

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: WEDNESDAY, JUNE 15, 2016 Time: 5:15PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS, WI

		Committee Members		
Mayor Brian Landers-Chair		Alder. Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
		Tifani Jones	Dan Anchor	Jeff Delmore
AGENDA ITEMS:				
1	CALL MEETING TO ORDER AND ATTENDANCE			
2	APPROVAL OF THE MINUTES FROM THE MAY 26, 2016 MEETING			
3	PUBLIC HEARING TO CONSIDER AMENDING THE ZONING CODE, CITY ORDINANCE 19.825 "INDUSTRIAL DISTRICT RETAIL" TO CLARIFY OUTDOOR RETAIL ACTIVITIES WILL BE EVALUATED USING THE EXISTING STANDARDS FOR THOSE USES IN THE COMMERCIAL DISTRICTS			
4	DISCUSSION AND DECISION ON ITEM #3			
5	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT (CUP) APPLICATION FROM PORT HURON BREWING CO, LLC IN ORDER TO ALLOW LARGE-SCALE PRIVATE OUTDOOR COMMERCIAL FOOD AND BEVERAGE SERVICE, COMMERCIAL ACTIVITY WITHOUT A PERMANENT STRUCTURE, OUTDOOR VENDOR, AND A WALK-UP SERVICE WINDOW AT 805 BUSINESS PARK RD, COLUMBIA CO., CITY OF WISCONSIN DELLS TAX PARCEL 1497.4. THE PROPERTY IS ZONED I-1 INDUSTRIAL, WHICH ALLOWS COMMERCIAL ACTIVITIES ACCESSORY TO A MANUFACTURING PROCESS WITH A CUP			
6	DISCUSSION AND DECISION ON ITEM #5 (CUP-PORT HURON)			
7	PUBLIC HEARING TO CONSIDER THE CUP APPLICATION FROM RIVERVIEW BOAT LINE IN ORDER TO ALLOW LARGE-SCALE PRIVATE OUTDOOR COMMERCIAL FOOD AND BEVERAGE SERVICE, COMMERCIAL ACTIVITY WITHOUT A PERMANENT STRUCTURE, OUTDOOR VENDOR, AND A WALK-UP SERVICE WINDOW AT 15 THROUGH 27 BROADWAY, COLUMBIA CO., CITY OF WISCONSIN DELLS TAX PARCEL 600. THE PROPERTY IS ZONED C-2 COMMERCIAL-DOWNTOWN			
8	DISCUSSION AND DECISION ON ITEM #7 (CUP-RIVERVIEW BOAT LINE)			
9	PUBLIC HEARING TO CONSIDER THE CUP APPLICATION FROM LASER OPS COMPOUND-FORT DELLS, KIM DEARTH & DAVE IN ORDER TO ALLOW OUTDOOR ENTERTAINMENT/RECREATION AT 2191 WISCONSIN DELLS PARKWAY, SAUK CO., CITY OF WISCONSIN DELLS TAX PARCEL 291-0107-10000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE			
10	DISCUSSION AN DECISION ON ITEM #9 (CUP-LASER OPS COMPOUND-FORT DELLS)			
11	PUBLIC HEARING TO CONSIDER THE CUP APPLICATION FROM CHULA VISTA GOLF RESORT INC. IN ORDER TO ALLOW A LED VARIABLE MESSAGE SIGN AT 1000 CHULA VISTA PARKWAY, ADAMS CO., CITY OF WISCONSIN DELLS TAX PARCEL 291-00390-00000			
12	DISCUSSION AND DECISION ON #11 (CUP-CHULA VISTA) CONTINGENT ON MAINTAINING A 36" CLEARANCE FROM THE FIRE HYDRANT			
13	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETING			
14	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (<u>TUESDAY, JULY 12, 2016</u>)			
15	ADJOURNMENT			
<p>Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.</p>				
MAYOR BRIAN LANDERS CHAIRPERSON		DISTRIBUTED JUNE 10, 2016		

19.825 Industrial District Retail

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

805 Business Park Rd.

Conditional Use Permit – Commercial use without a permanent structure, Outdoor commercial food and beverage service, Outdoor vender, and Walk up service window

Staff Report for Plan Commission, 06/15/16

The Planning & Zoning office has received a Conditional Use Permit application from Port Huron Brewing Co, LLC to add an outdoor patio to their existing tap room at 805 Business Park Rd, tax parcel 1497.4, which is in the I-1 Industrial Zoning district. The applicant would also like to be able to have food catered in to patrons at his facility and/or allow food trucks to park at his facility to provide food service to his patrons.

