

**CITY OF WISCONSIN DELLS MEETING AGENDA**

**Meeting Description** CITY PLAN COMMISSION

**Date:** MONDAY, JANUARY 13, 2020 **Time:** 5:00PM **Location:** MUNICIPAL BUILDING  
300 LA CROSSE STREET, WISCONSIN DELLS, WI

		Committee Members		
Mayor Ed Wojnicz-Chair		Alder. Mike Freel	Fire Chief Pat Gavinski	Chris Lechnir
		Phil Helley	Ted Theiler	Lisa Delmore
<b>AGENDA ITEMS:</b>				
1	CALL MEETING TO ORDER AND ATTENDANCE			
2	APPROVAL OF THE MINUTES FROM THE DECEMBER 9, 2020 MEETING			
3	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) APPLICATION FROM RRAD DEVELOPMENT LLC TO ALLOW "OVERNIGHT LODGING" AT 1007 & 1009 OAK ST., COLUMBIA CO., CITY OF WISCONSIN DELLS TAX PARCEL 11291-467.A. THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD.			
4	DISCUSSION/DECISION ON ITEM #3 (CUP - OVERNIGHT)			
5	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) APPLICATION FROM RRAD DEVELOPMENT INC TO ALLOW "SEASONAL WORKFORCE HOUSING" AT 175 SWEET BRIAR DR., SAUK COUNTY, CITY OF WISCONSIN DELLS TAX PARCEL 291-0190-00000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.			
6	DISCUSSION/DECISION ON ITEM #5 (CUP - HOUSING)			
7	DISCUSSION/DECISION TO TAKE PROPOSED CHANGES TO THE ZONING MAP OFF THE TABLE			
8	<p>PUBLIC HEARING FOR CONSIDERATION OF PROPOSED CHANGES TO THE ZONING MAP TO CORRECT ERRORS REGARDING LAND ADJACENT OT THE TOWER VIEW MOBILE HOME PARK. SOME PROPERTIES NOT PART OF THE MOBILE HOME PARK ARE DRAWN IN THE R-9 RESIDENTIAL-MOBILE HOME PARK ZONE.</p> <p>PROPOSE CHANGING THE ZONING OF THE FOLLOWING FROM R-9 RESIDENTIAL-MOBLE HOME PARK TO:</p> <ol style="list-style-type: none"> <li>1. R-3 RESIDENTIAL-MIXED USE – PARCELS: 11291-740, 11291-852.1, 11291-852.B, AND A PORTION OF 11291-710</li> <li>2. C-1 COMMERCIAL-NEIGHBORHOOD – PARCELS: 11291-907.3, 11291-908.1, AND A PORTION OF 11291-1008.4</li> </ol>			
9	DISCUSSION/DECISION ON ITEM #8 (ZONING MAP UPDATES)			
10	DISCUSSION/DECISION ON APPLICATION FOR A "SHORT TERM RENTAL" LICENSE FROM ANNA HUTCHISON FOR 1551 DEER RUN RIDGE, COLUMBIA CO, CITY OF WISCONSIN DELLS PARCEL 11291-1534.			
11	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP (CSM) SUBMITTED BY MEGGIE OBNISKI TO COMBINE THE FOLLOW THREE (3) PARCELS INTO TWO (2) PARCELS: 11291-1324, 11291-1326, AND 11291-1327. THE PARCELS ARE LOCATED AT 1501 PLEASANT VIEW DR.			
12	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP (CSM) SUBMITTED BY THE CITY OF WISCONSIN DELLS TO SUB-DIVIDE SAUK COUNTY, CITY OF WISCONSIN DELLS PARCEL 291-0026-01000 LOCATED AT 1501 CTH A, INORDER TO CREATE A NEW AND SEPARATE LOT FOR A SANITARY SEWER LIFT STATION.			
13	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS			
14	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (FEBRUARY 10, 2020)			
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>				
MAYOR ED WOJNICZ CHAIRPERSON		DISTRIBUTED JANUARY 10, 2020		

**CITY PLAN COMMISSION**  
**CITY OF WISCONSIN DELLS**  
**MUNICIPAL BUILDING-300 LACROSSE STREET**  
**DECEMBER 9, 2019**

**Item 2**

Mayor Wojnicz called the meeting to order at 5:04 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, Lisa Delmore, Phil Helley and Ted Theiler  
Absent: 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. Holzem, Ald. Marshall, Ald. Anchor, Ald. Anderson, Brad Preissel, Sherri Freedom, Kent Lemay and Lisa R. Teel

2. Motion by Freel and seconded by Wojnicz approve the meeting minutes from November 13, 2019 with a punctuation correction to 7(e) and correction to the motions in #2. Motion carried.

3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Horn Plastics, Inc. for the construction of an additional warehouse and office building at the existing location at 825 Business Park Road, City of Wisconsin Dells Parcel 11291-1497.12. The property is zoned I-1 Industrial. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

4. Motion by Helley and seconded by Freel recommend to council approve the Final Submittal Site Plan Application from Horn Plastics, Inc. for the construction of an additional warehouse and office building at the existing location at 825 Business Park Road, City of Wisconsin Dells Parcel 11291-1497.12 with the following condition:

- 1) The applicant will cooperate with any corrections required to address storm water issues created by this new construction.

The property is zoned I-1 Industrial. Motion carried.

5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the proposed changes to the Zoning Ordinance and Zoning Administrator Chris Tollaksen gave a brief summary as well.

- a) Allow vehicle fueling stations east C-2 Commercial-downtown zoning district, limited to east of Church Street. Wellhead Protection restrictions would still apply, but this change would allow a fueling station within 120' of Broadway east of Church Street.
- b) Prohibit hawking. This is included in the ordinance, but the wording was a little vague and this would be added to the Zoning Code for clarification and ease of enforcement.
- c) Create camping unit regulations/RV parking regulations. The City removed Campground Licensing from the Municipal Code of Ordinances. It was discovered that there were some RV parking requirements in Chapter 16 that should be retained.
- d) Limit seasonal workforce housing on Arterial or Collector Street.
- e) Allow "Home Occupation" and "Bed and Breakfast" in R-3 Residential-mixed use zone as conditional uses. Clarify "Bed and Breakfast" standard for single-family detached dwelling unit.
- f) Prohibit soft-sided yard sheds.
- g) Misc. code clean-up items
  - a. Remove definition of "Industrial Retail" from *Primary Use* section. (This definition already exists in the *Accessory Use* section where it belongs.
  - b. Correct numbering error in Residential Uses definitions.

With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

6. Discussion and recommendations to council for consideration of proposed changes to the Zoning Ordinance:

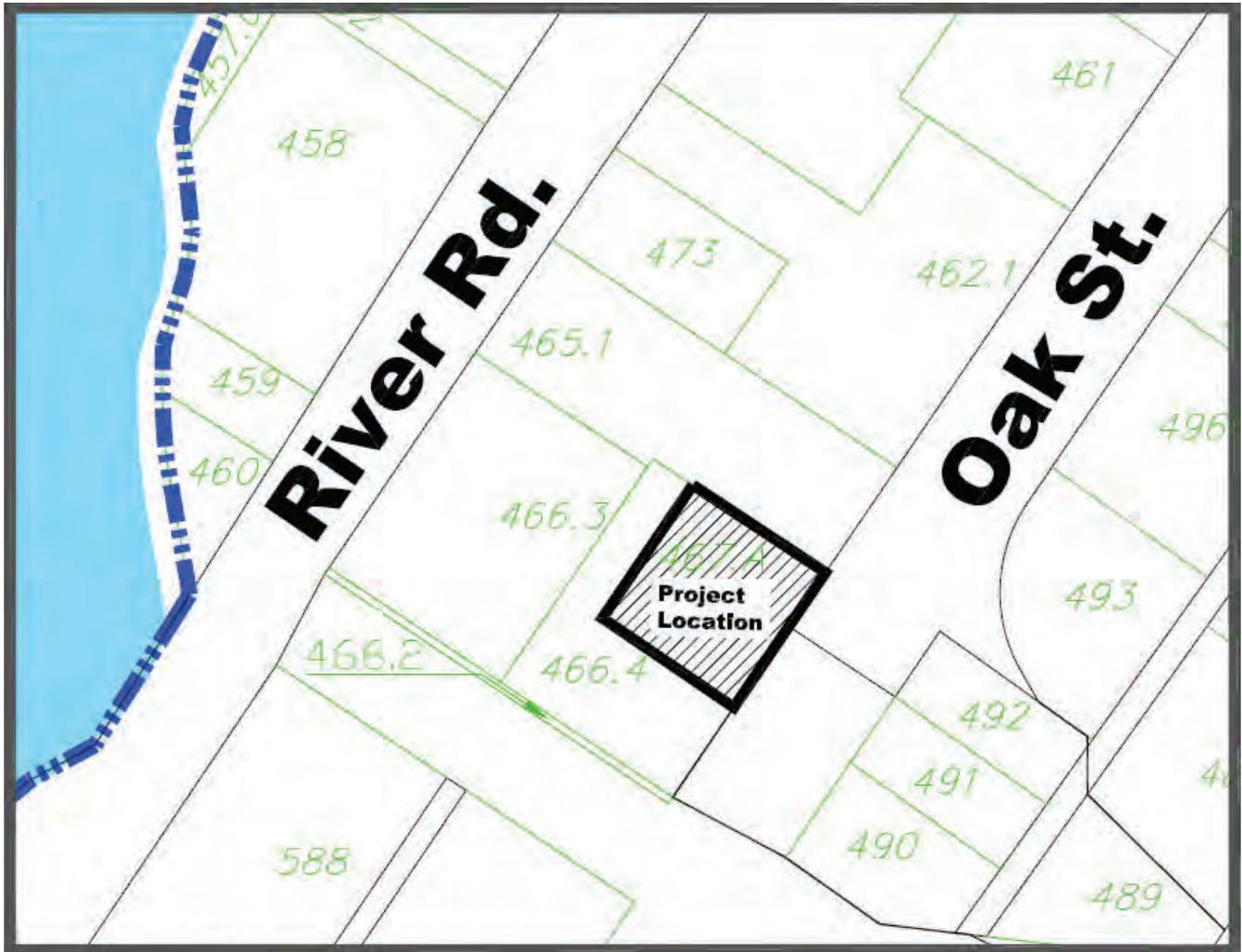
- a) Motion by Freel and seconded by Theiler approve allowing vehicle fueling stations East C-2 Commercial-downtown zoning district, limited to East of Church Street. Clarified was that if this change is made, the 5-foot vehicle use buffer would remain and the 120' setback would not exist anymore. Motion carried.

- b) Motion by Delmore and seconded by Wojnicz approve prohibiting hawking. Motion carried.
  - c) Motion by Delmore and seconded by Freel approve Camping Unit Regulations/RV Parking Regulations. Motion carried.
  - d) This would create limitations to convert an old hotel into Seasonal Workforce Housing on high traffic streets. Ald. Anderson said he would like information on any existing licensed housing this would affect and would like to look into it to see if this would affect more businesses. Existing licensed housing would be grandfathered. Tollaksen said he tried to put language in the ordinance where if someone were coming in with a new project where they were designing it for that type of housing and provides a plan with buffering, the city would have the right to accept it. He wants to make sure the ordinance language captures his intent. Delmore said using ‘restricting and not prohibiting’ would allow the City some latitude when making a decision. Motion by Delmore and seconded by Theiler approve moving forward with the zoning code change to limit Seasonal Workforce Housing on an Arterial or Collector Street and clarify the language. This would be come before the Legislative Committee, first reading at December council with final action January 2020. Motion carried. Another thing to look at is the map associated with the WisDOT classification changes proposed at the Public Works meeting.
  - e) Motion by Freel and seconded by Theiler recommend to council allow “Home Occupation” and “Bed and Breakfast” in R-3 Residential-mixed use as Conditional Uses. Clarify “Bed and Breakfast” standard for single-family detached dwelling unit. Motion carried.
  - f) Motion by Wojnicz and seconded by Helley prohibit soft-sided yard sheds. Motion carried.
  - g) Motion by Freel and seconded by Delmore approve miscellaneous items in the zoning code:
    - a. Remove definition of “Industrial Retail” from *Primary Use* Section. (This definition already exists in the *Accessory Use* Section where it belongs.
    - b. Correct numbering error in Residential Uses definitions.
 Motion carried.
7. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the proposed changes to the zoning map to correct error regarding land adjacent to the Tower View Mobile Home Park. *Some properties not part of the mobile home park are drawn in the R-9 Residential-mobile home park zone.* Propose changing the zoning of the following:
1. Parcels to be changed to R-3 Residential-mixed use: 11291-740, -852, -852.B and a portion of 11291-710
  2. Parcels to be changed to C-1 Commercial-neighborhood: 11291-907.3, 908.1, 893.01 and a portion of 11291-1008.3
- Residents Sherri Freedom, Kent Lemay, and Lisa Teel had questions on the proposed corrected zoning. Sherri Freedom had questions on what zoning would be more appropriate for her property. Proposed is to change from R-9 to C-1 Commercial-neighborhood zoning. Chris Tollaksen would like to give the property owners the opportunity to meet with him to gather more information so everyone can make a better decision correcting this zoning change. Freedom also spoke about a potential thru street from Hwy 13 to Michigan Avenue bordering her home. It was noted that the zoning change to her property does not have any bearing on the zoning of the properties surrounding hers. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
8. Motion by Theiler and seconded by Helley TABLE the proposed changes to the zoning map correcting an error regarding land adjacent to Tower View Mobile Home Park. Some properties not part of the Mobile Home Park are on the zoning map in the R-9 Residential-mobile home park. This was tabled so property owners can be given more information. Motion carried.
9. There were no other items for referral to the next meeting.
10. Scheduled is the next Plan Commission meeting on Monday, January 13 at 5:00pm.
11. Motion by Freel and seconded by Gavinski to adjourn. Motion carried and the meeting adjourned at 5:50 pm.

