**AGENDA ITEMS:**

1. **CALL MEETING TO ORDER AND ATTENDANCE**

2. **APPROVAL OF THE MINUTES FROM THE OCTOBER 8, 2018 MEETING**

3. **PUBLIC HEARING TO CONSIDER A SITE PLAN APPLICATION FROM FIORELLA NEIRA IN ORDER TO CONSTRUCT A SHARED OFFICE BUILDING AT 1125 OAK ST, WISCONSIN DELLS, COLUMBIA COUNTY TAX PARCEL 11291-436. THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD. (CUP APPROVED IN OCTOBER)**

4. **DISCUSSION / DECISION ON ITEM #3 (SITE PLAN-NEIRA)**

5. **DISCUSSION/DECISION ON CSM FROM TODD & SHARI NELSON, WISCONSIN DELLS SAUK COUNTY TAX PARCELS 291-0026-10000, 291-0026-22000, AND 291-0026-21000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.**

6. **ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS**

7. **SET DATE FOR THE NEXT PLAN COMMISSION MEETING (DECEMBER 10, 2018)**

8. **ADJOURNMENT**

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Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.

**MAYOR ED WOJNICZ CHAIRPERSON**

**DISTRIBUTED NOVEMBER 9, 2018**
The City of Wis. Dells approved a Conditional Use Permit (CUP) application for Fiorella Neira to construct a new office building for “General Services”. The use is proposed on Columbia County, City of Wis. Dells parcel 11291-436, which is currently a vacant lot located at 1125 Oak St. This area is zoned C-1 Commercial-neighborhood, which allows “General Services” as a Conditional Use. As this project will involve the construction of a new Commercial building, City approval of the Site Plan is required as well. Only a preliminary Site plan was presented at the October Planning meeting, and the Commission requested a more formal plan be developed and presented. The applicant has obtained the services of General Engineering to evaluate the site and provide the plan.

The building would be a 50ft x 60ft footprint with 10ft walls. It would have metal siding, and is intended to have a refined industrial look. The building would be split into sections, with about ½ of the building (30ft x 50ft) being dedicated to the office space, with a larger (approx 20ftx40ft) common area with work tables, seating, a kitchenette and bathrooms. This half of the building would also contain the offices and a 10ft x 15ft conference room. The other half of the building would be 2 large open spaces (25ftx30ft each). These would be a storage/workshop space for the applicant’s events planning business and a studio/event space that would be open for rental. The applicant would like to be able to rent the studio/event space for other businesses. This could include things like yoga classes or art exhibits. It would seem that the studio/event use would be when more traffic would be expected.

The primary logistical concerns of this Site plan are access, storm water, and parking. There may also be some desire to review the design and look of the proposed building, as it is a relatively large industrial type looking building in a somewhat residentially used neighborhood. The Plan Commission could make a decision on the building’s suitability in this location independently. Given the somewhat specific style and look the applicant seems to be suggesting for this particular project, the Plan Commission could refer the final building design to the Design Review Committee as a condition of approval. In addition, considering the significant number of residences in the area of Oak St., it seems reasonable that efforts be made to include Landscaping to soften the impact of this large building on the neighborhood.

Most of the Site plan concerns stem from the actual topographical nature of this property. There is a significant drop in elevation from the Oak St. side of this property to the alley side of this property. It appears there is a drop of about 10ft over the 120 ft depth of the property from Oak St. to the alley. This elevation drop creates challenges with the build ability of this site, for a relatively large building and required parking. The service uses proposed for this site (which includes the applicant’s Event planning business) require one (1) parking stall for every 300 sq ft of building space devoted to office use. Half of the 50ftx60ft building is dedicated to the office use, which is 1500 sq ft, so the minimum parking requirement for that use would be 5 parking stalls. One-quarter (1/4) of the building would be storage/work space for the applicant Event planning business, so no additional parking is required. One-quarter (1/4) of the building would be the studio/event space, which would require an additional 3 parking stalls. So the minimum required parking would, per the Zoning Code, would be 8 parking stalls. Other uses of the facility which would attract patrons would be required to provide adequate parking for the number of patrons. As these uses would likely only be using the studio/event space, it seems unlikely they would exceed 8 patrons. Ideally, the parking would be available, as the studio/event space rental would occur outside the normal Mon-Fri 9-5 and Sat 9-8 operating hours of the facility.