As a facility in the Industrial park, this request may be evaluated in a slightly differently. Restaurants and Taverns are not permitted in the City of Wisconsin Dells Industrial Zone; however a Brewery is permitted in the Wisconsin Dells industrial zone because it is considered a heavy Industrial use, in that a brewery manufactures a product from raw materials. The State brewery license allows a brewery to have a Tap Room on site where food and their own beer can be sold. The City of Wisconsin Dells Zoning Code accommodates this State law, by having an accessory use of "Industrial District Retail" which allows an Industrial use in the industrial park to perform retail sales related to their product. "Industrial District Retail" requires is an Accessory use that requires a Conditional Use Permit, which Port Huron obtained when the brewery was approved in 2010. The "Industrial District Retail" use is in place, so that standard retail does not have to be allowed in the Industrial Zone to accommodate a brewery tap room, allowing a brewery can comply with the State law that allows them to perform retail sales of their product. However, in the commercial zone, where taverns and restaurants are permitted, the City Zoning Code has a separate accessory use for "Outdoor commercial food and beverage sales", which requires taverns and restaurants to obtain a different Conditional Use Permit to sell food or drinks outside. As taverns and restaurants are not permitted in the Industrial Zone, accessory uses associated with taverns and restaurants are not permitted in the Industrial Zone. However, a brewery is allowed by State Law to have a tavern that sells food and their beer. It makes sense that if a brewer is allowed to operate as a tavern they should be able to apply for the same accessory uses. This office felt the best path forward was to clarify that brewery were held to the same standards for accessory uses as tavern are in commercial districts, rather than making those accessory uses permittable in the Industrial zone for other businesses. So, the Zoning code is being updated to clarify that only a site that is granted a permit for Industrial District Retail can apply for a Conditional Use Permit for "Outdoor commercial food and beverage service" and the other related accessory uses.

The new seating area is planned to be 1075 sq ft and the tap room is approximately 792 sq ft.

The new seating area is planned to have occupancy of approximately 100 people and the existing tap room has occupancy of 60 people.

Port Huron has 4 bathrooms which is adequate for servicing 160 people.

The new outdoor seating area will be accessed from the current Tap Room, so customers will have to go into the main building to get to the outdoor area. The new outdoor seating area will have a 36" gate for emergency exiting directly from the outdoor area to the sidewalk, which is adequate for at least 180 people.

The existing parking lot has 15 stalls, which is only adequate for 45 people. However, this premise has over 50,000 square feet of undeveloped space adjacent to the existing parking lot that could be developed into approximately 170 additional parking spaces if necessary.

The applicant operates the tap room for limited hours, currently closing at 10pm or earlier, with the latest closing being at 12 Midnight.

It would seem the main concern with the outdoor seating area would be any noise issues, particularly with the apartment complex located in the vicinity of this area. These concerns would be minimized by the responsible management of the current facility. Any approval would be contingent on this quality management continuing.

There are standard concerns with the use of a Mobile Restaurants in the City. The City has historically been resistant to allowing Mobile Restaurants in the downtown area, as they can create unfair competition for the downtown pedestrian traffic. This concern would seem less in this case, as the isolated location of this business removes any walk-by traffic. Patrons to Port Huron will only arrive on site if they are intending to go to Port Huron. The State Brewery license allows Port Huron to serve food at their facility, and this is a way for them to provide that service. Similar to the other recent applications for Mobil Restaurants, Port Huron has made a significant investment in real improvements to their property.

The recent approvals for Mobile restaurants have only been for 1 year, and that may still be the case for this application. Mobile restaurants in the downtown area have been encouraged to make more permanent developments. However, outside the downtown area, the 1 year limit on the Mobile restaurant approvals seems more appropriate to evaluated how the business runs, to ensure there are no issues. In this case, it does not appear that the applicant wishes to install any one Mobile restaurant for an extended period of time. Rather, the applicant wishes to dedicate an area where any Mobile restaurant could operate for a limited time, patrons to Port Huron can get food service.

Suggested Conditional to any approval:

- 1) The outdoor area is well managed.
- 2) Any issues are address to the satisfaction of the City

Prepared by:
Chris Tollaksen

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	<u>\$525.00</u>
Receipt number	<u>55529</u>
Application number	<u>11-2016</u>

1. Applicant information

Applicant name PORT HURON BREWING CO, LLC
 Street address 805 BUSINESS PARK RD.
 City WISCONSIN DELLS
 State and zip code WI 53965
 Daytime telephone number 608-253-0340
 Fax number, if any SAME
 E-mail, if any porthuronbeer@gmail.com

2. Subject property information

Street address	<u>805 BUSINESS PARK RD. WIS DELLS, WI 53965</u>	
Parcel number	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)		
Describe the current use	<u>BREWERY + ON-SITE PRODUCT SALES</u>	

3. Proposed use. Describe the proposed use.

AMENDMENT TO PREVIOUS C.U.P. TO INCLUDE 1) OUTDOOR SEATING, AND, 2) ALLOW FOR CATERED FOOD/OUTDOOR COMMERCIAL FOOD SERVICE

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

- OPERATE OUTDOOR SEATING AREA UNTIL CLOSE (CURRENTLY 10 PM ON LATEST DAY)
- OFFER CATERED FOOD UNTIL/UP TO 9:30 PM PER MUNICIPAL CODE 19.811(B)(2)(C)

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.

• PARKING MAY FILL UP ON BUSY DAYS, - OVERFLOW HAS BEEN DIRECTED TO PARTS OF OUR VACANT LOT IN THE PAST.
• EXTERIOR LIGHTING WOULD BE MINIMAL
• NOISE WILL BE MANAGED - SOUND ABSORPTION MEASURES WILL BE PUT IN PLACE IF NEEDED.
LIVE MUSIC WILL BE STOPPED AT AN ACCEPTABLE TIME.