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, January 13, 2020 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(8) requested by RRAD Development, LLC to allow "Overnight lodging" (i.e.per night rental) in the duplex house at 1007 & 1009 Elm St. which is Columbia Co, City of Wis. Dells tax parcel 11291-467.A. This property is zoned C-1 Commercial-neighborhood, which requires a CUP for "Overnight lodging" per Chapter 19 Article 5 Division 3 of the Municipal Code. Copies of the CUP request are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



All interested persons will be given an opportunity to be heard at the Public Hearing. With reasonable notice the City will provide appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in the Public Hearing.

Dated this 18<sup>th</sup> of December  
Chris Tollaksen  
City of Wisconsin Dells

Publication Date:  
December 26, 2019  
January 2, 2020

1007 & 1009 Oak St (Parcel 11291 467.A)  
Conditional Use Permit - Overnight Lodging  
Vacation rental of duplex home  
Staff report for Plan Commission 01 13 2020

The City of Wisconsin Dells has received a Conditional Use Permit application from RRAD Development LLC to allow Overnight rentals at their duplex property 1007 & 1009 Oak St. (Parcel 11291 467.A). This property is in the C-1 Commercial-neighborhood Zoning District, which requires a Conditional Use Permit per the City of Wisconsin Dells zoning code.

As an existing home this use should not have any significant effect on traffic flow, the natural environment or future development of the area. This house is at the edge of the applicant existing motel property on the River Rd., but is accessed from Oak St. To the west and of this property is the River Inn Resort property. To the south is vacant ravine land. Across Oak St. to the east is a home.

Overnight vacation rentals of single family or two-family (duplex) properties present similar issues as employee housing facilities. The existence and extent of these issues lies primarily in the management of the property. If this house were to be a "party house", it could create a substantial nuisance to surrounding properties and create issues for the City. This property is owned and operated by the owner and operator of the existing River Inn Resort property. It is been the experience of the City that vacations homes near and operated by existing overnight lodging operators general do not create the common nuisance issues associated with overnight rentals by individual home owners. Operators of motels hotels generally have a business infrastructure in place (i.e. on-site management and maintenance staff) that helps ensure their facilities are property managed and maintained.

This property is a two-family residence, or a duplex. So there will be two separate rental units. The building inspector will perform a pre-inspection and verify the units meet the occupancy standards. Annual inspection will be performed by that State as part of their licensing process. This approval will carry the on-going condition that occupancy of the facility complies will all applicable codes, standards and requirements.

As this house is going to be rented as part of the River Inn Resort, occupants would have access to the River Inn parking lots if required.

As a commercial rental, the applicant shall pay PRT & room tax on the rental of the commercial unit. The applicant shall provide the City with their identification numbers and clearly report the tax payments for this facility to the city

The applicant for this property intends to book short term rentals of this facility through their existing booking at the River Inn. The River Inn staff manage the property, and will be responsible to correct any nuisances that may occur on the property. It should be made clear to the applicant that violation of conditions, poor management of the facility, or the creation of nuisances from this overnight use will result in revocation of the use permit. At a minimum, if

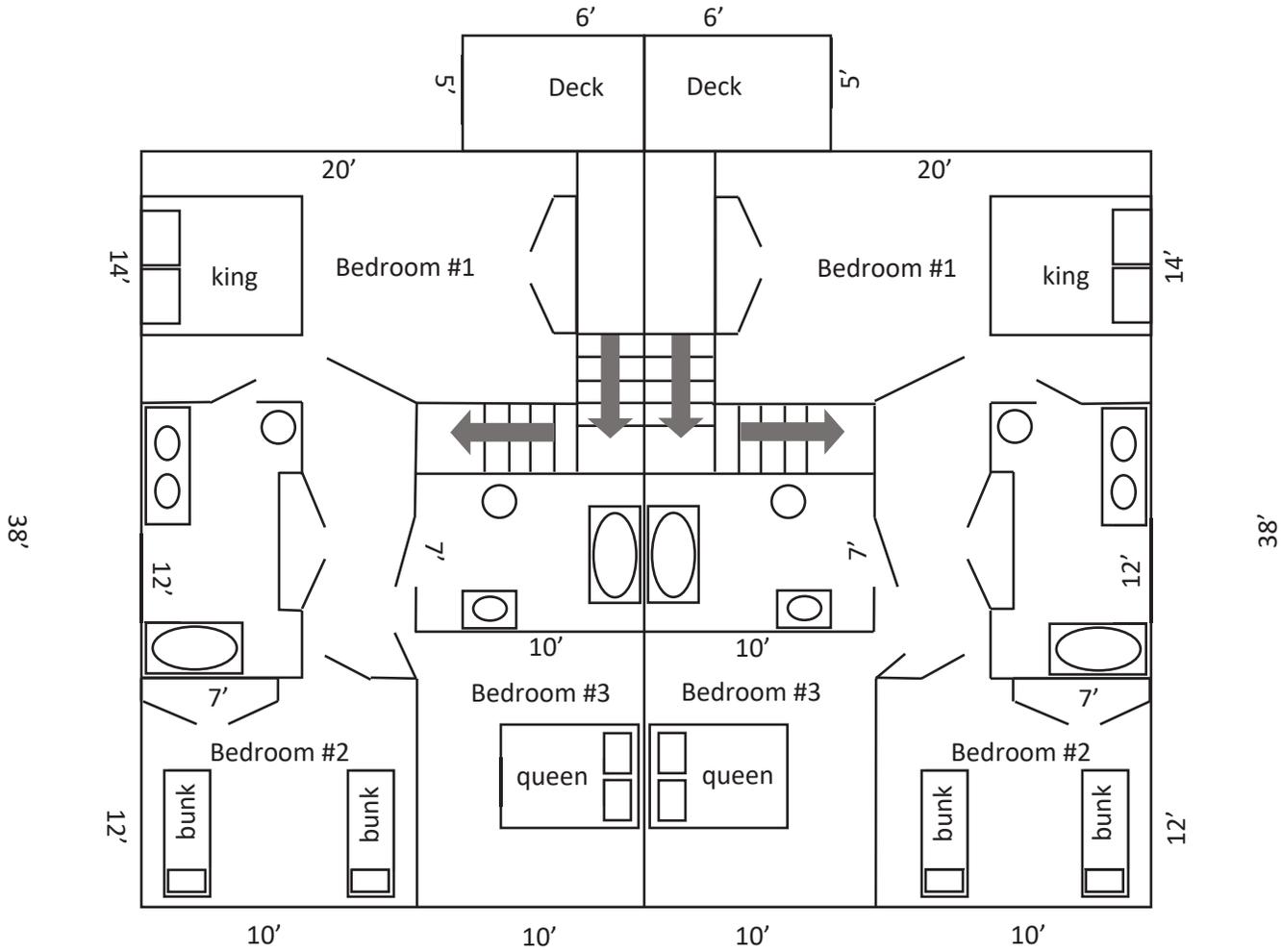
the facility is cited as a “Chronic nuisance property”, if the applicant does not address the nuisances to the satisfaction of the City.

Due to the relative uniqueness of this use in the City, the issues this use has caused in the Village of Lake Delton, and the importance of the management of the use it may still be prudent for the granting of this permit to be non-transferrable and any new owner or operator of the property will have to obtain a new CUP.

As such, approval of this **CUP** should carry the following contingencies:

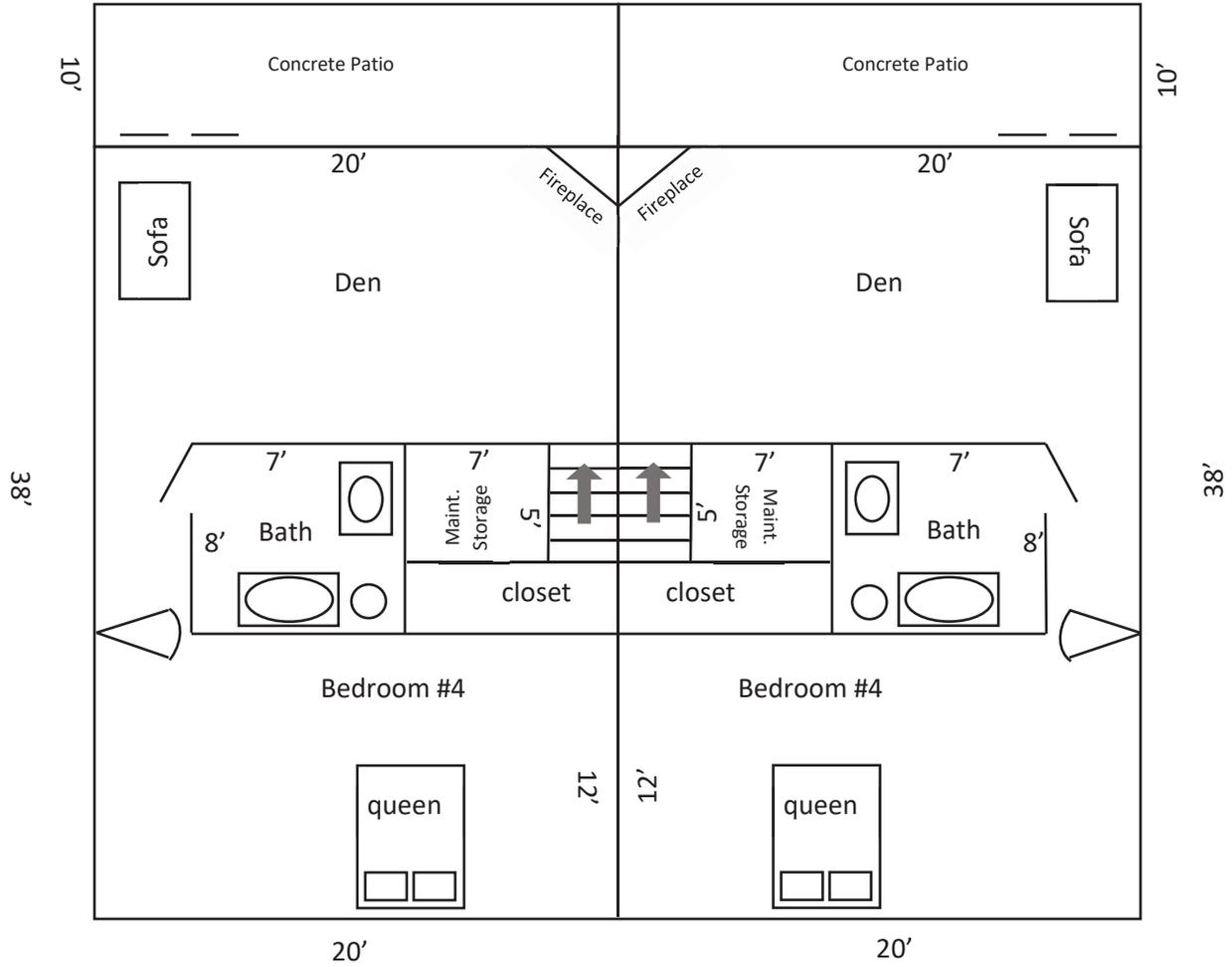
1. The building inspector ensures there are no code or safety issues with the house.
2. The occupancy meets and maintains the minimum standards as verified by the building inspector.
3. The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
4. The overnight 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.
5. Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the City's satisfaction can cause this permit to be revoked.
6. 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.