The grades at this site make it more difficult to design that if the site were flat. The applicant obtained the services of General Engineering and they evaluated a couple of different options on the Site. The proposed plan provides 8 parking stalls, and appears to provide storm water control above the 100 year storm, but does not provide an access drive off of Oak St. The applicant has stated that this use would likely not need more than the 8 parking stalls. The applicant has stated that the nature of a shared use office space involves
an infrequent use of the offices. As stated before, the intent is to rent the offices to small business people, provided services out of the office, and may otherwise be working from home. The applicant has utilized shared offices in Madison, and each occupant does not come into the office on a set schedule, and all the offices were rarely occupied at the same time. In addition, the expectation is that the studio/event space would not be utilized during normal business hours when the offices would be. The Parking requirements in the Zoning Code do define “Shared Parking” and allow for some consideration of shared parking spaces for businesses that do not have overlapping primary operating hours. The applicant is working on getting an engineered grading plan, and the expectation is that they will be able to provide 8 parking stalls.

Feedback from the public notice that was sent out for this project has revealed that there have been some problems historically with illegal parking in this area, particularly at the garage facility next to this site. As an unmanned garage facility, there have been some issues with unauthorized people parking vehicles on this private property, or blocking the drive access to this property. The applicant will be responsible to ensure any tenants at this facility follow all parking regulations and respect the surrounding private property.

Required parking stalls must be paved, therefore a majority of this site, which is currently undeveloped and grassy, with become impermeable, which would likely increase the amount of storm water that will run off the site. The grade of this site had already created storm water issue for properties down-stream (west) which had required the City to rebuild the alley, storm sewer, and install two (2) storm water inlets in the alley adjacent to this site. The Plan from General Engineering includes three stone trenches that should be capable of holding back water for up to the 100 yr storm.

The grade of this site also appears to make direct access to Oak St. difficult. The current plan only indicates access to this site from the alley. It appears the code only requires that the site be accessible from a public ROW, which the alley can provide. It is noted that the alley that runs from this site to Indiana Ave. only passes a non-occupied garage facility on one side with two (2) homes on the other side, the alley then goes through the City boat parking lot to access Indiana Ave. It is difficult to predict what traffic issues may occur in this case. Although, it seems event type uses would likely generate more traffic and create more potential for issues.

It appears this plan mostly address the storm water issue, however this is based on infiltration rates in the stone trenches. There is some concern about the infiltration rates decreasing over time. A pipe has been added as a backup discharge from the stone trench directly into the municipal storm water system. As this site has proven to provide some design challenges, minor tweaks to the system may be desirable. As such, this office requests final approval authority.

In addition, it seems critical that this project be constructed as planned, therefore it is also suggested that there be some level of professional oversight of the construction.

Any approval of the Site plan should carry the following conditions.

1. The final storm water system is approved by the Zoning Administrator.
2. The applicant obtains professional construction oversight.
   2. The applicant cooperates with the City to address any parking, traffic flow, or storm water issues that may arise.

Chris Tollaksen
City of Wis. Dells
11/09/2018
**SITE PLAN APPLICATION**
Wisconsin Dells, Wisconsin

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 submit your application and fee, you may obtain a digital copy of this form from the zoning administrator.

### 1. Applicant Information
- **Applicant name:** Florresa Neira
- **Street address:** 114 Eagle Run dr unit 3
- **City:** Wisconsin Dells
- **State and zip code:** WI 53965
- **Daytime telephone number:** 908-432-9624
- **Fax number:** N/A
- **E-mail address:** FORELLA1@GMAIL.COM

### 2. Subject property information
- **Street address:** LOT 4 AND 5/12 BLOCK 16 east of Wisconsin Dells wa
- **Parcel number:** 1201-436
- **Current zoning classification:** R-3
- **Describe the current use:** N/A

### 3. Proposed use: Describe the proposed use.
- **OFFICE/STORAGE/COWORKING**

### 4. Operating conditions: For non-residential use, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)
- **M.F. WALKER.CGM@WISKMA.COM**

### 5. Potential nuisances: Describe any potential nuisances relating to street access, traffic visibility, parking, lighting, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fume and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
- **Planning on 11 parking spaces - mixed-use term parking but not expected**

- **10 spaces are required based on the building size of 3,000 square feet.**
SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

8. Review criteria. In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 39.205 of the Municipal Codes.)

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

It falls in with city plan

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

Traffic will access the property through alley above Oak St.

c. Effects of the project on the natural environment

None

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

Office + Condominiums on commercial property

e. The overall appearance of the project

Attached

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

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

n/a

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

n/a

3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to, game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

n/a
4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.