6. **Review criteria.** The plan commission in making its recommendation and the common council in making its decision must consider the factors listed below. Provide a response to each. (See Section 19.373 of the Municipal Code.)

- a. Consistency of the proposed use with the city's comprehensive plan and neighborhood plan or other subarea plan, if any
THE COMPREHENSIVE PLAN CALLS FOR "PRESERVATION OF GREEN SPACE + BEAUTY - A UNIQUE ATTRIBUTE BLENDED WITH WHAT PEOPLE ARE LOOKING FOR." BREWERIES ARE A POPULAR DESTINATION. AN ADDITION OF THAT PROPOSED WILL BRING MORE TOURISM AND MORE DOLLARS SPENT THROUGHOUT THE CITY.
- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
NO HARMFUL EFFECTS ANTICIPATED.
- c. The suitability of the subject property for the proposed use
PROJECT IS CONCURRENT WITH THE USE OF THE TAP ROOM AND ALLOWANCE FOR ON-SITE SALES.
- d. Effects of the proposed use on the natural environment
WILL REQUIRE REMOVAL OF 3 LARGE, + 1 SMALL TREE.
- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
OUTDOOR SEATING WILL CREATE LOW NOISE WITH PEOPLE CONVERSING IN AN OUTDOOR SETTING. LIVE MUSIC WILL CREATE SOME NOISE. WE PLAN TO MANAGE NOISE AND STOP MUSIC BY AN ACCEPTABLE HOUR.
- 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
NONE

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.

 Tom L. Bath PORT HURON BREWING Co, LLC	5/31/2016
Applicant Signature	Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
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Reimbursement Agreement for Application Review Costs

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

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

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

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

 Tom L. Bath PORT HURON BREWING Co, LLC	5/31/2016
Applicant Signature	Date

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Project Map Checklist

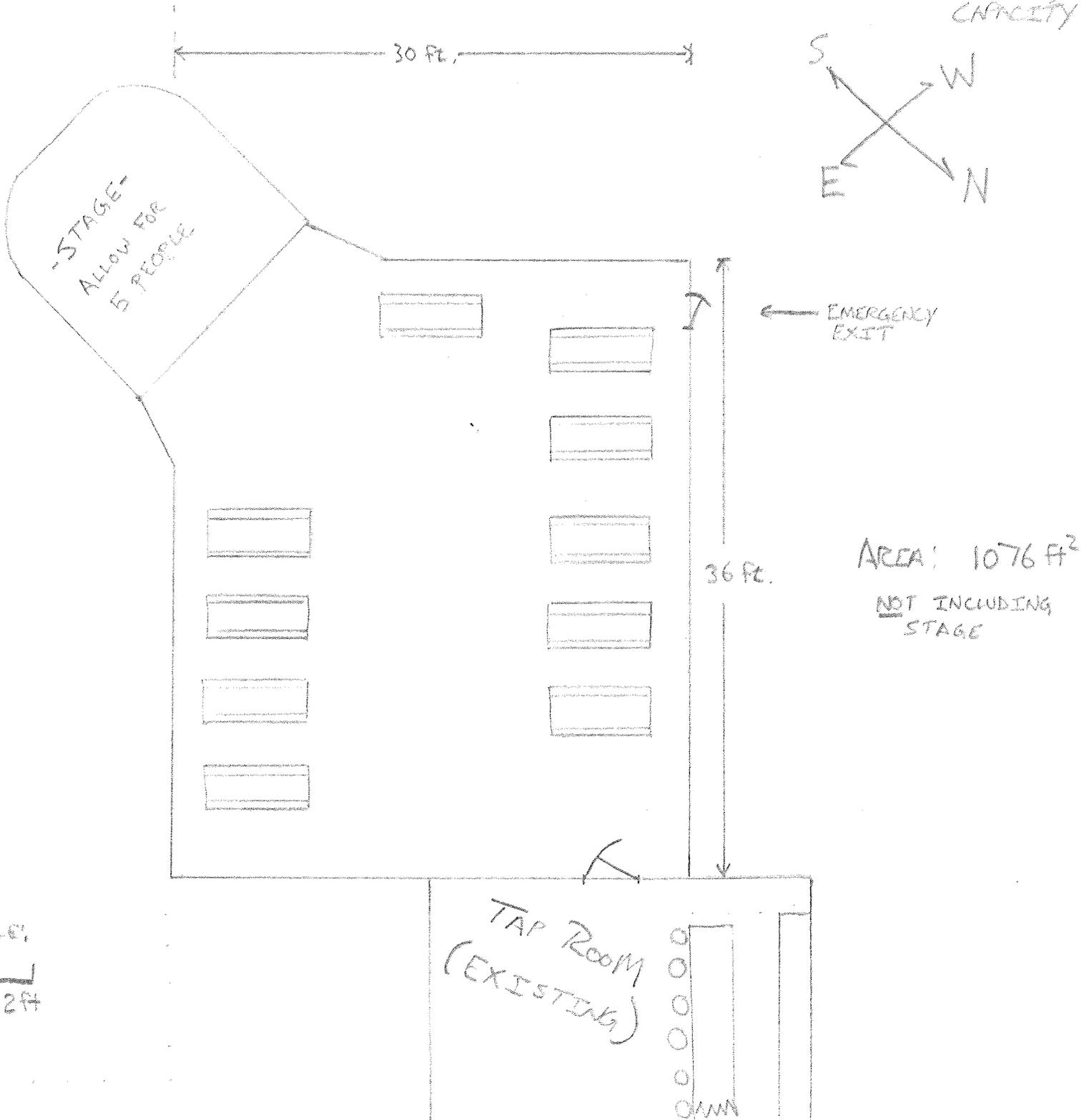
Project Information	Included ?
Project name (e.g., business name, subdivision name)	<input type="checkbox"/>
Applicant name	<input type="checkbox"/>
Preparation date	<input type="checkbox"/>
Survey Information	
North arrow and graphic scale	<input type="checkbox"/>
Address of subject parcel or legal description	<input type="checkbox"/>
Property boundaries	<input type="checkbox"/>
Acreage of subject parcel	<input type="checkbox"/>
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	<input type="checkbox"/>
Common areas/conservancy areas (location, purpose, ownership)	<input type="checkbox"/>
Setting	
Property boundaries within 50' of the subject parcel	<input type="checkbox"/>
Land uses within 50' of the subject parcel	<input type="checkbox"/>
Zoning district boundaries within 50' of the subject parcel	<input type="checkbox"/>
Municipal boundaries within 50' of the subject parcel	<input type="checkbox"/>

