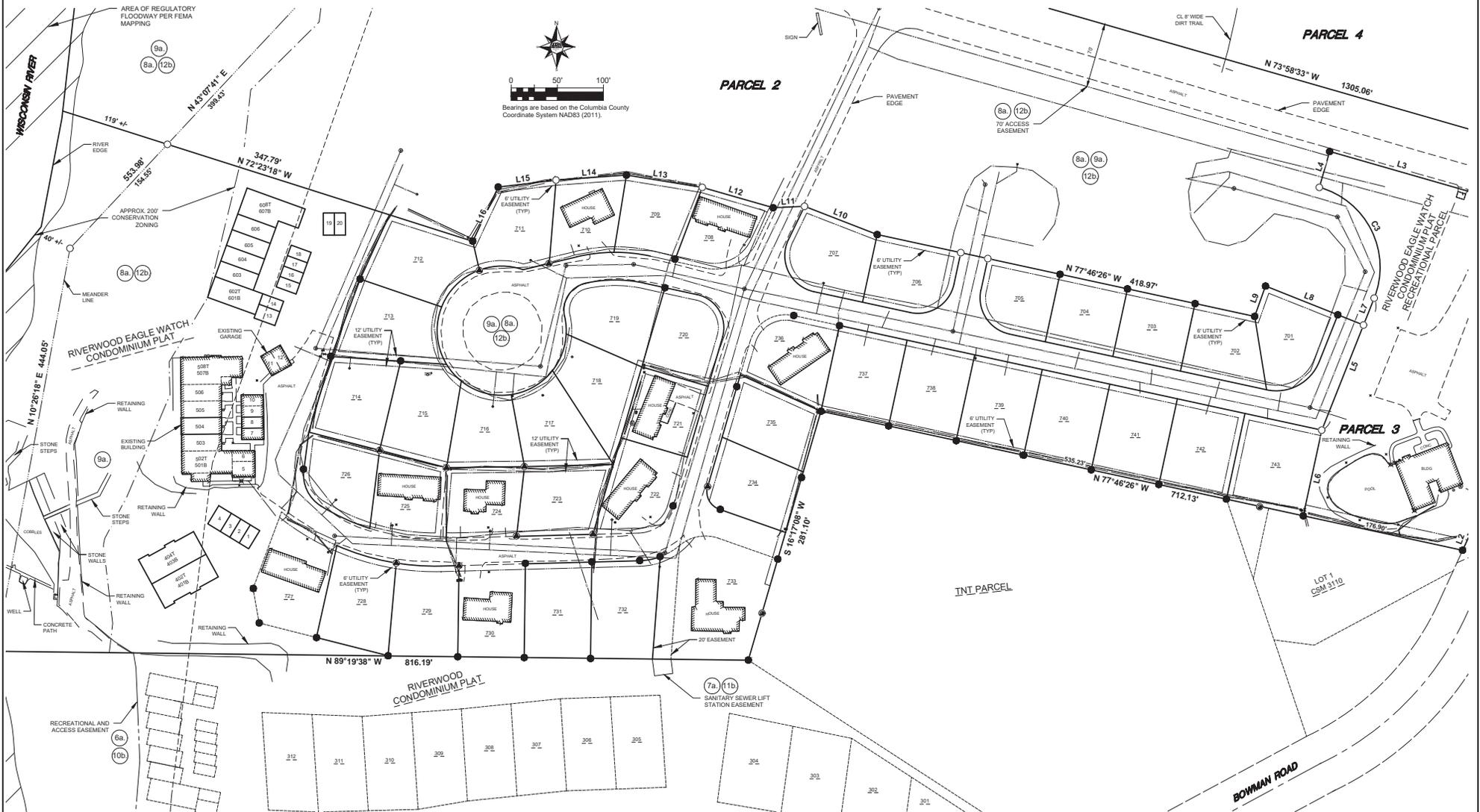
RIVERWOOD EAGLE'S NEST LLC ALTA/ACSM SURVEY

RIVERWOOD EAGLE'S NEST LLC  
BOWMAN ROAD  
WISCONSIN DELLS, WI 53965

FILE NO.  
01301004  
SHEET  
1 of 3

For Reference only

# ALTA/ACSM LAND TITLE SURVEY



PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
01301004	AS SHOWN				
PROJECT DATE:	DRAWN BY:	CHECKED BY:			
12/27/16	KCL	BLT			
PLOT DATE:					
1/20/17					

**MSA**  
**MEASUREMENTS & SURVEYING**  
 2901 International Lane • Madison, WI 53704  
 608-242-7779 • 800-446-0679 Fax: 608-242-5664  
 Web Address: www.msa-cs.com  
 © MSA Professional Services, Inc.