N/A

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

N/A

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

N/A

7. Project map. Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8.5" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

- I certify that the application is true as of the date it was submitted to the City for review.

- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.

Applicant Signature: ___________________________ Date: ________________

Governed Regulations: The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
Building Inspiration

50'x60' building – 10ft walls – Wainscoating - glass door – 8'x8' garage door – 14 windows

Storage/Workshop - counter w/ sink - Cooler – Conference Room – 4 10'x10' private office – 8 private desks – Lounge open seating
Dance/photo/yoga studio - Counter open seating - Table open seating – Outdoor seating – Bathroom – Kitchenette/Coffee
November 6, 2018

Zoning Administrator/Building Official
City of Wisconsin Dells
Attn: Chris Tollaksen

Re: Oak Street Development
City of Wisconsin Dells
Fiorella Neira – Owner
GEC #2-1018-499

Dear Chris:

The purpose of this letter is to provide a framework for the storm water management for the proposed development located along the Oak St in City of Wisconsin Dells.

The proposed development consists of approximately 3,000 square foot office building, 8 associated parking areas, and storm water features such as stone trenches and underground piping. The features will be constructed to provide attenuation of stormwater that will be increased by development on this property.

The runoff from the project site will be directed to stone trenches via building gutters, underground piping, and grading of the site. The devices will ultimately discharge to the existing storm sewer system locating in the alley.

The analysis point has been set as the northwestern discharge point for both the pre-development and post-development conditions. Post-development storm water runoff has been slightly increased over the pre-development peak flow rates for the 1, 2, and 25-year storm events; however, the 50 and 100-year storm have been reduced below pre-development flows.

A summary of the pre-development and post-development peak flow discharges at the analysis points are shown below. The post-development scenario assumes the storm water management facilities are attenuating storm water, the watershed is completely developed and all disturbed areas have been stabilized.

<table>
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<tr>
<th>Year Storm</th>
<th>Pre-Dev. Peak Discharge (cfs)</th>
<th>Post-Dev. Peak Discharge (cfs)</th>
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<tr>
<td>100</td>
<td>0.3</td>
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</tbody>
</table>
The Appendix contains pre and post development calculations that were performed using computer modeling software HydroCAD, as well as full set of drawings for the project.

If you have any questions regarding this, please contact me.

Yours truly,

GENERAL ENGINEERING COMPANY

Bradley R. Boettcher

Bradley R. Boettcher
Registered Professional Engineer

BRB/lig
OAK STREET DEVELOPMENT
FIORELLA NEIRA

City of Wisconsin Dells
Columbia County, WI

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C3.0 PROPOSED GRADING PLAN
C4.0 EROSION CONTROL DETAILS
C5.0 CONSTRUCTION DETAILS-MISC
C6.0 EROSION CONTROL SPECIFICATIONS

This document contains confidential or proprietary information of General Engineering Company. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by General Engineering Company.
CONSTRUCTION NOTES

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

2. EXISTING SEWER LATERALS SHALL BE 6" OR 4" PVC UNLESS OTHERWISE INDICATED.

3. ALL ASPHALT REPAIRS/REPLACEMENT SHALL BE SAWCUT TO MATCH EXISTING PAVEMENT AS SHOWN FOR ALL PLANNED WATER AND/OR SEWER SERVICE OUTAGES.

4. Replace sewer laterals from right of way to new sanitary main and install a tracer wire terminal box at the street right-of-way.

5. Stocksill lift reactive for 7 days shall be seeded and surrounded by 6" topsoil.

6. All water and unused burial materials (including baggage, debris, cleaning wastes, or other construction materials) shall be properly disposed of and not allowed to be carried by runoff into receiving channel.