Site Features (Existing and Proposed)	Included ?
Wetlands	<input type="checkbox"/>
Woodlands	<input type="checkbox"/>
Wildlife habitat, including critical wildlife habitat	<input type="checkbox"/>
Environmentally sensitive features	<input type="checkbox"/>
Water resources (rivers, ponds, etc.)	<input type="checkbox"/>
Floodplain boundaries	<input type="checkbox"/>
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	<input type="checkbox"/>
Fences, buffers, and berms	<input type="checkbox"/>
Existing trees and other prominent vegetation	<input type="checkbox"/>
Transportation Facilities (Existing and Proposed)	
Streets	<input type="checkbox"/>
Driveways and road access onto public and private roads	<input type="checkbox"/>
Sidewalks / trails	<input type="checkbox"/>
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	<input type="checkbox"/>
Existing within 50' of subject parcel	<input type="checkbox"/>

PORT HURON BREWING Co. - OUTDOOR SEATING

LIMIT: 100 PERSONS

TABLES:	10 TABLES x 6 PERSONS PER TABLE x 15 ft ² /PERSON =	900 ft ²	60 PERSONS
STANDING:	35 PERSONS x 5 ft ²	= 175 ft ²	35 PERSONS
STAGE:	5 PERSONS		5 PERSONS
		<hr/>	
		1075 ft ²	100 TOTAL PERSONS CAPACITY



AREA: 1076 ft²
 NOT INCLUDING STAGE

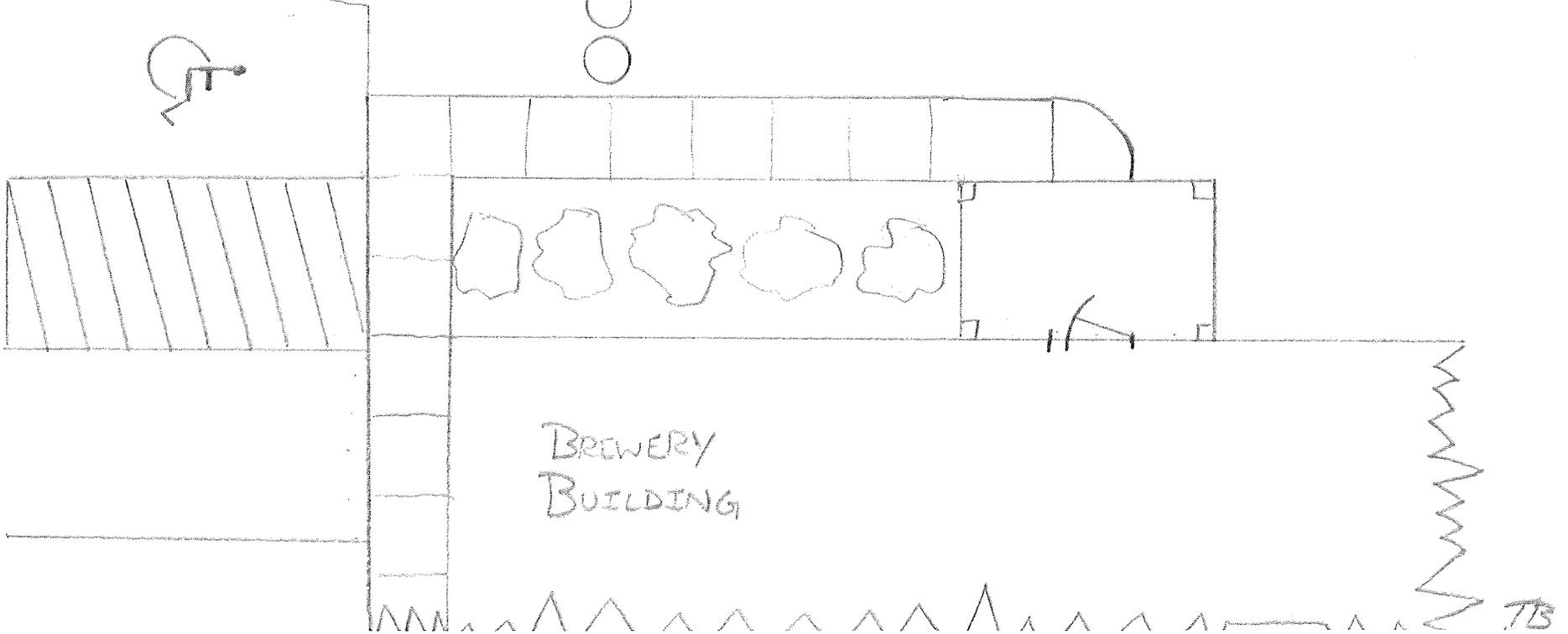
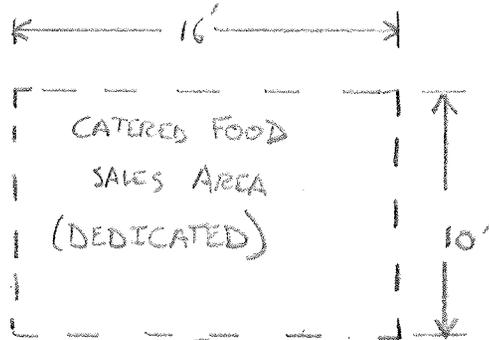
SCALE:
 L
 2ft