Chris Tollaksen  
City of Wisconsin Dells  
1 6 2020

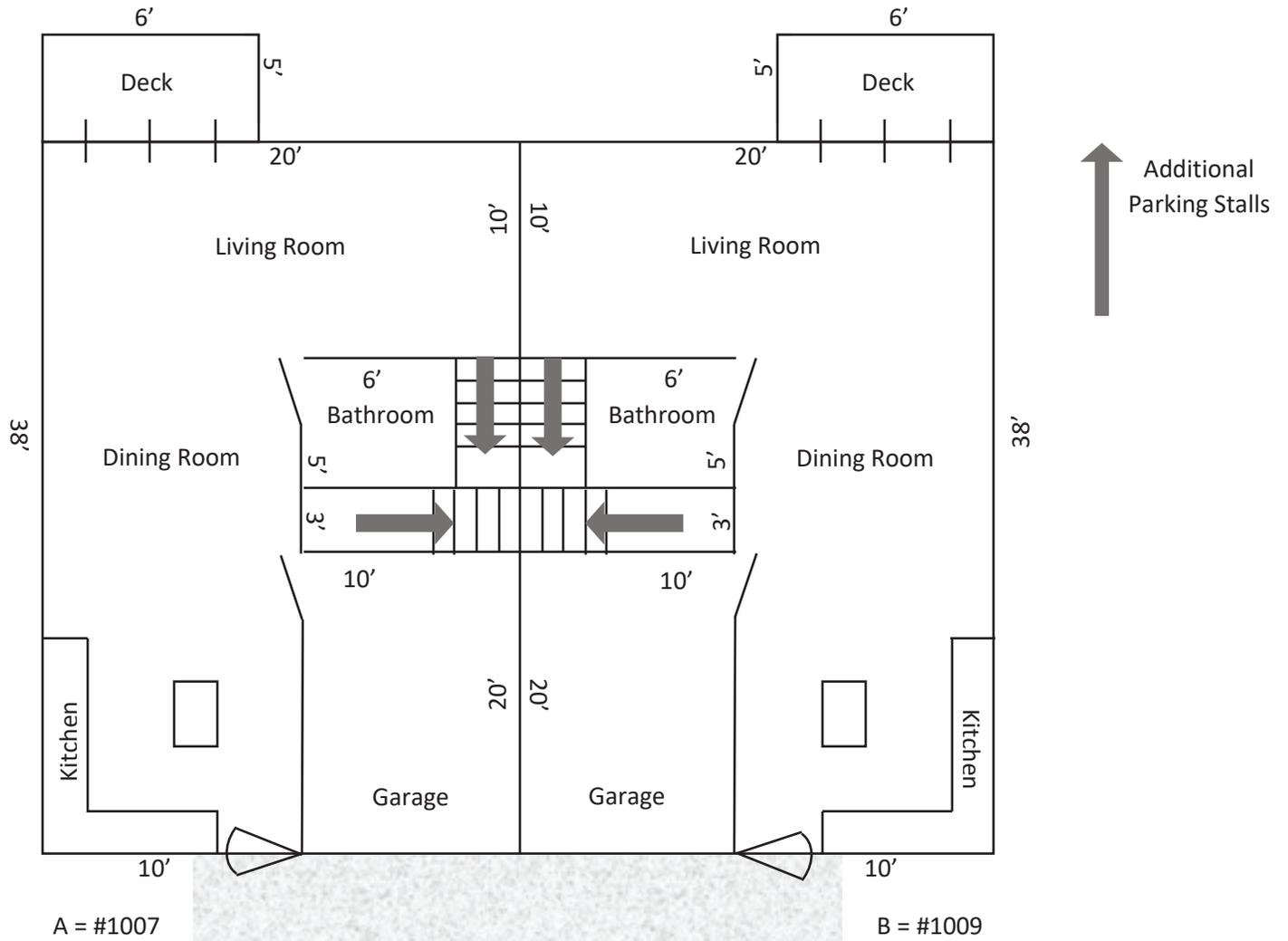


Oak St. Duplex

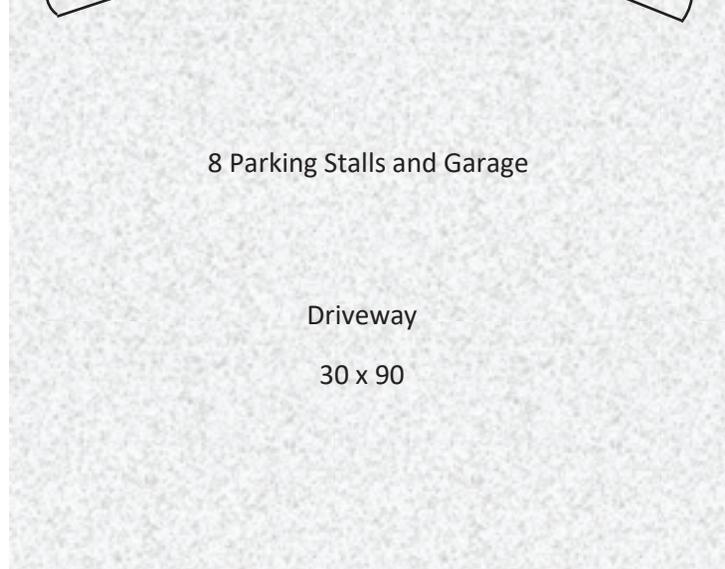
2<sup>nd</sup> Level



Oak St. Duplex  
Lower Level



Oak St. Duplex  
1<sup>st</sup> Level



# CONDITIONAL USE APPLICATION

## Wisconsin Dells, Wisconsin

Version: May 21, 2007

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

**- Office Use Only -**

Initial application fee	<b>\$525.00</b>
Receipt number	71274
Application number	

**1. Applicant information**

Applicant name RRAD Development LLC  
 Street address 400 County Rd. A  
 City Wisconsin Dells  
 State and zip code WI 53965  
 Daytime telephone number 608-253-4451  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any adam@dellsresorts.com

**2. Subject property information**

Street address	<u>1007 &amp; 1009 Oak Street</u>	
Parcel number	<u>11291-467 .A &amp; <del>11291-466-4</del></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>Commercial</u>	<small>Note: the Zoning map can be found on the "Planning &amp; Zoning" Department page of the City web-site: <a href="http://www.citywd.org">www.citywd.org</a></small>
Describe the current use	<u>Monthly <del>rental</del> + / Daily rentals thru DELLS RESORTS, INC.</u>	

**3. Proposed use.** Describe the proposed use.

**Daily Lodging Rental to Guests**

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

**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.

None

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
- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
- c. The suitability of the subject property for the proposed use
- d. Effects of the proposed use on the natural environment
- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district
- 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: 8½" x 11", 11" x 17", or 24" x 36".

**8. Applicant certification**

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.

	<b>12-16-19</b>
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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.

**Reimbursement Agreement for Application Review Costs**

**A. Payment for Eligible Costs.**

By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.

**B. Guarantee of Payment.**

To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.

If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

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

**C. Termination of Guarantee.**

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

	<b>12-16-19</b>
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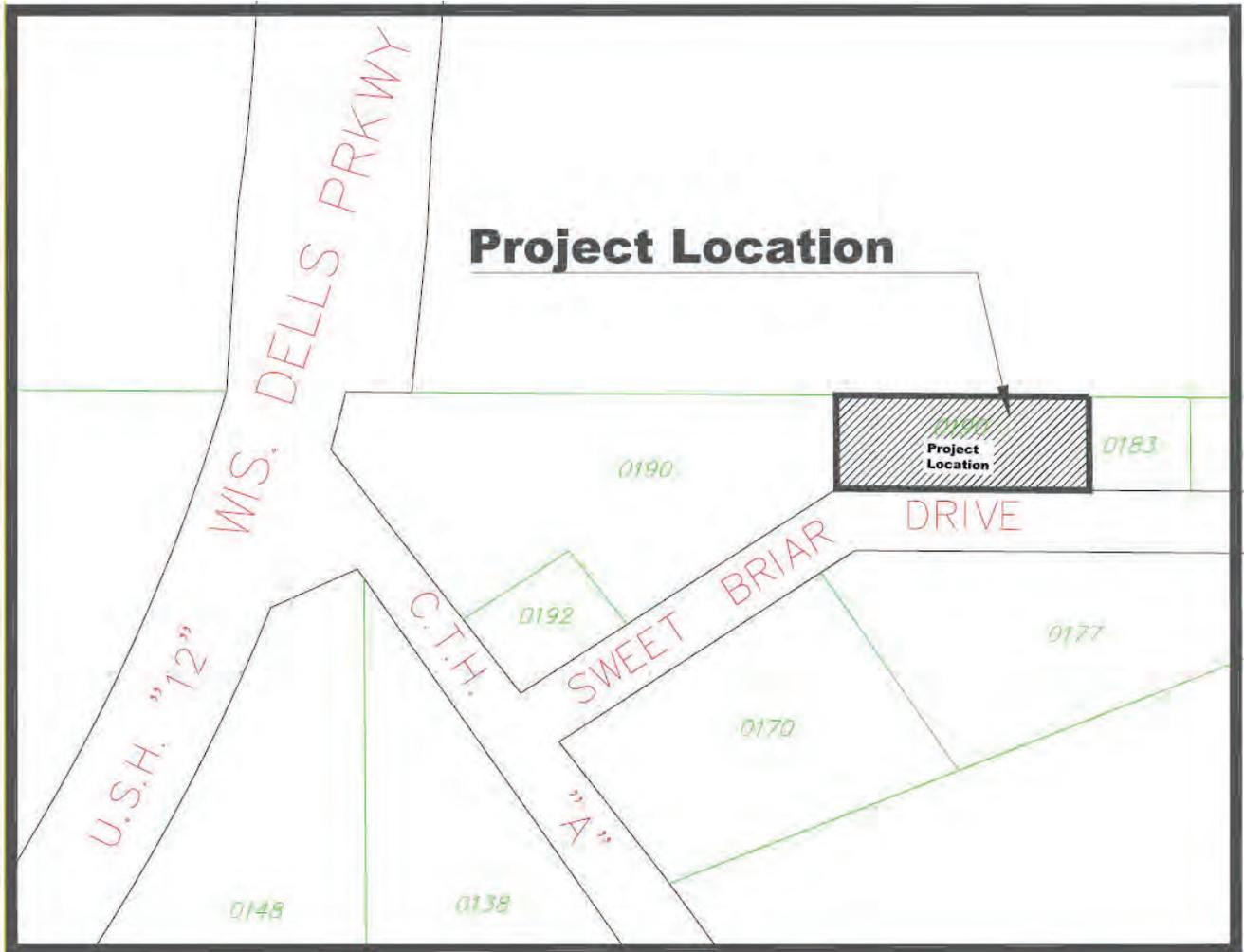
Applicant Signature

Date

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, January 13, 2020 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(8) requested by RRAD Development, LLC to allow "Seasonal Workforce Housing" at 175 Sweet Briar Dr. which is located on Sauk Co, City of Wis. Dells tax parcel 291-0190-00000. This property is zoned C-4 Commercial-large scale, which requires a CUP for "Seasonal Workforce Housing" per Chapter 19 Article 5 Division 3 of the Municipal Code. Copies of the CUP request are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



All interested persons will be given an opportunity to be heard at the Public Hearing. With reasonable notice the City will provide appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in the Public Hearing.

Dated this 18th of December 2019  
Chris Tollaksen  
City of Wisconsin Dells

Publication Date:  
December 26, 2019  
January 2, 2020

Conditional Use Permit – RRAD Development LLC  
175 Sweet Briar  
Seasonal Workforce Housing Facility  
Staff Report for Plan Commission, 01/13/2020

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from RRAD Development LLC for a Seasonal Workforce Housing Facility at 175 Sweet Briar Dr., Sauk County, City of Wisconsin Dells parcel 291-0190-00000.

The applicant had been utilizing the Continental Motel at 2020 Wisconsin Dells Parkway for Seasonal Employee Housing for a past number of years. When applying to utilize the old motel for housing in 2019 the applicant had stated that they did not intend request another CUP for housing at 2020 Wisconsin Dells Parkway after the 2019 season. The applicant has stated that they still required some housing and are pursuing alternate locations.

This application is for a building within the American World Campground and RV Resort. This building is not part of the American World Resort. This building will be used to house employees of the American World Resort.

Current City Ordinance requires 50 sq ft per person in the sleeping room. The City has encouraged new facilities to provide more space per person in facilities that contain only sleeping quarters, such as a motel. However, consideration has been given for homes with separate living and dining space to allow closer to 50 square feet in the sleeping rooms. The applicant has indicated they would like to rent to 14 seasonal employees. The building code allows a maximum of 15 occupants in a single family home before the structure must comply with the commercial building code.

The applicant has submitted a rough sketch of the floorplan, and it appears some of the rooms are close to the minimum size requirement. There is a separate kitchen and dining/living room on the first floor and the basement appears to have a large rec. room area that could be utilized. It is expected that the building inspector will verify the appropriate occupancy during inspection, and the applicant will comply.