7. Tracked equipment only shall be used in the buffer areas as to minimize compaction.

8. All best management practices will be installed by the time the construction site is established.

9. Stocksill lift reactive for 7 days shall be seeded and surrounded by 6" topsoil.

10. Stocksill lift reactive for 7 days shall be seeded and surrounded by 6" topsoil.

11. Stockpiles left inactive for 7 days shall be seeded and surrounded by silt fence.

12. All asphalt repairs/replacement shall be sawcut to match existing pavement as shown for all planned water and/or sewer service outages.

13. All sanitary sewer service laterals shall be replaced with 8" of crushed aggregate base course and 3" of asphalt.

14. All sanitary sewer service laterals shall be replaced with 8" of crushed aggregate base course and 3" of asphalt.

15. All sanitary sewer service laterals shall be replaced with 8" of crushed aggregate base course and 3" of asphalt.

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22. All sanitary sewer service laterals shall be replaced with 8" of crushed aggregate base course and 3" of asphalt.

23. All sanitary sewer service laterals shall be replaced with 8" of crushed aggregate base course and 3" of asphalt.

GRAZING & EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

2. ALL ERODIBLE MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

3. ALL BEST MANAGEMENT PRACTICES WILL BE INSTALLED BY THE TIME THE CONSTRUCTION SITE IS ESTABLISHED.

4. ALL ASPHALT REPAIRS/REPLACEMENT SHALL BE SAWCUT TO MATCH EXISTING PAVEMENT AS SHOWN FOR ALL PLANNED WATER AND/OR SEWER SERVICE OUTAGES.

5. ALL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.

6. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

7. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL GENERAL NOTES FOUND ON SHEET G1.1.
NOTES:

1. All existing underground utility locations are approximate and should be field verified prior to construction.

2. All general notes found on sheet G1.1.
NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL GENERAL NOTES FOUND ON SHEET G1.1.
INSTALLATION NOTES:

- Trim excess fabric in the flow area to within 3" of the grate.
- Do not install dual protection types in pipes shallower than 36", or using a spine, flat, or wood boxes or other means to prevent accumulated sediment from entering the drain.

GENERAL NOTES:

- Manufactured alternatives approved and listed on Wisconsin DOT Product Acceptability List may be substituted.

INSTALLATION NOTES:

- General notes:
  - Material falling into the inlet shall be removed immediately.
  - When removing or maintaining inlet protection, care shall be taken so that manufactured alternatives approved and listed on Wisconsin DOT Product Acceptability List.
  - Wood stakes (2 per bale) are used for removal.
  - Wood 2" x 4" extended 10" beyond sides of grate. Connect 2" x 4" to grate with wire or staples. The wood shall not be larger in size to accept a wood 2" x 4".

- Use rebar or steel rod for removal.
- Flap pocket shall be large enough to accept a wood 2" x 4".
- Finished size, including flap pockets where required, shall extend a minimum of 12" beyond grate.

- Block the entire height of the curb box opening.
- Footing and foundation at bottom elevation.
- Sod ditch checks:
  - Between adjacent stagger joints.
  - A smooth grade angular stone 3" - 6" clear stone, all material to be retained on 3" sieve.

- Rock construction entrance:
  - Tie back detail: when required by engineer.


- Erosion bale installation:
  - Erosion bale for altering flow direction.

- Stone culvert protection:
  - Use the same size and type of materials as specified for preliminary not for construction.

- Erosion bale for channel flow:
  - Sod ditch checks.

- Stone ditch check:
  - Silth fence.
ASPHALTIC PAVEMENT SECTION

PIPE BEDDING DETAIL

CONCRETE SIDEWALK & PAVEMENT

STONE TRENCH DETAIL

CONCRETE STAIRS AND RAILING DETAIL

PROPOSED SIGNS LOCATION (SEE RIGHT FOR DETAILS)

EDGE OF CONCRETE SIDEWALK & PAVEMENT

INTERNATIONAL HANDICAP SYMBOL, ON 4" GA. METAL SIGN. BLUE BACKGROUND W/WHITE SYMBOL

GREEN LETTERING

RESERVED PARKING	

THIS SPACE

VAN ACCESSIBLE

1 1/2" X 6'-6" STEEL TUBE W/CLOSED TOP

1/2" CONCRETE FOOTING

INCLUDE STD VAN ACCESSIBLE SIGN BELOW

NOTES:
1. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
2. SIGN SHALL BE 60" MIN ABOVE THE GROUND SURFACE OF THE PARKING SPACE, MEASURED TO THE BOTTOM OF THE SIGN.
3. SIGN SHALL BE CONSTRUCTED OF A WHITE RECTANGLE WITH LONGER DIMENSION VERTICAL HAVING GREEN MESSAGE AND A BLUE & WHITE INTERNATIONAL SYMBOL FOR THE BARRIER-FREE ENVIRONMENTS.
4. THE SIGN MAY BE REFLECTIVE OR NON-REFLECTIVE WITH AMERICANS WITH DISABILITIES ACT (ADA) SIGNAGE REGULATIONS.