RIVERWOOD EAGLE'S NEST LLC ALTA/ACSM SURVEY

RIVERWOOD EAGLE'S NEST LLC  
 BOWMAN ROAD  
 WISCONSIN DELLS, WI 53965

FILE NO.  
01301004  
 SHEET  
2 of 3



### Section 22.02 Definitions

(18) Monument Sign: a detached, self-supporting sign mounted or incorporated into a solid base. **(In certain cases the base may have two (2) separate legs that are no taller than the width of the base, with approval of the DRC).**

-----

(33) Roof Sign: any sign erected, constructed or maintained wholly upon or above the roof of any building with the principal support attached to the roof structure. **The Design Review Committee may consider signs technically attached to the roof of a structure a "Wall Sign" if such sign is within eighteen (18) inches of the building wall and projects no more than 5 feet above the roof line of the building**

### Section 22.05 Exemptions

The following signs are exempt from the permit requirements of this ordinance:

(16) Sandwich boards, "A" frame and Pedestal Signs in the **C-1 or** C-2 District, following the downtown design standard and subject to review of the Design Review Committee (DRC).

### Section 22.09 General Sign Regulations

(9) Portable Signs.

- (a) Location. The sign shall be located within ten (10) feet of the business entrance, but shall not be placed in a location where the public paved area for passage is reduced to less than six (6) continuous feet in width or within twelve (12) feet of an intersection, driveway, public stairwell or crosswalk. Where possible, portable signs shall be located on private property. **C-1 and** C-2 Zoning District. The Design Review Committee may approve signs on public property in the **C-1 and** C-2 Zoning District. Where possible the signs are to be located in the dedicated terrace area, which is delineated from the public walking path as colored and stamped concrete or pavers that separates the walking path from the vehicle lanes.
- (b) Usage. The sign shall only be used during business hours.
- (c) Material. The sign shall be made of a durable material such as wood or metal.

-----

(10) Projecting Signs.

- (a) Area Limitations. Projecting signs shall not exceed three hundred (300) square feet on each side, or as defined in Code Sec. 22.10, whichever is stricter.
- (b) Projection over Public Property. Every projecting sign shall be placed at least ten (10) feet above the public sidewalk over which it is erected. No projecting sign shall project more than four (4) feet, six (6) inches into the public way.

**Off-Broadway Exception: The Design Review Committee may allow a projecting sign that is NOT ON BROADWAY to project up to six**

(6) feet into the public way. Following notification of property owners & business operators within 50 feet of the subject parcel, the Design Review Committee shall determine that such projection would not cause undue hardship to a neighboring business.

(c) Height. The highest point of a projecting sign shall be no more than ten (10) feet above the roof line of the building upon which the projecting sign is placed, or as defined in Code Sec. 22.10, whichever is stricter.

- (d) Content. Projecting signs shall promote or relate only to on- premises goods, services or activities.
- (e) Placement. Projecting signs shall be a minimum of forty (40) feet apart; except that each building or business may have a projecting sign.
- (f) Declaration of Policy. The erection of a projecting sign over the public right-of- way is declared to be a privilege granted by the City of Wisconsin Dells. There is no guarantee that all applications for projecting signs will be approved or that all designs will be permitted. Applications will be considered on a case by case basis and evaluated on their contribution to downtown Wisconsin Dells.

---

#### Section 22.03 Administration and Sign Permit Issuance

(6) Appeals.

(a) The Design Review Committee may approve a deviation from the strict application of any of the requirements of this ordinance following:

- i. Payment of the Public Hearing fee (\$225)
- ii. Publication of a Class 1 Public Notice.
- iii. Public hearing in front of the DRC,

- (b) Within thirty (30) days after denial of a sign permit by the zoning administrator per direction of the Design Review Committee, an appeal or request for variance may be filed with the Board of Appeals pursuant to Ord. sections. 1.04(2) and Chapter 19 Article 3 Division 2 (19.220-19.239)
- (c) The board, upon appeal from a decision by the zoning administrator, may decide any question involving the interpretation of any provision of this ordinance.
- (d) The board may vary or adapt the strict application of any of the requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved, but in no other case. In granting any variance, the board shall prescribe any conditions that it deems to be necessary or desirable. However, no variance in the strict application of any provision of this ordinance shall be granted by the board unless it finds:

- (i) That there are special circumstances or conditions, fully described in the findings, applicable to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building.
- (ii) That, for reasons fully set forth in the findings, the granting of the variance is for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.
- (iii) That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the board, in determining its finding, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.
- (iv) Except as specifically provided, no action by the board shall have the effect of permitting, in any district, uses prohibited in such district.