PORT HURON BREWING Co.

OUTDOOR CATERED FOOD
DISPENSE LOCATION



2ft



15-27 Broadway St

Conditional Use Permit – Commercial use without a permanent structure, Private Large Scale Outdoor commercial food and beverage service, Outdoor vender, and Walk up service window
Staff Report for Plan Commission, 06/15/16

The Planning & Zoning office has received a Conditional Use Permit application from Riverview Boat Line for an outdoor seating area next to the Cheesy Tomato and for a future expanded seating area in the open patio where the Riverfront Gifts building has recently been removed on tax parcel 600. There is already outdoor seating outside the Cheesy Tomato that has been open to the public. They are requesting an amendment to their beer license premise description to include the outdoor seating area. This clearly requires a Private Outdoor Commercial food and beverage service permit. All new Outdoor food and beverage areas must be approved by the Design Review Committee, so an approval of the existing seating may require the seating design be improved to meet the new standards. The Design Review Committee is still finalizing there requirements for private outdoor food and beverage areas, and the improvements may be implemented for the next season.

In addition, the applicant has removed a portion of the structure to expose the viewing access to the river. The applicant is in the process of having the area structurally and aesthetically improved so that it can be opened to the public. Once open to the public, the applicant would like to provide more outdoor food and beverage services from outdoor facilities.

The City Zoning Code requires a Conditional Use permit for Private Large Scale outdoor commercial food and beverage service, and for walk-up service and Outdoor vendors. The Zoning Code also requires all Commercial activity to take place with a permanent structure with a washroom, unless a CUP is granted for that use.

The applicant has indicated that he would like to be able to have food truck come into the area to provide food and beverage service. The applicant has also indicated that he would like to be able to set-up a portable outdoor bar on the patio area.

There are approximately 50 seats adjacent to the Cheesy Tomato, and this area utilizes the common bathrooms on the lower patio area. There are currently 4 permanent women's water closets, 2 men's water closets, and 3 men's urinals, in a permanent structure, at this premise, which is adequate for 320 people. The applicant has indicated he will add 2 ADA compliant bathrooms as part of the improvements, which would allow for occupancy of 400 people.

The area has 2 separate exits out of the patio and back to the street, and the occupant load for the exits would have to be determined after the final building plans are reviewed. However, a single 36" exit door is adequate or up to 180 people, so it is possible this area could be occupied by over 300 people. The space is approximately 6500 sq ft, which again could occupy over 300 people. This use would require a bathroom for every 40 people.

There is not a parking requirement for the C-2 Zoning District. However, there are is a City parking lot across Broadway from this premise. This lot is one of the most highly utilized lots in the City already.

This use seems to be well in line with the vision for the downtown revitalization. The increase in outdoor dining opportunities for visitors has been identified as a key element to revitalizing the downtown. This location providing access to the River would seem to be one of the best opportunities for the downtown to utilize one of its strongest, unique amenities to draw people downtown. The applicant appears to be working with a professional engineering firm and architect to ensure the improvements are of a high quality. Detailed

plans of these improvements would have to be approved by the City. A primary concern will be the safety of the railing along the cliff. In the past, the CUP review process included reviewing the aesthetic qualities of a project. That may still be part of the Plan Commissions process, but this project will also need to be approved by the Design Review Committee, to ensure it fits within the Design Standards they have developed for the downtown.