NOTE: CONTRACTOR SHALL CUT "V" SHAPED NOTCHES IN PIPE BELL (BELOW THE GRATE) TO ALLOW DISCHARGE OF THE STORMWATER IN EVENT WHEN THE INLET WILL BE CLOGGED.
CONSTRUCTION SITE EROSION CONTROL

PART 1 - GENERAL

1.01 INSTRUCTIONS

A. Furnishing, installing, maintaining, and removing erosion and sediment control facilties and materials shall be in accordance with this document.

B. The contractor is responsible for providing all erosion control facilities and measures necessary to control the discharge of sediment and trash into public waters or onto public roadways. Any measures and facilities shown on the drawings are the minimum actions required.

1.02 REFERENCES

A. General Engineering Company - Soil Erosion Sceretariat

B. WISCONSIN DEPARTMENT OF TRANSPORTATION, EROSION CONTROL, PRODUCT ACCEPTABILITY LISTS FOR MULTI-MODAL CONSTRUCTION ACTIVITIES, OAK STREET DEVELOPMENT.

C. TURF AREAS THAT HAVE BEEN COMPLETED TO FINISH GRADE SHALL BE STABILIZED WITH PERMANENT SEEDING WITHIN THE END OF EACH WORKDAY.

D. PERMITTIVITY, SEC-1, MIN. = ASTM D 4491

E. US SIEVE NO. 30

F. CROSS DIRECTION = 100

G. MACHINE DIRECTION = 120

H. GRAB TENSILE STRENGTH, LBS MIN. = ASTM D 4632

2.02 STRAW BALES

A. INSTALL STRAW BALE BARRIERS IN ACCORDANCE WITH THE DRAWINGS AND WDNR CONSERVATION PRACTICE STANDARD, SEDIMENT BALE BARRIER (1055).

B. THE SOIL STABILIZER MAY BE APPLIED BY SPRAYING OR BY DRY SPREADING.

C. APPLICATION RATES: APPLY AT THE RATE RECOMMENDED BY THE MANUFACTURER.

D. THE PRODUCT PROVIDED SHALL BE LISTED IN THE WISDOT PAL FOR TYPE B SOIL STABILIZER.

E. THE MANUFACTURER SHALL PROVIDE DETAILED WRITTEN INSTRUCTIONS ON THE STORAGE, MIXING, AND APPLICATION PROCEDURES.

D. STAPLES: U-SHAPED NO. 11 GAUGE OR GREATER WIRE WITH A SPAN WIDTH OF ONE TO TWO INCHES AND A LENGTH OF BETWEEN 3 INCHES AND 1 FOOT.

E. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH THE APPROPRIATE DNR FORM TO USE FOR THE INSPECTIONS.

3.09 MAINTENANCE

A. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE BALES, SILT FENCES, TRAPS, SEDIMENT BASINS, AND OTHER FORMS OF EROSION CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WIDNR) GUIDELINES.

4.  A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND INFORMATION:

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CSM – Todd and Shari Nelson
Sauk County, Wisconsin Dells Parcel 291-0026-10000, 291-0026-22000, and 291-0026-21000
Staff Report for Plan Commission, 11/13/2018

The City of Wis. Dells approved a Certified Survey Map (CSM) for Todd and Shari Nelson in February 2018. The purpose of that CSM was to describe the lands that were to be donated to the school. After further review of the property, the owners have decided to modify the boundaries. As such, a new CSM has been submitted for review.