City standards require 1 parking stall for each 400 sq ft in each sleeping room. This house has three (3) sleeping rooms with less than 400 sq ft each. So the requirement would be for 3 parking stalls. The applicant has indicated there are 4 parking stalls in front of the house. It is also noted that the applicant owns and operates a RV park adjacent to the house, with significant amount of parking areas adjacent to the house. As such, there appears to be plenty of spaces to provide extra parking for this housing, if necessary. It is normal for the use to be allowed, with the condition that if any parking issues arise, the applicant will take the necessary steps to address them.

City standards require at least 1 bathroom for every 6 occupants. The applicant as indicated that there are three (3) bathrooms in the house, which would accommodate 18 occupants.

The City has required full second exits be installed in houses that are proposing to have more than four (4) occupants sleeping above the first floor. The applicant has indicated that there will be four (4) occupants on the second floor. A standard single family home is considered to be four (4) occupants, and a standard home only requires egress windows from each sleeping on the second floor. As such, egress windows from each sleeping room would seem adequate for up to four (4) occupants.

It is noted that this facility appears to have a second floor door to a second floor porch, which is better than just an egress window.

As with any other lodging facility, the management of the facility is of the utmost importance. The fact that the applicant operates a resort around the house eases the concern of potential nuisances. The applicant must ensure that the facility does not become a chronic nuisance. Even if nuisances are resolved immediately, the re-occurrence of nuisances would be considered a sign of poor management and grounds for revocation of any permit that may be granted. Any approval should be contingent on the applicant continuing to operate the Resort and this Seasonal Employee Housing facility.

It should be clear that if they intend to rent year round that could involve multiple inspections, with additional inspection fees. These inspections would be to ensure that the facilities are not allowed to degrade throughout the year. It should also be required that if the facility is to be rented in the winter months, the facility must be in compliance with the state rental weatherization program.

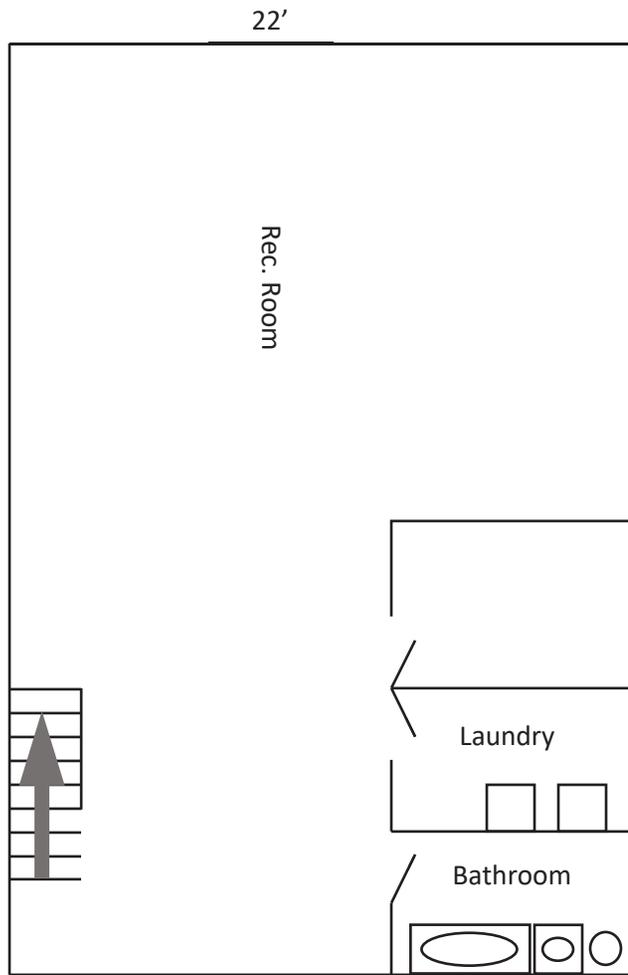
Any permit issued for a Seasonal Workforce housing Facility is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the neighborhood, the permit may be revoked.

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

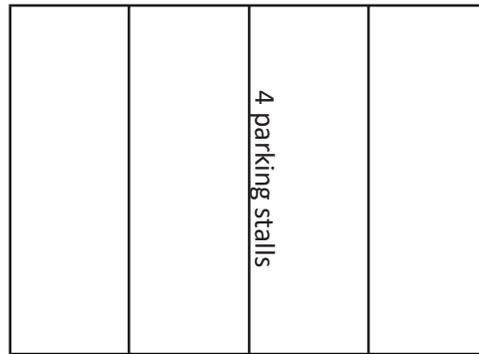
Approval of this application come with the following Conditions:

1. The building inspector ensures there are no code or safety issues with the house.
2. The occupancy meets the minimum standards as verified by the building inspector.
3. This permit is valid only with the applicant and is non-transferrable.
4. A full second exit is installed on the second floor if the occupancy exceeds four (4) occupants on the second floor.
5. If any parking concerns arise, the applicant cooperates with the City to have them resolved.
6. If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the City is its sole judgment, citations may be issued immediately and the permit may be revoked.
7. Any issues that may arise must be addressed to the satisfaction of the City.

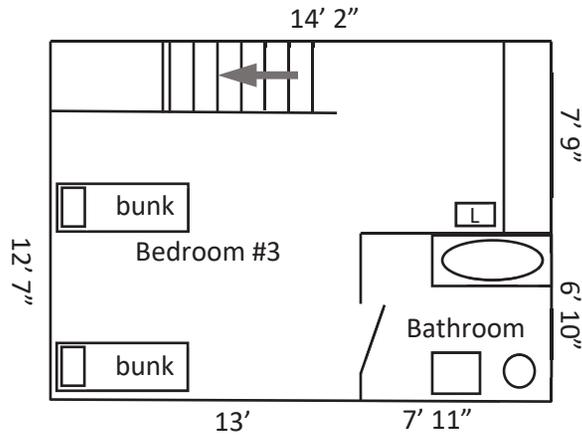
Chris Tollaksen  
City of Wis. Dells



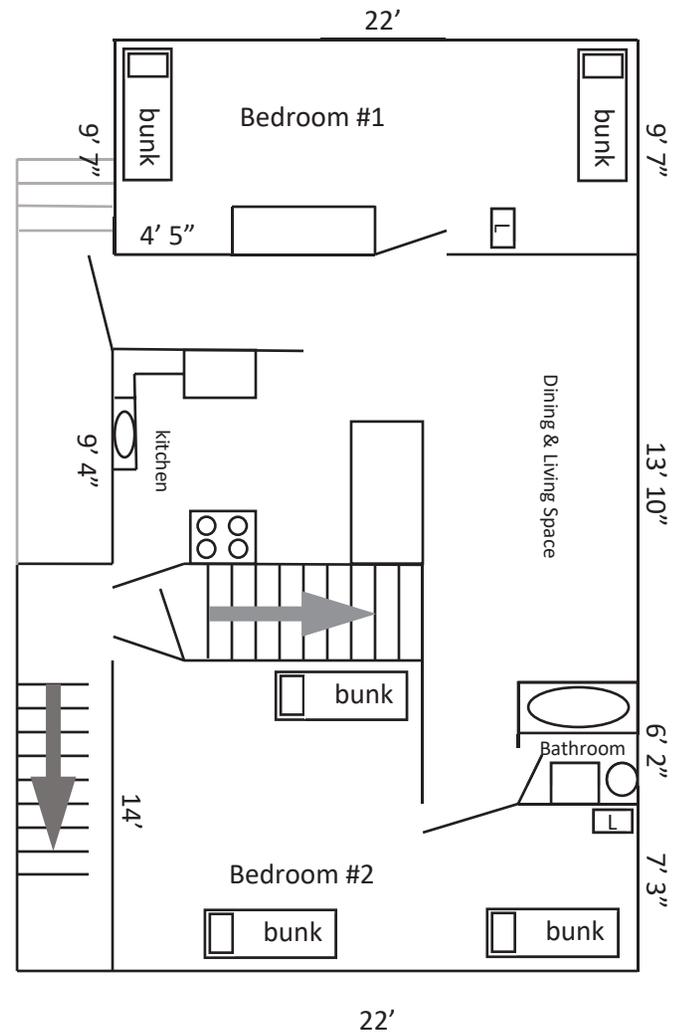
Basement



2nd Floor



1st Floor



# 175 Sweet Briar Ln. Employee House

# CONDITIONAL USE APPLICATION

## Wisconsin Dells, Wisconsin

Version: May 21, 2007

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

- Office Use Only -

Initial application fee	\$525.00
Receipt number	71273
Application number	

**1. Applicant information**

Applicant name RRAD Development LLC

Street address 400 County Rd. A

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number 608-253-4451

Fax number, if any \_\_\_\_\_

E-mail, if any adam@dellsresorts.com

**2. Subject property information**

Street address	<u>175 167 Sweet Briar Drive</u>	
Parcel number	<u>#291-0190-00000 (Part of)</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>Commercial</u>	<small>Note: the Zoning map can be found on the "Planning &amp; Zoning" Department page of the City web-site: <a href="http://www.citywd.org">www.citywd.org</a></small>
Describe the current use	<u>Employee Housing</u>	

**3. Proposed use.** Describe the proposed use.

**Employee Housing**

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

**24 hour occupancy**

**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.

None

**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

b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site  
Employees are instructed in proper pedestrian crossing.

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

d. Effects of the proposed use on the natural environment  
None

e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances  
None

f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district  
None

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: 8½" x 11", 11" x 17", or 24" x 36".

**8. Applicant certification**

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.

	<b>12-16-19</b>
---	-----------------

Applicant Signature

Date

<b>Governing Regulations</b>	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
------------------------------	---

**Reimbursement Agreement for Application Review Costs**

**A. Payment for Eligible Costs.**

By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.

**B. Guarantee of Payment.**

To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

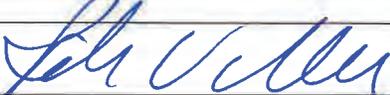
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.

If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

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

**C. Termination of Guarantee.**

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

	<b>12-16-19</b>
---	-----------------

Applicant Signature

Date



175

161

165

251-6183-0000

155

100

Sweetbriar Dr

1

## Items 7, 8 & 9

Zoning Discussion

1/13/2012 Plan Commission Meeting

### Zoning Map Error

#### R-9 Residential – mobile home park

It has been recently discovered that the R-9 Residential – mobile home park Zoning District includes properties that are not in a mobile home park.

The R-9 District was newly created in 2007 and it is assumed this was an error in the original drawing of that Zoning Map.

It is proposed to amend the Zoning map so that properties outside of the mobile home park are zoned consistently with the other neighboring properties not in the mobile home park.

There is also some property that was previously State Highway 13 Right-of-Way that was purchased from the State. The Zoning Map should be updated to give this property the same Zoning designation as the adjoining property.

There was a public hearing on these proposed changes at the December 9<sup>th</sup> meeting of the Plan Commission. During the December public hearing, some affected property owners made reasonable requests for additional information. As such, this proposed Zoning change was tabled so that information could be provided.