It appears that the main concern for this request is the use of a Mobile Restaurant in the downtown area, and rational for his was documented in the report for the request by the Keg. The applicant is still finalizing their design for the improved patio area, but has indicated that their intention is to provide food and beverage service from permanent outdoor facilities. During the reconstruction of the patio area, permanent water and sewer services will be installed to the food and beverage service locations; this combined with the permanent, indoor bathroom facilities on the site and the addition of ADA compliant indoor bathroom facilities seems to mitigate many of the concerns. It has also been noted that the City already has a primarily outdoor walk-up food service facility in the form of a caboose. The caboose was also required to be equipped with permanent water and sewer facilities to alleviate the concerns with walk-up facilities.

The applicant intends to make a not insignificant investment in the real property at this site. Given the location of this property, perched on the cliff over the Wisconsin River, significant design and construction is required just to make the ground space suitable for a commercial business. While the construction of a structure would obviously entail an even greater investment and subsequent tax base, the uniqueness of this location would seem to put this property owner at a disadvantage to other businesses that sit on solid ground.

This would bring a primary concern back to the basic concern of any outdoor food and beverage service, which is the maintenance and management of the outdoor area. Any approval should carry the condition that the area be well maintained and managed. There are also the standard concerns with the service of alcohol. While the continuity of this location between Broadway and the River views seem to be very much in line with the goals of the downtown revitalization, it also increases the importance of diligence in the management of alcohol sales in such proximity of the public sidewalk.

Suggested Conditional to any approval:

- 1) All associated licenses are obtained and in good standing.
- 2) The property is well maintained, well managed, and not allowed to be the source of a nuisance.
- 3) The City approves the railing along the cliff.

Prepared by:
Chris Tollaksen

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	55371
Application number	11-2016

1. Applicant information

Applicant name Riverview Boat Line
Street address 31 Broadway
City Wisconsin Dells
State and zip code WI 53965
Daytime telephone number 608 254-8336
Fax number, if any 608 254-
E-mail, if any rhelland2011@gmail.com

2. Subject property information

Street address	<u>15-27 Broadway</u>
Parcel number	<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)	
Describe the current use	<u>open patio, cheesy tomato restaurant</u>

3. Proposed use. Describe the proposed use.

outdoor seating for cheesy tomatoe
and other future food service entities

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

11am to 11pm

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.

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

perfect fit with city's desire for side-walk cafes

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

Will bring more people to the west end near river works well with current sidewalks and street crossings

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

~~excellent, level lot~~ excellent, with views of the river. Will provide more reasons to be downtown

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

no difference with previous use, except allowing more people to experience the beauty of the Wis. River

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

site is located in heart of tourism center, lighting & use will enhance entire district

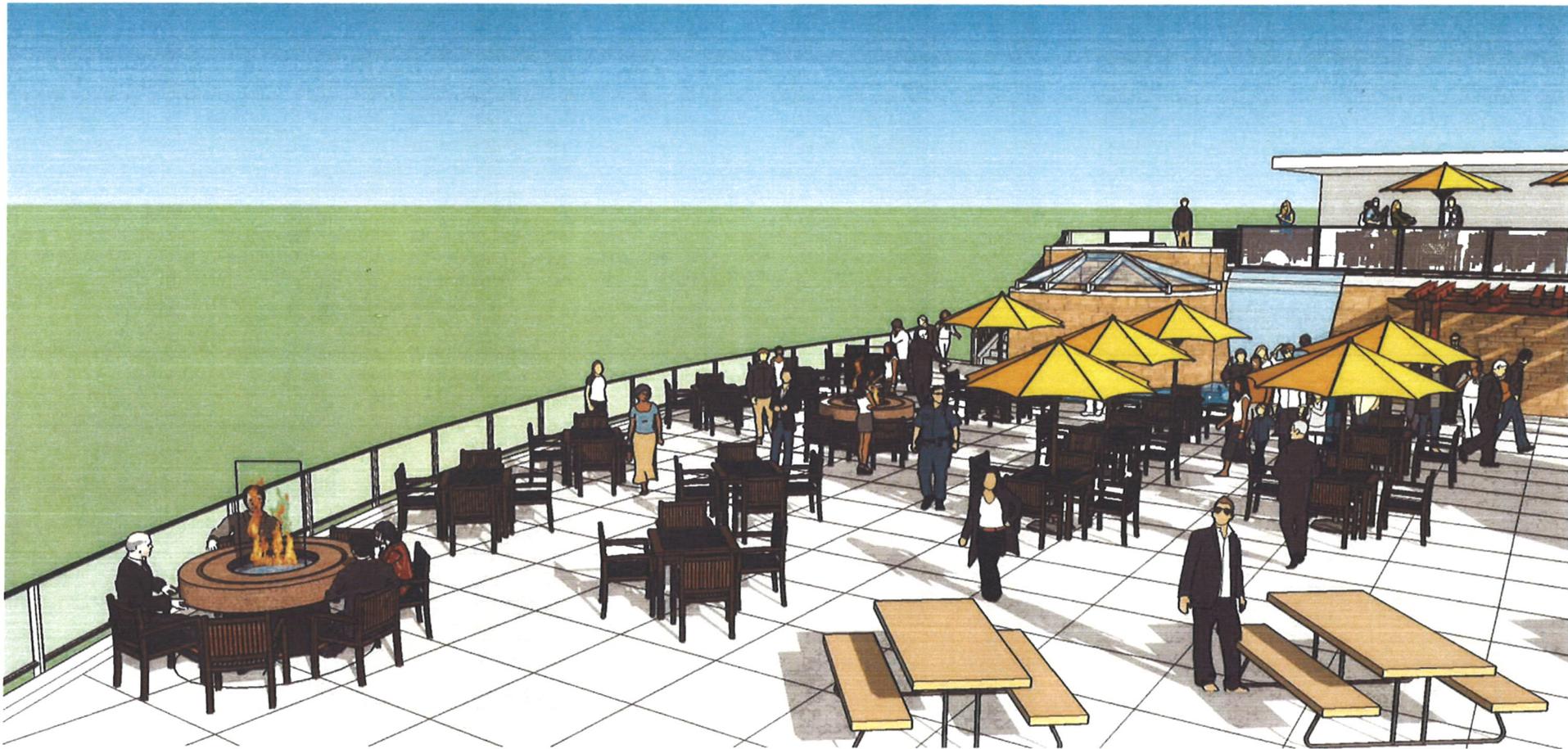
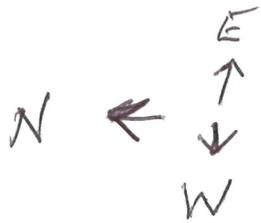
- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district