Chris Tollaksen
City of Wis. Dells
11/09/2018
**Primary Line Table**

<table>
<thead>
<tr>
<th>Line #</th>
<th>Length</th>
<th>Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>27.99'</td>
<td>S89°39’00”E</td>
</tr>
<tr>
<td>L2</td>
<td>297.09'</td>
<td>S39°01’29”E</td>
</tr>
<tr>
<td>L3</td>
<td>6.96'</td>
<td>N86°40’15”W</td>
</tr>
<tr>
<td>L4</td>
<td>152.70'</td>
<td>S00°12’39”E</td>
</tr>
<tr>
<td>L5</td>
<td>553.11'</td>
<td>S08°47’09”W</td>
</tr>
<tr>
<td>L6</td>
<td>305.42'</td>
<td>N78°42’02”W</td>
</tr>
<tr>
<td>L7</td>
<td>149.76'</td>
<td>S06°40’48”W</td>
</tr>
<tr>
<td>L8</td>
<td>6.51'</td>
<td>N89°31’29”E</td>
</tr>
<tr>
<td>L9</td>
<td>424.36'</td>
<td>N39°39’05”W</td>
</tr>
<tr>
<td>L10</td>
<td>659.67'</td>
<td>N33°26’15”W</td>
</tr>
<tr>
<td>L11</td>
<td>241.14'</td>
<td>S89°37’03”E</td>
</tr>
</tbody>
</table>

**Secondary Line Table**

<table>
<thead>
<tr>
<th>Line #</th>
<th>Length</th>
<th>Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>L12</td>
<td>757.33'</td>
<td>N39°35’14”W</td>
</tr>
<tr>
<td>L13</td>
<td>633.72'</td>
<td>N39°35’14”W</td>
</tr>
<tr>
<td>L14</td>
<td>20.83'</td>
<td>N39°35’14”W</td>
</tr>
<tr>
<td>L15</td>
<td>215.70'</td>
<td>N33°26’15”W</td>
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<tr>
<td>L16</td>
<td>443.97'</td>
<td>N33°26’15”W</td>
</tr>
<tr>
<td>L17</td>
<td>230.84'</td>
<td>S89°50’26”E</td>
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<td>L18</td>
<td>717.08'</td>
<td>S89°50’26”E</td>
</tr>
<tr>
<td>L19</td>
<td>358.41'</td>
<td>N89°50’26”E</td>
</tr>
<tr>
<td>L20</td>
<td>8.11'</td>
<td>S89°50’26”E</td>
</tr>
<tr>
<td>L21</td>
<td>282.20'</td>
<td>S89°50’26”E</td>
</tr>
<tr>
<td>L22</td>
<td>221.19'</td>
<td>S89°50’26”E</td>
</tr>
<tr>
<td>L23</td>
<td>321.47'</td>
<td>S89°50’26”E</td>
</tr>
<tr>
<td>L24</td>
<td>59.31'</td>
<td>S43°48’09”E</td>
</tr>
<tr>
<td>L25</td>
<td>253.82'</td>
<td>S88°54’12”E</td>
</tr>
</tbody>
</table>

**Primary Curve Table**

<table>
<thead>
<tr>
<th>Curve #</th>
<th>Length</th>
<th>Radius</th>
<th>Delta</th>
<th>Chord Length</th>
<th>Chord Dir.</th>
<th>Tan. IN</th>
<th>Tan. OUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>221.97'</td>
<td>293.50'</td>
<td>4319'53”</td>
<td>216.72'</td>
<td>S25°12’26”W</td>
<td>546°52’23”W</td>
<td>S03°32’30”W</td>
</tr>
<tr>
<td>C2</td>
<td>19.40'</td>
<td>300.50'</td>
<td>3415’59”</td>
<td>19.40'</td>
<td>S01°49’21”W</td>
<td>503°40’20”W</td>
<td>S00°01’39”E</td>
</tr>
<tr>
<td>C3</td>
<td>440.44'</td>
<td>2627.61'</td>
<td>855’29”</td>
<td>440.00'</td>
<td>S04°19’01”W</td>
<td>508°46’45”W</td>
<td>S00°28’44”E</td>
</tr>
<tr>
<td>C4</td>
<td>704.79'</td>
<td>1977.86'</td>
<td>2025’01”</td>
<td>701.07'</td>
<td>N49°51’35”W</td>
<td>N39°39’05”W</td>
<td>N60°04’05”W</td>
</tr>
</tbody>
</table>