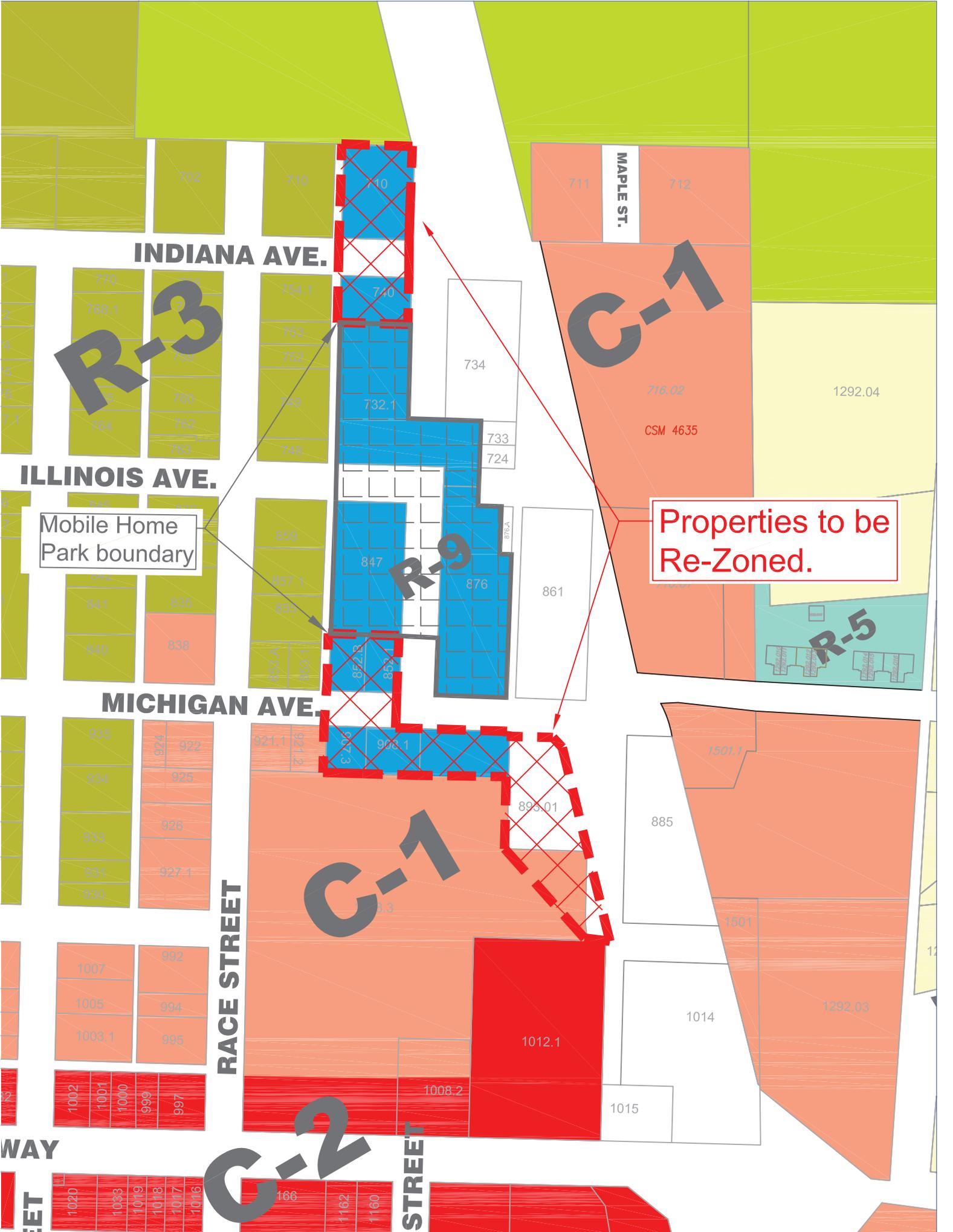
The property owners were given the information requested, and have not expressed any additional concerns to date. Those property owners were sent a notice of this public hearing in January, and it is hoped that action can be taken at the January 13, 2020 meeting.

The following parcels are proposed to be zoned **R-3 Residential-mixed Use**: 11291-740, 11291-852.1, 11291-852.B, and a portion of 11291-710

The following parcels are proposed be zoned **C-1 Commercial Neighborhood**: 11291-907.3, 11291-908.1, and a portion of 11291-1008.4.

Parcel 11291-1008.4 was created recently, by combining parcels 11291-893.01 and the north portion of 11291-1008.3.

Chris Tollaksen  
Zoning Administrator  
City of Wisconsin Dells



**INDIANA AVE.**

**R-3**

**ILLINOIS AVE.**

Mobile Home  
Park boundary

**MICHIGAN AVE.**

**RACE STREET**

**MAPLE ST.**

**C-1**

**R-9**

Properties to be  
Re-Zoned.

**R-5**

**C-1**

**C-2**

**STREET**

**WAY**

**ST**

702

710

710

711

712

770

756

754.1

740

734

716.02

1292.04

CSM 4635

768.1

759

753

752

733

724

764

762

763

749

732.1

748

845

832

859

847

876

861

842

835

857.1

855

841

838

853.A

853.1

840

852.5

853

935

924

922

921.1

920

908.1

898.01

885

934

925

926

927.1

933

931

930

1007

992

1005

994

1003.1

995

1002

1001

1000

999

997

1012.1

1014

1292.03

1008.2

1015

1020

1033

1019

1018

1017

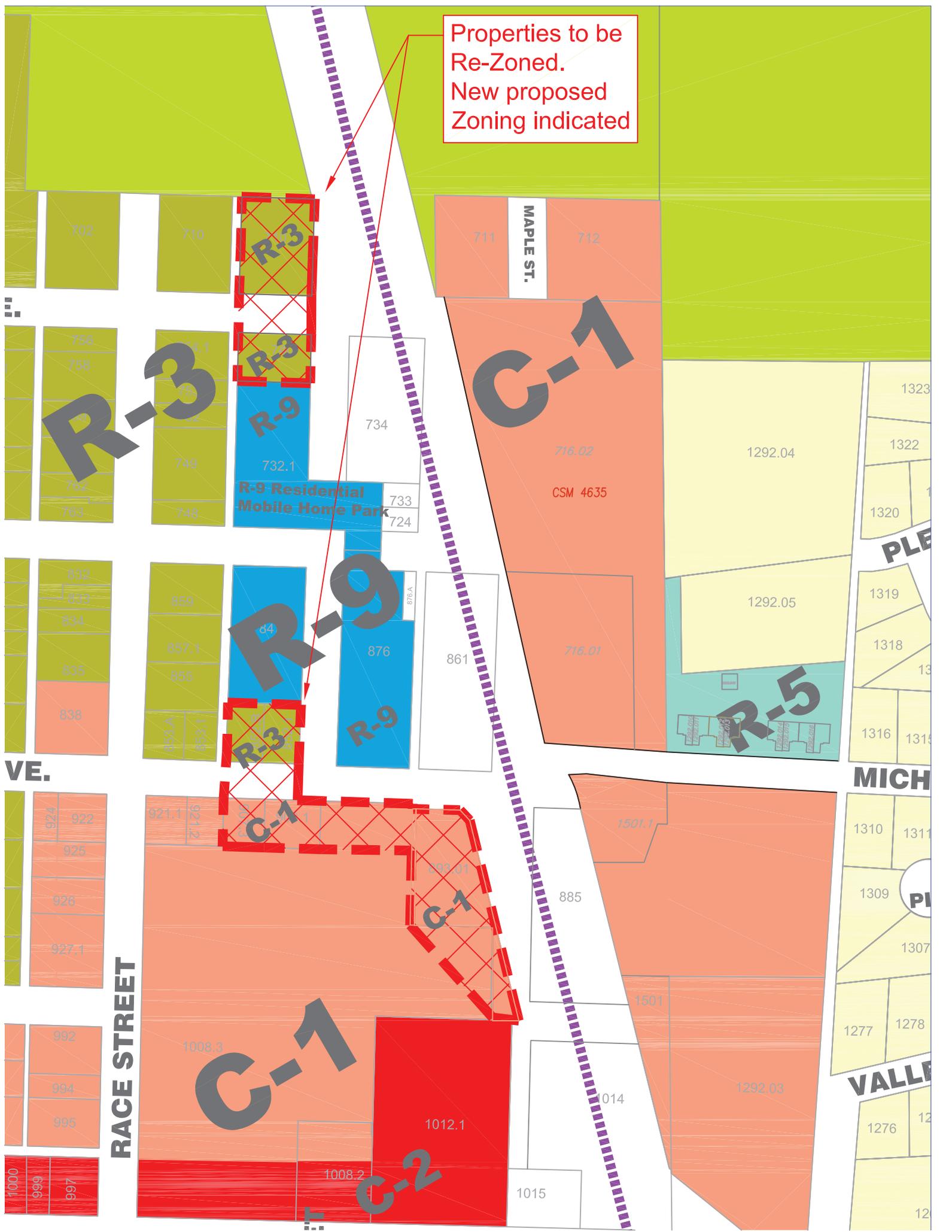
1016

1166

1162

1160

Properties to be Re-Zoned.  
New proposed Zoning indicated



1551 Deer Run Ridge (Parcel 11291 1534)  
Short Term Rental  
Vacation rental of Residential Property  
Staff report for 01/13/2020

The City of Wisconsin Dells has received a Short Term Rental application from Anna Hutchinson to allow Short Term Rental of the home she owns at 1551 Deer Run Ridge (Parcel 11291 1534). This property is in the R-1 Residential-single family Zoning District, which permits Short Term Rental as an Accessory Use, no Zoning permit or Conditional Use Permit (CUP) is required Per City of Wisconsin Dells zoning code. City Ordinance does require an annual Short Term Rental license.

The State of Wisconsin recently passed a Statute limiting the ability of local communities to prohibit Short Term Rentals of residences. In May of 2019 updated the City Zoning Code to create the "Short Term Rental" land use, and permit it, by-right, as an accessory use of a dwelling unit. The City of Wisconsin Dells also updated the License Ordinance Chapter 16 to require an annual license for Short Term Rental, which limitations, in accordance with the new State Law.

The City placed the following limits on the issuance of a Short Term Rental license:

- 1) The property must be a dwelling unit utilized by the owner as a Primary or Secondary residence
- 2) Short Term Rentals are only allowed for 180 consecutive days (6 months) in any year (owner may specify which 6 consecutive months they will do Short Term Rentals).
- 3) Each Short Term Rental must be for a minimum of seven (7) days (maximum 30 days).

As part of the application submittal, the applicant must submit an "Acknowledgement and Affidavit of Residence" stating the property is their Primary or Secondary residence and that they understand the limitations on the Short Term Rental of residential property in Wisconsin Dells.

This applicant has stated that they intent to utilize the property for their personal use as a second home for approximately 20% of the year. They will rent the property as a Short Term Rental from mid-April to Mid-September.

"Short Term Rentals" are much like "Overnight Lodging" and present similar issues, such as those with employee housing facilities. The existence and extent of these issues lies primarily in the management of the property. If this house were to be a "party house", it could create a substantial nuisance to surrounding properties and create issues for the City. The applicant is the owner and operator of existing overnight lodging business. It has been the experience of the City that vacations homes operated by existing overnight lodging operators generally do not create the common nuisance issues associated with overnight rentals by individual home owners. Operators overnight lodging businesses generally have a business infrastructure in place that helps ensure their facilities are property managed and maintained.

This property is a large residence, with six (6) bed rooms and five (5) bathrooms and appears to be capable of handling 28 occupants. The applicant has stated they intend to advertise the property for

16 occupants, but know some groups may show up with extra people. The building inspector will perform a pre-inspection and verify the units meet the occupancy standards. A Fire Inspection has already been performed on the property, with no significant issues identified. Annual inspection will be performed by that State as part of their licensing process. This approval will carry the on-going condition that occupancy of the facility complies will all applicable codes, standards and requirements.

There is a large circular driveway and 3-car garage at this house. The ordinance requires 11 parking stalls, and there appears to be enough room to accommodate this number of parking stalls.

As a commercial rental, the applicant shall pay PRT & room tax on the rental of the commercial unit. The applicant shall provide the City with their identification numbers and clearly report the tax payments for this facility to the city

The applicant for this property intends to book short term rentals of this facility through their existing booking system for the Log Gables. The owner/applicant and Log Gables staff will manage and maintain the property, and will be responsible to correct any nuisances that may occur on the property. It should be made clear to the applicant that violation of conditions, poor management of the facility, or the creation of nuisances from this overnight use will result in revocation of the use license. At a minimum, if the facility is cited as a "Chronic nuisance property", and if the applicant does not address the nuisances to the satisfaction of the City, this will be considered grounds to terminate the license.

As such, approval of this license should carry the following contingencies:

1. The building inspector ensures there are no code or safety issues with the house.
2. The occupancy meets and maintains the minimum standards as verified by the building inspector.
3. The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
4. 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.
5. Any nuisances are addresses 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 to be revoked.
6. 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

Chris Tollaksen  
City of Wisconsin Dells  
1/9/2020

Permit #17



# License Application

## Tourist Rooming House - Short Term Rental

New

Renewal

Fee \$ 300 Receipt No. 71493  
(\$50 each for first 15 bedrooms, \$25 each additional)  
6 Rooms

License Period: From 04-20 to June 30, 2020

Property Owner Name: Anna Hutchinson

Property Owner Address: S. 4362 Fox Hill Circle Baraboo WI 53913

Property Owner Telephone Number: 608-393-7368 608-432-3377 608-963-2368

Property Owner e-mail: anna@loggables.com

Short Term Rental Facility Address: 1515 Deer Run Ridge

State lodging license number: 456-10273489402

Resident Agent or Property Manager: S. 4362 Fox Hill Circle Baraboo WI 53913 608-393-7368

Name: Andrei Rosul Address: 917 Green Ln Wisc. Dells WI 53965 608-963-2427

email: Hi Lyuber 608-432-3377 anna@loggables.com

Rental Period (specify six (6) consecutive months): 04-20-2020 to 09-20-20

Required Documentation Attached:  Proof of Insurance,  Sellers Permit,  Room Tax Permit Number  
 Affidavit of Residence,  Premier Resort Tax (PRT) Number  
 Floor Plan with each room dimension and max. occupancy,  Site Plan with available on-site parking

Applicant's Signature: Anna Hutchinson Date: \_\_\_\_\_

License subject to compliance with Wisconsin Dells Code Section 16.35  
Note: Incomplete, false, or misleading information can delay the review process and/or be grounds for denial of license.