fits well with current tourism use will enhance visitors initial impressions of downtown as they cross the bridge

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

should provide the city with PRT monies to provide public services





2191 Wisconsin Dells Parkway
Conditional Use Permit – Outdoor entertainment / recreation
Staff Report for Plan Commission, 06/15/16

The Planning & Zoning office has received a Conditional Use Permit application from Laser Ops Compound – Fort Dells, Kim Dearth & Dave to add an outdoor recreation area to their existing business at 2191 Wisconsin Dells Parkway, tax parcel 0107-1, which is in the C-4 Commercial – Large scale Zoning district. The applicant operates a Laser Tag business and has installed a laser tag course in the parking lot next to their business. Outdoor laser tag or paintball courses are considered “Outdoor entertainment / recreation” in the City of Wisconsin Dells Zoning Code and the code requires a Conditional Use Permit for this use in this Zone.

The applicant has stated that with the additional outdoor laser tag course, the maximum occupancy in his business is 30 people, with a normal occupancy of 4-16 people. There is a men’s and a women’s bathroom in this facility and the bathroom requirement for this use is 1 bathroom per 75 people. The occupancy of 30 people would require 10 parking spaces, 20 parking spaces would remain at this site.

The building inspector has evaluated this facility, and not found any significant items of concern. The applicant demonstrated good cooperation in addressing any of the minor concerns that were identified. These were primarily requests to increase the stability of the items on the course, even though none of them were considered to be a significant hazard.

The fire inspector has evaluated this facility and asked that a fire extinguisher and PA system be installed in the observation tower when a staff person would be overseeing the patrons in the outdoor course.

It would seem the main concern with this project would be any nuisances coming from the facility. The applicant has stated they intend to operate the course from 11am to 10pm Monday – Sat, and 11am – 3pm on Sunday.

It does not appear this new course would have a significant effect on traffic safety and efficiency and pedestrian circulation. The property seems well suited for this use; unless it was determined that such a set-up should not be visible from the road. This project would not seem to have a significant effect on surrounding properties. This project would not seem to have an effect on future development in this area.

Suggested Conditional to any approval:

- 1) The outdoor area is well managed and maintained.
- 2) Any issues are addressed to the satisfaction of the City

Prepared by:
Chris Tollaksen

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	55533
Application number	_____

1. Applicant information

Applicant name LASER OPS COMPOUND - FORT DELLS, KIM DEARTH & DAVE
 Street address 800 W MILWAUKEE ST
 City MANSTON
 State and zip code WI 53948
 Daytime telephone number 608-852-2710
 Fax number, if any _____
 E-mail, if any ecodevelopment1@gmail.com

2. Subject property information

Street address	<u>2191 WISCONSIN DELLS PARKWAY</u>
Parcel number	<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)	
Describe the current use	<u>LASER TAG (INDOOR)</u>

3. Proposed use. Describe the proposed use.

ADD AN OUTDOOR LASER TAG AREA.

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

- HOURS OF OPERATIONS 11AM TO 10PM MONDAY - SAT
11AM TO 3PM SUNDAYS

- CUSTOMERS WILL PLAY LASER TAG BOTH INDOOR & OUTDOORS

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

yes we are consistent

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

none

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

The property is ideal due to the fact that it is fenced on 3 sides and is secluded between the building on the property and the deer park.