**Secondary Curve Table**

<table>
<thead>
<tr>
<th>Curve #</th>
<th>Length</th>
<th>Radius</th>
<th>Delta</th>
<th>Chord Length</th>
<th>Chord Dir.</th>
<th>Tan. IN</th>
<th>Tan. OUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>C5</td>
<td>628.60'</td>
<td>1977.86'</td>
<td>1812’35”</td>
<td>625.96'</td>
<td>N48°45’22”W</td>
<td>N39°39’05”W</td>
<td>N57°51’40”W</td>
</tr>
<tr>
<td>C6</td>
<td>76.19'</td>
<td>1977.86'</td>
<td>212’26”</td>
<td>76.19'</td>
<td>N58°57’53”W</td>
<td>N57°51’40”W</td>
<td>N60°04’06”W</td>
</tr>
</tbody>
</table>

SAUK COUNTY CERTIFIED SURVEY MAP NO.__________

SURVEY LEGEND

 rencontre Standard, TIES VERIFIED

Harrison SlimeLine, TIES VERIFIED

Aluminum Capped Mon., TIES VERIFIED

Found 3/4" Iron Rod x 18", 1.13 LB/FT. MIN.
LOTS 1 AND 2 OF SAUK COUNTY CERTIFIED SURVEY MAP 6606, LOCATED IN PART OF
THE NE ¼ OF THE FRACTIONAL NW ¼, THE NW ¼ OF THE FRACTIONAL NW ¼, THE SW ¼
OF THE FRACTIONAL NW ¼ AND THE SE ¼ OF THE FRACTIONAL NW ¼ OF SECTION 4,
AND PART OF THE NE ¼ OF THE FRACTIONAL NE ¼ OF SECTION 5, ALL IN T13N, R6E,
ALL IN THE CITY OF WISCONSIN DELLS, SAUK COUNTY WISCONSIN
SAUK COUNTY CERTIFIED SURVEY MAP No.

LOT 1

L18
L19
L20
L21
L22
L23
L24
L25

LOT 2

SEE PAGE 1

LOT 3

385,775 Sq. Ft.
8.85 AC.

VARIOUS
FARM
BUILDINGS

N ¼ COR.
SEC 4,
T13N, R6E

(C49°32'59"W)
(501.43')

(582°50'41"E)
(501.70')

LOT 2 DETAIL

1"=300'

GRAPHIC SCALE FEET

0 150 300 600

SURVEY LEGEND

☒ HARRISON STANDARD, TIES VERIFIED
☒ HARRISON SLIMLINE, TIES VERIFIED
☒ ALUMINIUM CAPPED MON., TIES VERIFIED
● FOUND 3/4" Ø IRON ROD
☒ FOUND 1 1/4" Ø IRON ROD
☒ SET 3/4" Ø IRON ROD x 18", 1.13 LB/FT. MIN.

CITY OF WISCONSIN DELLS, APPROVAL CERTIFICATE
Resolved, that this certified Survey Map in the City of Wisconsin Dells, Todd R. & Shari L. Nelson, owner, is
hereby approved by the City of Wisconsin Dells Common Council.

Brian L. Landers, Mayor

Nancy R. Holzem, City Clerk

07 Nov 2018, 11:30p - R: Michael Rosin, 180033, Draw From CSM, CAD01: 180033, CAD20: -by editor-

vierbicher
planners | engineers | surveyors
Phone: (608) 245-3616

REVISIONS

CHECKED

DRAWN

2009

180033

4  OF  5

DRAW

180033

DATE 11/7/2018
Lots 1 and 2 of Sauk County Certified Survey Map 6606, located in part of the NE ¼ of the fractional NW ¼, the NW ¼ of the fractional NW ¼, the SW ¼ of the fractional NW ¼ and the SE ¼ of the fractional NW ¼ of Section 4, and part of the NE ¼ of the fractional NE ¼ of Section 5, all in T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin.