### FOR OFFICE USE ONLY

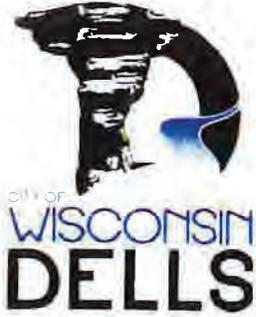
Date of Inspection: \_\_\_\_\_ Inspected by: \_\_\_\_\_

Recommendations: \_\_\_\_\_

Request for License Approved on: \_\_\_\_\_, 20\_\_\_\_ by the Common Council

Request for License Denied on: \_\_\_\_\_, 20\_\_\_\_ by the Common Council

Reason for Denial: \_\_\_\_\_



City of Wisconsin Dells  
Residential Dwelling  
Property Owner  
Acknowledgment and Affidavit of Residence

Property Address: 1515 Deer Run Ridge  
City of Wisconsin Dells, Columbia County

Tax Parcel Number: 11291 15341

Property Owner/Applicant ANNA HUTCHISON

Alternate Address: 54362 Fox Hill Circle Bamboo

Property Owner E-mail: anna@logables.com WI 53913

Property Owner Phone: 608-393-1368

As the applicant for a short term rental/tourist rooming house license the property owner acknowledges as follows:

1. The property address premises is a residential dwelling defined as:
  - a. A building or structure
  - b. With facilities for living, cooking, sanitary and sleeping.
  - c. That is used or intended to be used by the owner as the owner's primary or secondary home, residence or sleeping place.
  - d. By one person or by two or more persons maintaining a common household to the exclusion of others.

2. The property owner/applicant estimates and recites that, in calendar year 2020 the property address premises will be used as the applicant's primary or secondary residence the following percentages of the calendar year:

Primary: 0 %  
Secondary: 20+ %

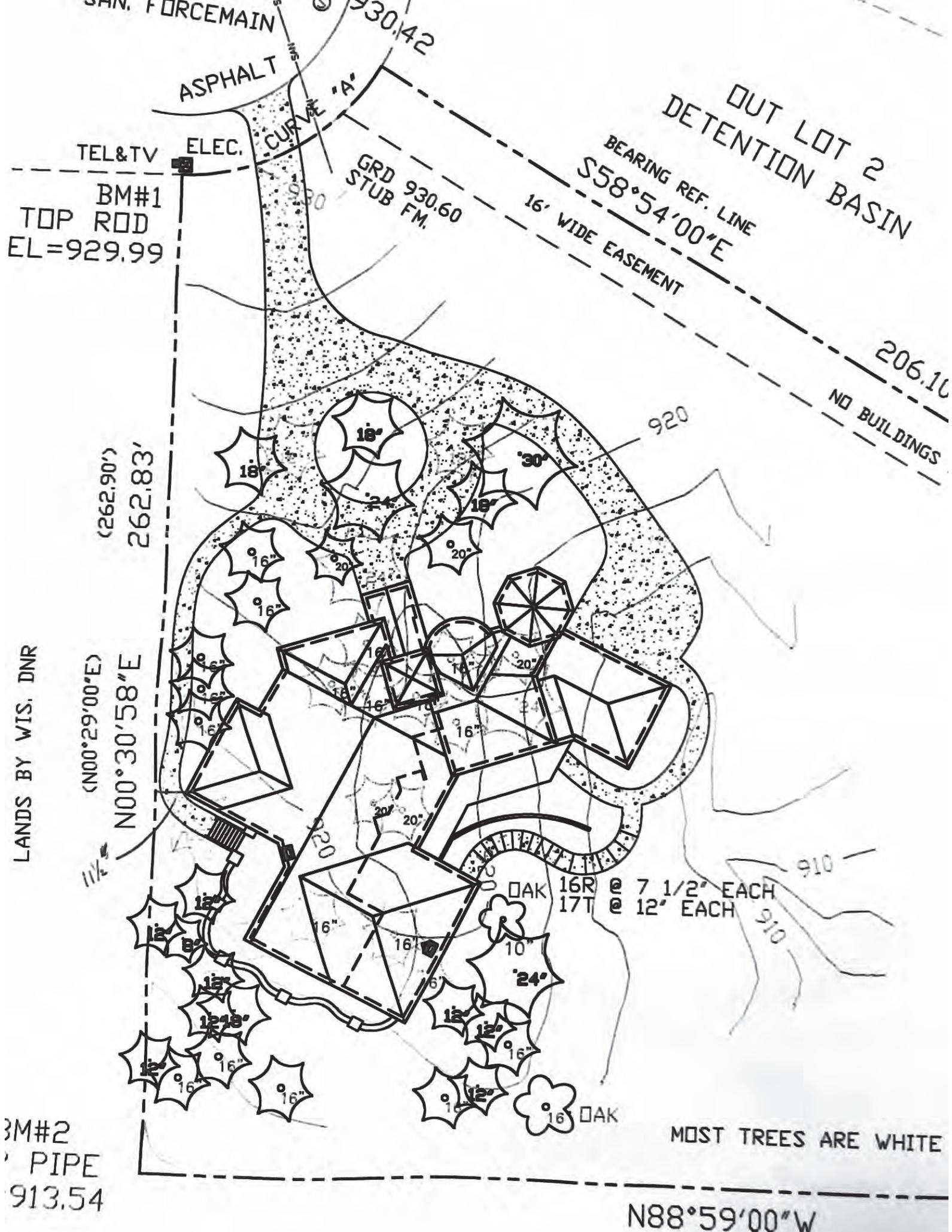
3. The property owner/applicant acknowledges that the property address premises are subject to the limitations that the allowable total number of days of operation as a short-term rental shall not exceed 180 days which shall be consecutive and which shall be specified in advance. This acknowledgment covers the following specified 180 day period:

04-20-2020 - 09-20-2020









OUT LOT 2  
DETENTION BASIN

BEARING REF. LINE  
S58°54'00"E

16' WIDE EASEMENT

GRD 930.60  
STUB FM.

ASPHALT

CURVE "A"

TEL&TV ELEC.

BM#1  
TOP ROD  
EL=929.99

206.10

NO BUILDINGS

(262.90')  
262.83'