Surveyor's Certification
L. Marc A. Londo, Wisconsin Professional Land Surveyor #2595;
hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Wisconsin Dells, and under the direction of Dan Holzem, Agent for Todd R. & Shari L. Nelson, I have surveyed, divided and mapped this Certified Survey; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is located in part of the NE/4 of the Fractional NW/4, the NW/4 of the Fractional NW/4, the SW/4 of the Fractional NW/4, and the SE/4 of the Fractional NW/4 of Section 4, and part of the NE/4 of the Fractional NE/4 of Section 5, all in T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin, containing 79.13 acres of land and bounded by a line described as follows:

Legal Description
Lots 1 and 2 of Sauk County Certified Survey Map (CSM) 6606 located in Part of the NE ¼ of the Fractional NE ¼ of Section 5, the NW ¼ of the Fractional NW ¼, the NE ¼ of the Fractional NW ¼, and the SW ¼ of the Fractional NW ¼ and the SE ¼ of the Fractional NW ¼ of Section 4, T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin.

Beginning at the Northwest Corner of said Section 4, Town 13 North, Range 6 East;
Thence S89°39′00″E, along the north line of the NW ¼ of said Section 4, 27.99 feet (L1), to the southwest corner of Section 33, T14N, R6E;
Thence, S89°50′28″E, along the north line of the NW ¼ of said Section 4, 2139.30 feet to the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railway and the northeast corner of Lot 2 of said CSM 6606;
Thence S39°01′29″E, along the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railway, 297.09 feet (L2) to the westerly right-of-way line of Sauk County Highway "A" and a non-tangent curve, concave to the southeast;
Thence, 221.97 feet, along said non-tangent arc, concave to the southeast, having a radius of 293.50 feet, an included angle of 43°19′53″, (a chord of 216.72 feet which bears S25°12′28″W) (C1);
Thence, N88°40′15″W, continuing along said westerly right-of-way line of Sauk County Highway "A", 6.96 feet (L3) to a non-tangent arc, concave to the east;
Thence, continuing along the west right-of-way line of Sauk County Highway "A", 19.40 feet, along said non-tangent arc, concave to the east, having a radius of 300.50 feet, an included angle of 34°15′59″, (a chord of 19.40 feet which bears S02°49′21″W) (C2);
Thence, S00°12′39″E, continuing along the westerly right-of-way line of Sauk County Highway "A", 152.70 feet (L4);
Thence, S00°08′20″E, continuing along the westerly right-of-way line of Sauk County Highway "A", 736.74 feet to an arc to the right;
Thence, continuing along the westerly right-of-way line of Sauk County Highway "A", 440.44 feet, along said arc having a radius of 2827.61 feet, an included angle of 85°29″, (a chord of 440.00 feet which bears N49°19′01″W) (C3);
Thence, S08°47′09″W, continuing along the said westerly right-of-way line of Sauk County Highway "A", 553.11 feet (L5), to the north line of lands described in Sauk County Register of Deeds Document #1140124 and the southeastern corner of Lot 1 of said CSM 6606;
Thence, N78°42′02″W, along the northerly line of lands described in Sauk County Register of Deeds Document #1140124, 305.42 feet, to the northerly corner thereof (L6);
Thence, S08°40′48″W, along the westerly line of lands described in Sauk County Register of Deeds Document #1140124, 149.76 feet, (L7) to the northeasterly right-of-way line of US Highway "12";
Thence, N39°35′14″W, along the said northeasterly right-of-way line of US Highway "12", 1411.88 feet;
Thence, N89°31′29″E, along the said northeasterly right-of-way line of US Highway "12", 6.51 feet (L8);
Thence, N39°39′05″E, along the said northeasterly right-of-way line of US Highway "12", 424.36 feet (L9), to an arc to the left;
Thence continuing along the said northeasterly right-of-way line of US Highway "12", 704.79 feet, along said arc having a radius of 1977.86 feet, an included angle of 202°25′01″, (a chord of 701.07 feet which bears N49°51′35″W) (C4), to the westerly line of Rocky Arbor State Park being lands described in Sauk County Register of Deeds Conversion Document recorded as Volume 123, Page 330;
Thence, N33°26′15″W, along the east line of said Rocky Arbor State Park, 659.67 feet (L10), to the north line of the NE ¼ of Section 5, T13N, R6E;
Thence S89°37′03″E, along the said north line of Section 5, 241.14 feet (L11) to the northeast corner thereof and the point of beginning.

Parcel contains 79.13 Acres, 3,446,854 Sq. Ft. and is subject to all easements and rights of way of record.

Marc A. Londo, PLS 2696
Vierbicher Assoc.