(N00°29'00"E)  
N00°30'58"E

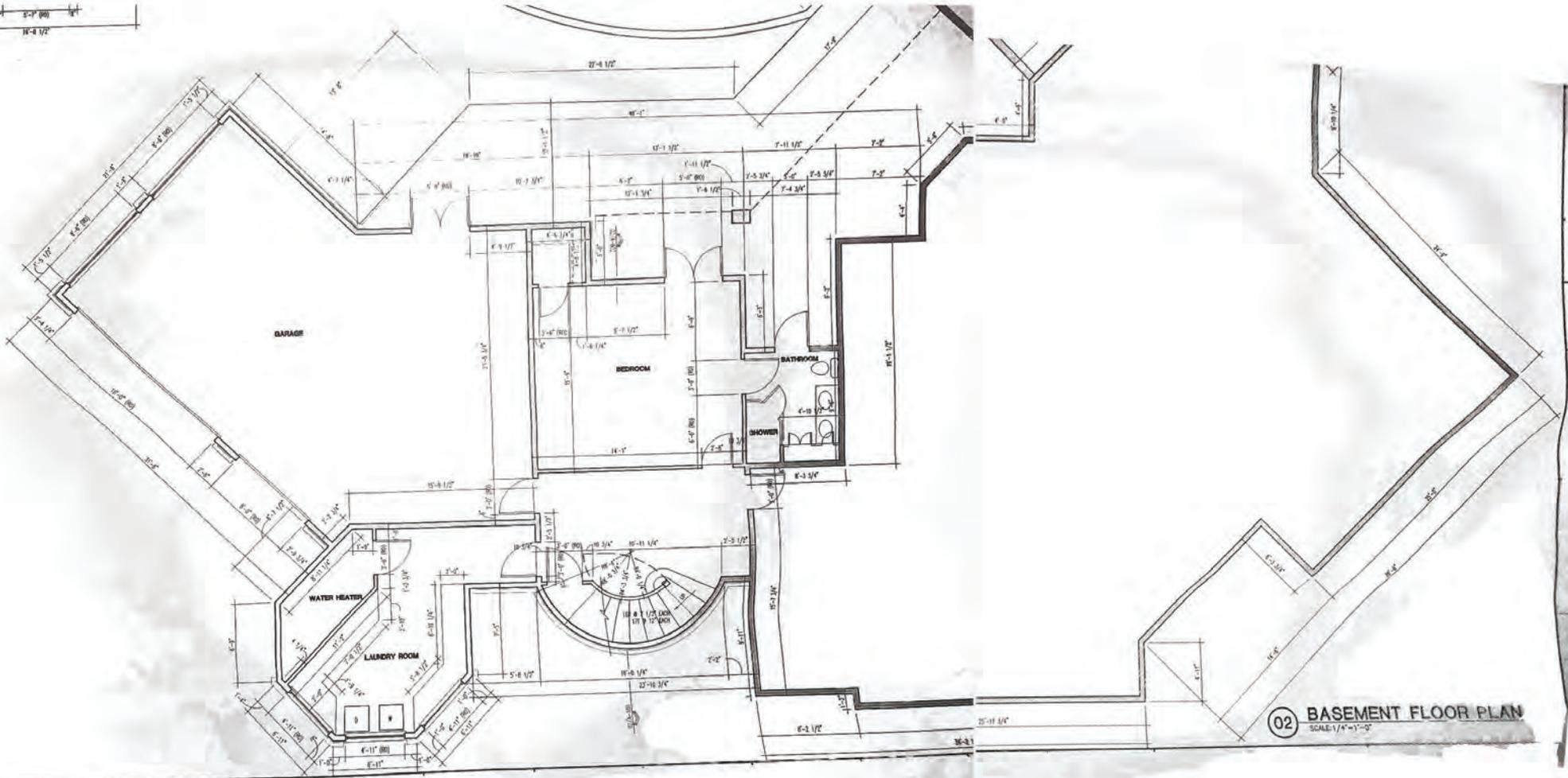
LANDS BY WIS. DNR

DAK 16R @ 7 1/2" EACH  
DAK 17T @ 12" EACH

MOST TREES ARE WHITE

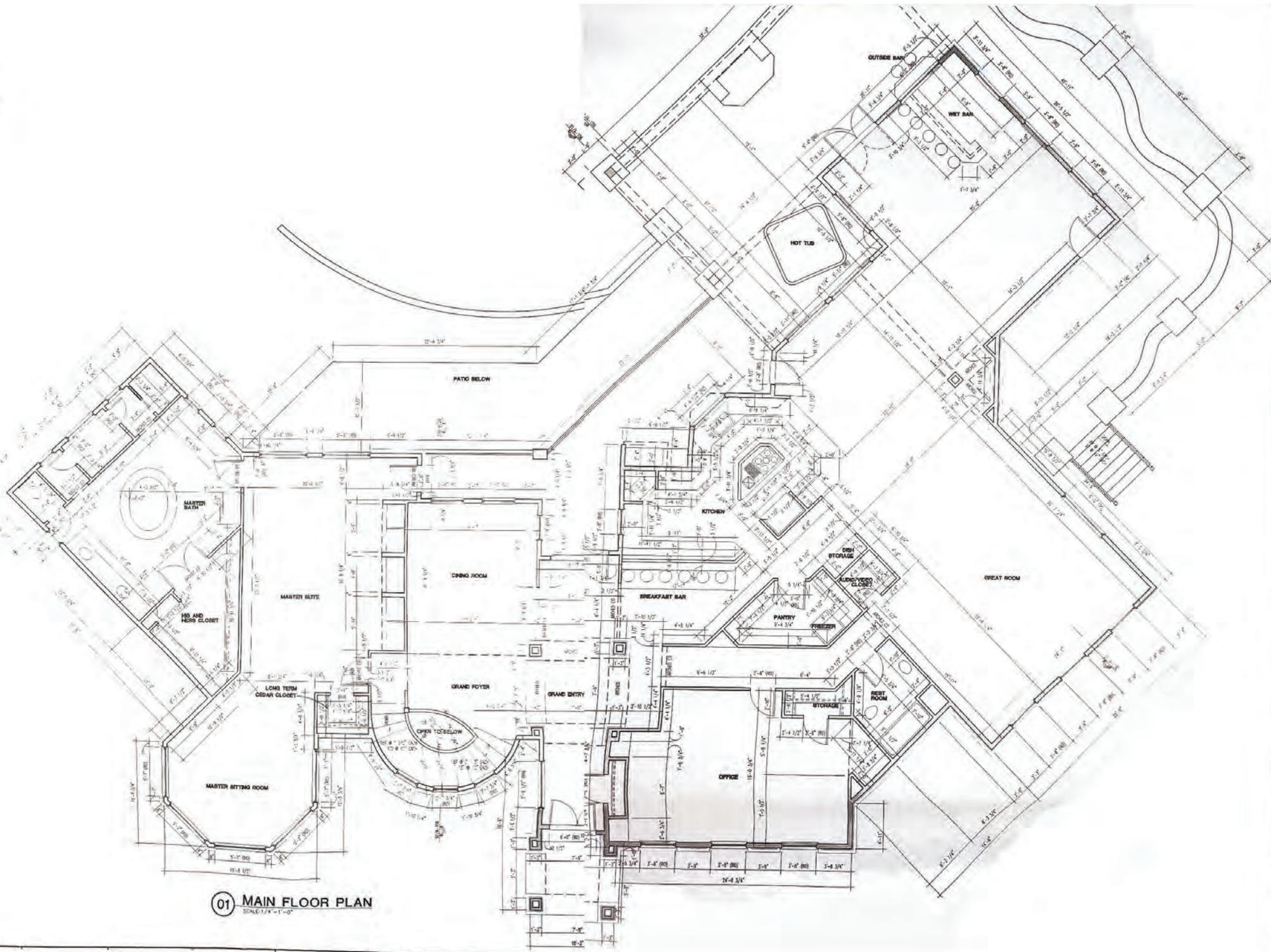
BM#2  
PIPE  
913.54

N88°59'00"W

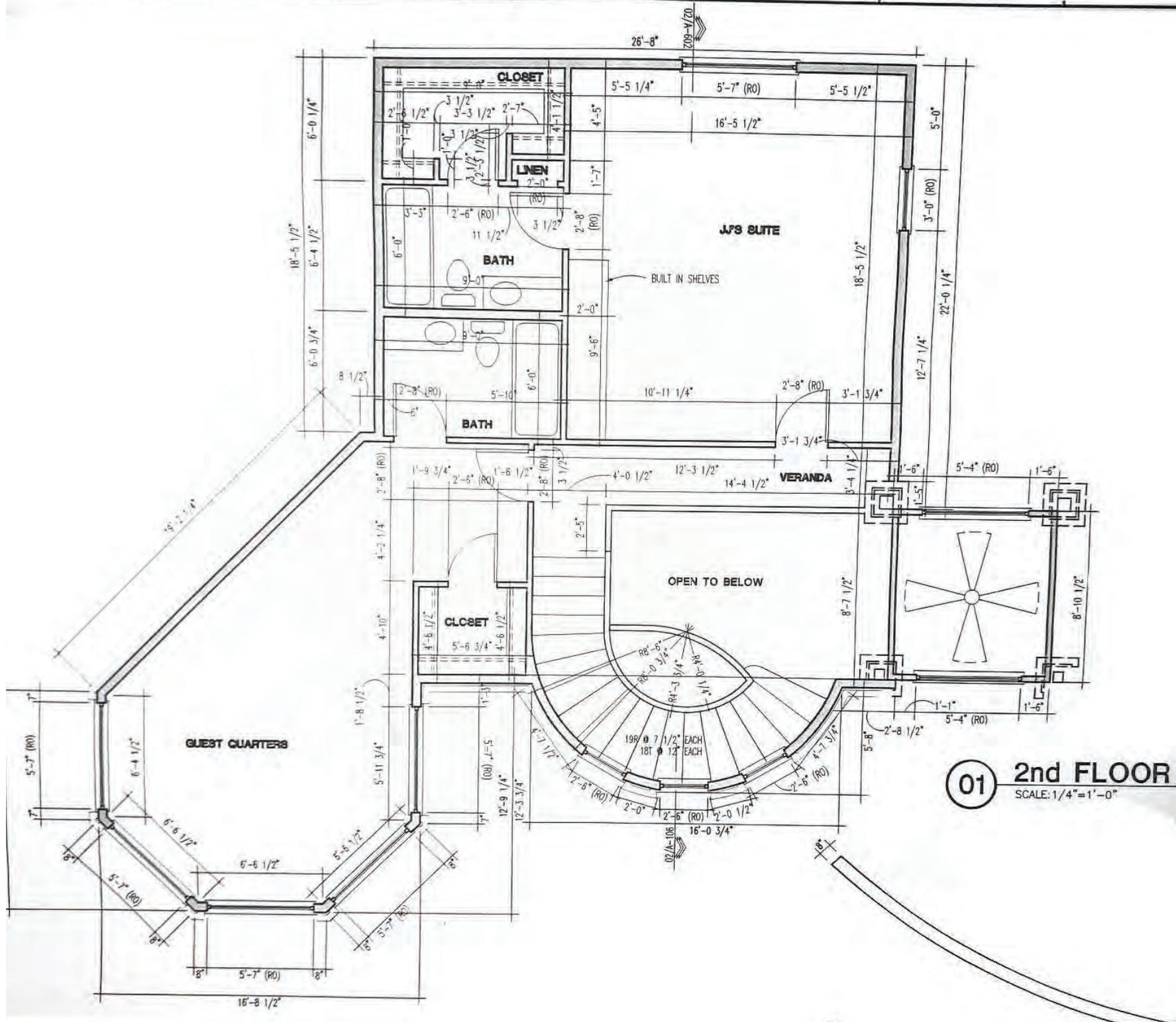


02 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NO. 1



**01 MAIN FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



**01 2nd FLOOR**  
 SCALE: 1/4" = 1'-0"

1501 Pleasant View Dr. Rd (Parcels 11291-1324, 11291-1326, 11291-1327)  
Certified Survey Map (CSM)  
Staff report for Plan Commission 1 13 2020

The City has received a Certified Survey map from Eugene & Renee Morse for property they own at 1501 Pleasant View Dr. This property is zoned R-1 Residential-single family.

This property currently exists as three (3) separate lots, with a home on one lot, a detached garage on the middle lot, and a vacant lot at the end. This CSM will actually combine the property into two (2) lots, bringing the home and garage onto the same lot and created a larger vacant lot which could be sold and or used for a future building site.

Both properties appear to meet all lot dimensional standards.

There is an existing gravel drive that accesses the garage from the vacant lot. It is understood that if the vacant lot is sold it is between the two (2) private parties on how to handle the existing gravel access road.

If the existing access road is removed and a new drive is created, the new drive shall comply with the applicable motor vehicle use set-backs. The current motor vehicle set-back is 5 ft.

Chris Tollaksen  
City of Wisconsin Dells  
1 13 2020



As prepared by:

# GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53201  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: survey@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 919-535

DRAFTED BY: A. MAST

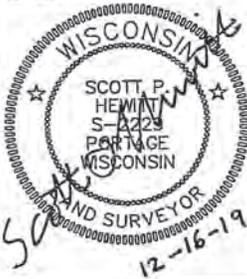
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PROJ. 919-535

DWG. 919-535

SHEET 1 OF 3

SEAL:



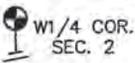
## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

Volume \_\_\_\_\_ Page \_\_\_\_\_

BEING LOTS 46, 47, 48 AND 49, AND PART OF VACATED ARROWHEAD COURT, FIRST ADDITION TO OAKLAWN SUBDIVISION LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 2, T. 13 N, R. 6 E, CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN CONTAINING 79,887 SQ.FT. 1.834 ACRES

### BASIS OF BEARINGS:

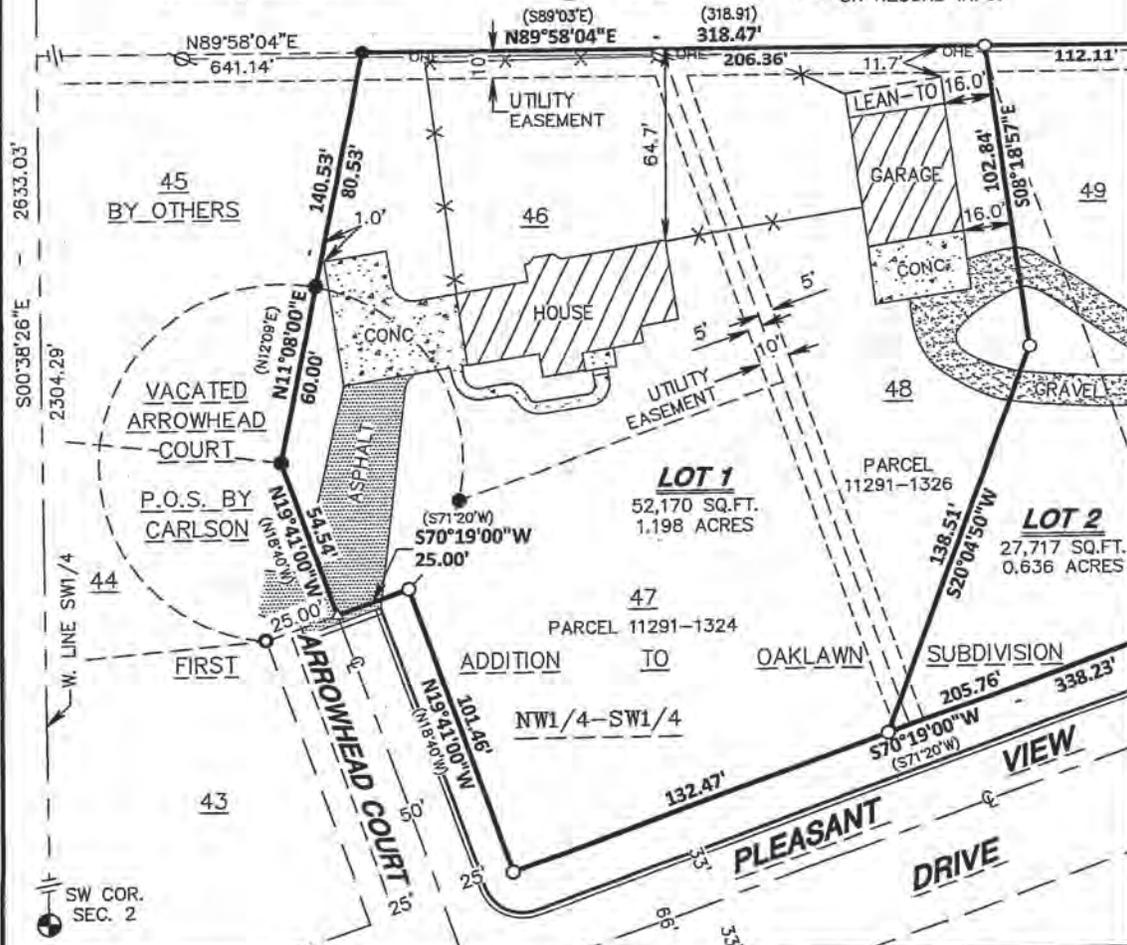
IS THE WEST LINE OF THE SW1/4, SECTION 2 WHICH BEARS S00°38'26"E AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).



UNPLATTED LANDS BY OTHERS

### LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 2" IRON PIPE FND.
- 3 1/2" ALUM. MON. FND.
- △ RAILROAD SPIKE SET
- POWER POLE
- OHE-OVERHEAD UTILITY LINE
- X X FENCE
- ( ) PREVIOUS SURVEY OR RECORD INFO.



#### OWNER: LOTS 46 & 47

EUGENE J. JR. & RENEE A. MORSE  
1501 PLEASANT VIEW DRIVE  
WISCONSIN DELLS, WI 53965

#### OWNER: LOTS 48 & 49

JEAN ANN MATTEI  
737 SUPERIOR STREET  
WISCONSIN DELLS, WI 53965

#### CLIENT:

MEGGIE OBNISKI  
5791 WILLIAMSBURG WAY  
FITCHBURG, WI 53719

**COPY**

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

825 EAST SUPER STREET, P.O. BOX 573 PORTAGE, WI 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: [survey@grothman.com](mailto:survey@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 919-535

DRAFTED BY: A. MAST

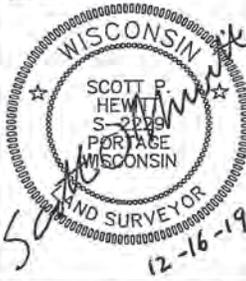
CHECKED BY: SO

PROJ. 919-535

DWG. 919-535

SHEET 2 OF 3

SEAL:



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

### GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

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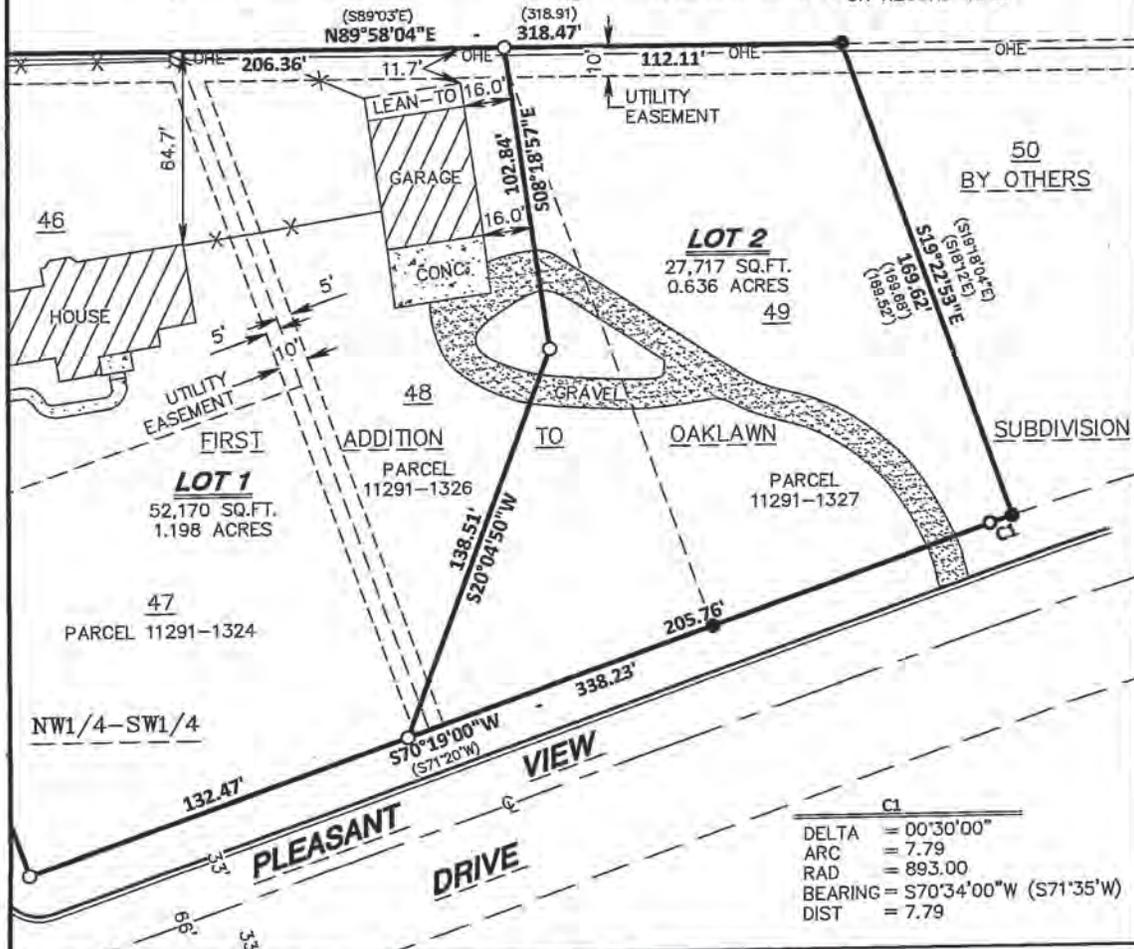
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- ⊗ POWER POLE
- OHE- OVERHEAD UTILITY LINE
- X X FENCE
- ( ) PREVIOUS SURVEY OR RECORD INFO.

UNPLATTED LANDS BY OTHERS



DELTA	= 00°30'00"
ARC	= 7.79
RAD	= 893.00
BEARING	= S70°34'00"W (S71°35'W)
DIST	= 7.79

#### OWNER: LOTS 46 & 47

EUGENE J. JR. & RENEE A. MORSE  
1501 PLEASANT VIEW DRIVE  
WISCONSIN DELLS, WI 53965

#### OWNER: LOTS 48 & 49

JEAN ANN MATTEI  
737 SUPERIOR STREET  
WISCONSIN DELLS, WI 53965

#### CLIENT:

MEGGIE OBNISKI  
5791 WILLIAMSBURG WAY  
FITCHBURG, WI 53719

**COPY**

As prepared by:

# G GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS  
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE (808) 742-7788 SAUK (808) 644-8577  
FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 919-535

DRAFTED BY: A. MAST

CHECKED BY: SO

PROJ. 919-535

DWG. 919-535 SHEET 3 OF 3

SEAL:



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

### GENERAL LOCATION

Volume \_\_\_\_\_ Page \_\_\_\_\_

**BEING LOTS 46, 47, 48 AND 49, AND PART OF VACATED ARROWHEAD COURT, FIRST ADDITION TO OAKLAWN SUBDIVISION LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 2, T. 13 N, R. 6 E, CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN. CONTAINING 79,887 SQ.FT. 1.834 ACRES**

### SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Meggie Obniski**, I have surveyed, monumented, mapped and divided Lots 46, 47, 48 and 49 and a part of vacated Arrowhead Court, First Addition to Oaklawn Subdivision located in the Northwest Quarter of the Southwest Quarter, Section 2, Town 13 North, Range 6 East, City of Wisconsin Dells, Columbia County, Wisconsin described as follows:

Beginning at the Northwest corner of said Lot 46;  
thence North 89°58'04" East along the North line of Lots 46, 48 and 49, 318.47 feet to the Northeast corner of said Lot 49;  
thence South 19°22'53" East along the Easterly line of said Lot 49, 169.62 feet to the Southeasterly corner thereof and being in the Northerly right-of-way line of Pleasant View Drive;  
thence Southwesterly along a 893.00 foot radius curve to the left in said Northerly right-of-way line having a central angle of 00°30'00" and whose long chord bears South 70°34'00" West, 7.79 feet;  
thence South 70°19'00" West along the Northerly right-of-way line Pleasant View Drive, 338.23 feet to the Southwesterly corner of said Lot 47;  
thence North 19°41'00" West along the Westerly line of said Lot 47 and the Easterly right-of-way line of Arrowhead Court, 101.46 feet;  
thence South 70°19'00" West along the Northerly right-of-way line of Arrowhead Court, 25.00 feet;  
thence North 19°41'00" West, 54.54 feet;  
thence North 11°08'00" East along the Westerly line of said Lot 46 and the Southerly extension thereof, 140.53 feet to the point of beginning.  
Containing 79,887 square feet, (1.834 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.

**SCOTT P. HEWITT**  
Professional Land Surveyor, No. 2229  
Dated: December 16, 2019  
File No: 919-535

### PLANNING & ZONING APPROVAL

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

\_\_\_\_\_  
Planning & Zoning Administrator

\_\_\_\_\_  
Date

#### OWNER: LOTS 46 & 47

EUGENE J. JR. & RENEE A. MORSE  
1501 PLEASANT VIEW DRIVE  
WISCONSIN DELLS, WI 53965

#### OWNER: LOTS 48 & 49

JEAN ANN MATTEI  
737 SUPERIOR STREET  
WISCONSIN DELLS, WI 53965

#### CLIENT:

MEGGIE OBNISKI  
5791 WILLIAMSBURG WAY  
FITCHBURG, WI 53719

**COPY**

County Hwy A  
Certified Survey Map (CSM) Tax Parcel 291-0026-12000  
Staff report for Plan Commission 1 13 2020

The City has submitted a Certified Survey map to subdivide the property at the site of the new High School on Tax Parcel 291-0026-12000, which has been given an address of 1501 CTH A.

The City requires a site for a sanitary sewer lift station to serve this area. A new lot with approximately 75 ft of frontage on CTH A at the intersection with Commercial Ave. The new lot will be approximately 0.215 acres and meets all City lot dimensional standards.

Chris Tollaksen  
City of Wisconsin Dells  
1 13 2020



US-12

291-0026-12000

LOT 1

Commercial Ave

291-0026-05

291-0012-0

291-0012-0

291-0026-00000

002-0373-00000

12

CR-A

US-12

291-0026-00000

pers Turn Dr



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 1230 South Boulevard, Baraboo WI 53913  
 (608) 356-2771 www.msa-ps.com  
 © MSA Professional Services, Inc.

PROJECT NO.	00085092	OWNER:	
DRAWN BY:	KRZ	SCHOOL DISTRICT OF WISCONSIN DELLS	
SURVEYOR:	KRZ	811 COUNTY ROAD "H"	
FILE NO.	00085092	WISCONSIN DELLS, WI 53965	
SHEET NO.	1 OF 3	PH. 608-254-7769	

SAUK COUNTY CERTIFIED SURVEY MAP #

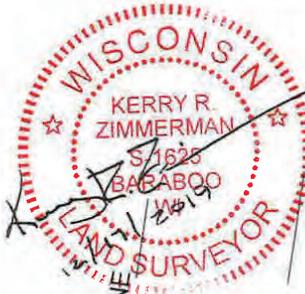
LOCATED IN PART OF THE SE1/4 OF THE  
 FRACTIONAL NW1/4 OF SECTION 4, T13N, R6E,  
 CITY OF WISCONSIN DELLS, SAUK COUNTY, WI



**BASIS OF BEARINGS**

BEARINGS ARE REFERENCED TO THE  
 WEST LINE OF THE NW1/4 OF SECTION 4,  
 TOWN 13 NORTH, RANGE 6 EAST WHICH  
 BEARS N00°32'53"W (WCCS 83/11)

**GRAPHIC SCALE**





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PROJECT NO.	00085092
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	00085092
SHEET NO.	2 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOCATED IN PART OF THE SE1/4 OF THE FRACTIONAL NW1/4 OF SECTION 4, TOWN 13 NORTH, RANGE 6 EAST, CITY OF WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

**LEGAL DESCRIPTION**

I, Kerry R. Zimmerman, Professional Land Surveyor number S-1625, hereby certify that I have surveyed, divided and mapped a parcel of land located in the southeast one-quarter of the fractional northwest one-quarter of Section 4, Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, bounded by a line described as follows:

Commencing at the west one-quarter of Section 4, Town 13 North, Range 6 East; thence along the south line of the fractional northwest one-quarter of Section 4 S89°57'26"E, 2063.27 feet to a point on the westerly right-of-way line of County Highway "A"; thence along the westerly right-of-way line of County Highway "A" N08°49'46"E, 331.02 feet to the point of beginning;

Thence N78°44'16"W, 125.00 feet;

Thence N08°49'46"E, 75.00 feet;

Thence S78°44'16"E, 125.00 feet to a point on the westerly right-of-way line of County Highway "A";

Thence along the westerly right-of-way line of County Highway "A" S08°49'46"W, 75.00 feet to the point of beginning;

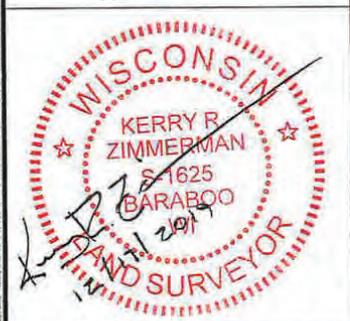
Said parcel contains 9,366 square feet or 0.215 acres, more or less and is subject to all easements and rights-of-way of record;

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes, A.E. 7 of the Administrative Code of the State of Wisconsin and the subdivision regulations of the City of Wisconsin Dells in surveying, dividing and mapping the same;

That such plat is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made;

That I have made such survey under the direction of the City of Wisconsin Dells, Chris Tollaksen, authorized Agent.

\*SURVEYOR'S SEAL\*



CLIENT:

CITY OF WISCONSIN DELLS  
 300 LA CROSSE STREET  
 WISCONSIN DELLS, WI 53965  
 PH. 608-254-2012



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 1230 South Boulevard, Baraboo WI 53913  
 (608) 356-2771 www.msa-ps.com  
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PROJECT NO.	00085092
DRAWN BY:	KRZ
CHECKED BY:	KRZ
FILE:	00085092
SHEET NO.	3 OF 3

SAUK COUNTY CERTIFIED SURVEY MAP #

LOCATED IN PART OF THE SE1/4 OF THE FRACTIONAL NW1/4 OF  
 SECTION 4, TOWN 13 NORTH, RANGE 6 EAST, CITY OF  
 WISCONSIN DELLS, SAUK COUNTY, WISCONSIN

**CITY OF WISCONSIN DELLS APPROVAL CERTIFICATE**

Resolved that this Certified Survey Map in the City of Wisconsin Dells, School District of Wisconsin Dells, owner, is hereby approved by the City of Wisconsin Dells.

Chris Tollaksen, P&Z Administrator \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Wisconsin Dells.

Nancy R. Holzem, City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S CERTIFICATE**

As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

The City of Wisconsin Dells

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

In presence of:

Authorized Representative \_\_\_\_\_

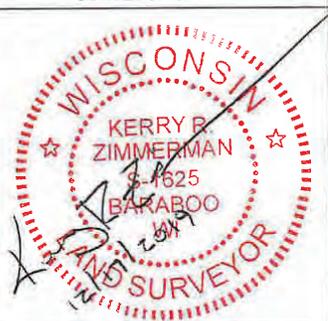
Authorized Representative \_\_\_\_\_

(Owner's Notary Certificate)  
 STATE OF WISCONSIN  
 SAUK COUNTY ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named person(s), to me known to be the same person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

\*SURVEYOR'S SEAL\*



CLIENT:

CITY OF WISCONSIN DELLS  
 300 LA CROSSE STREET  
 WISCONSIN DELLS, WI 53965  
 PH. 608-254-2012