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

none, all of the props are removable

- 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

none



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

ITEM 11 and 12

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	55532
Application number	_____

1. Applicant information

Applicant name Chuk Vista Golf Resort Inc.
 Street address 1000 Chuk Vista Parkway
 City Wis Dells WI 53868
 State and zip code _____
 Daytime telephone number 608 235 2333
 Fax number, if any _____
 E-mail, if any mikek @ chukvista resort . com

2. Subject property information

Street address		
Parcel number	<u>291-390 32,357</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>commercial AC</u>	
Describe the current use	<u>A sign structure</u>	

3. Proposed use. Describe the proposed use.

A sign structure

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

24 hours per day - no affect of adjacent property owners

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

[Empty box]

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
NO DISTURBANCE 100% Commercial.

b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
NONE

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

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 - cv covers all the property

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 - no effect.

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

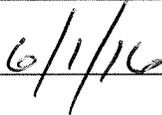
Version: May 21, 2007

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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.

	
Applicant Signature	Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
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Reimbursement Agreement for Application Review Costs

<p>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.</p> <p>B. Guarantee of Payment. To guarantee reimbursement, the applicant shall submit one of the following along with this application:</p> <ol style="list-style-type: none">1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or2. a cash deposit in an amount as set by the zoning administrator. <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
Applicant Signature	Date

CONDITIONAL USE APPLICATION

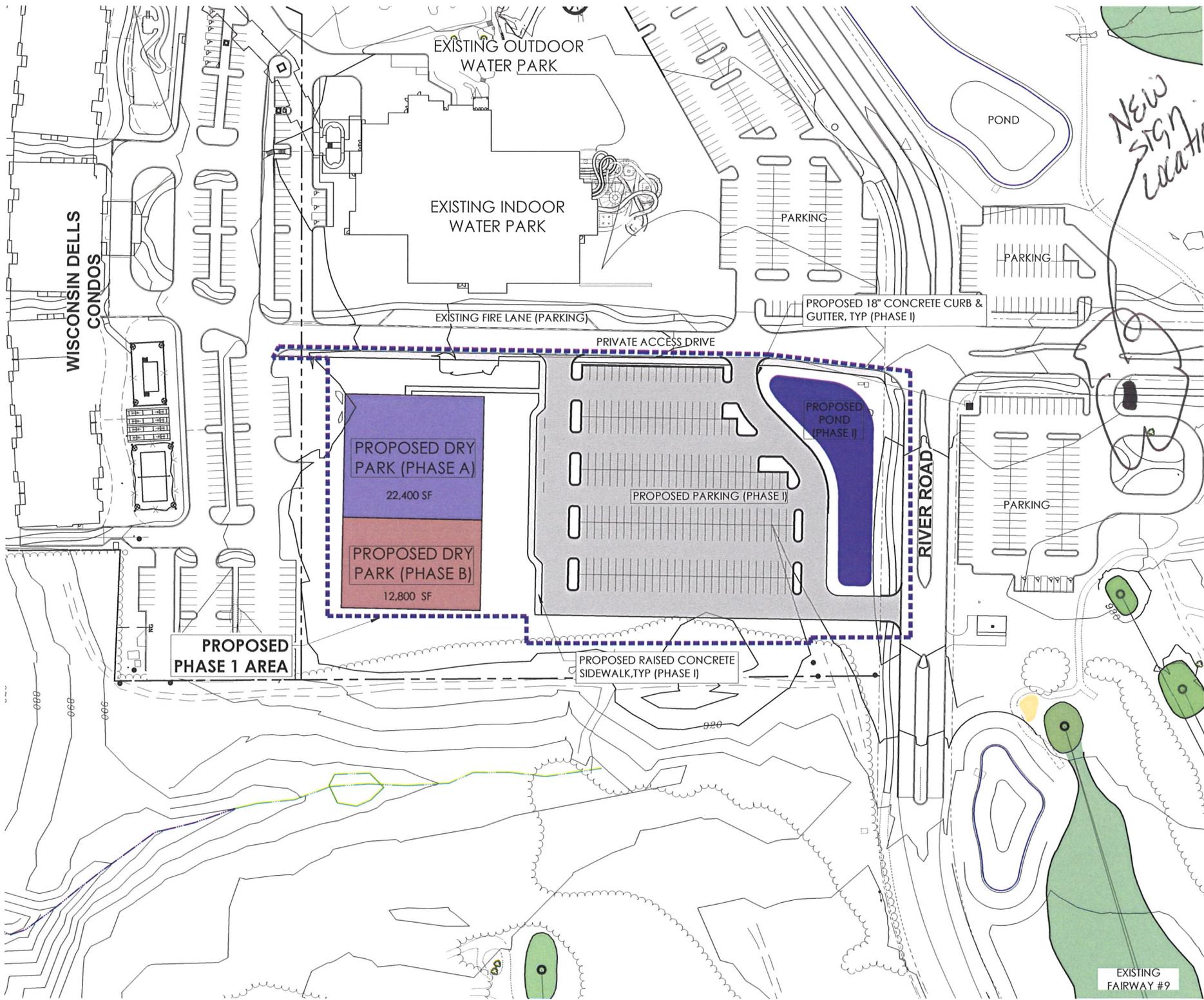
Wisconsin Dells, Wisconsin

Version: May 21, 2007

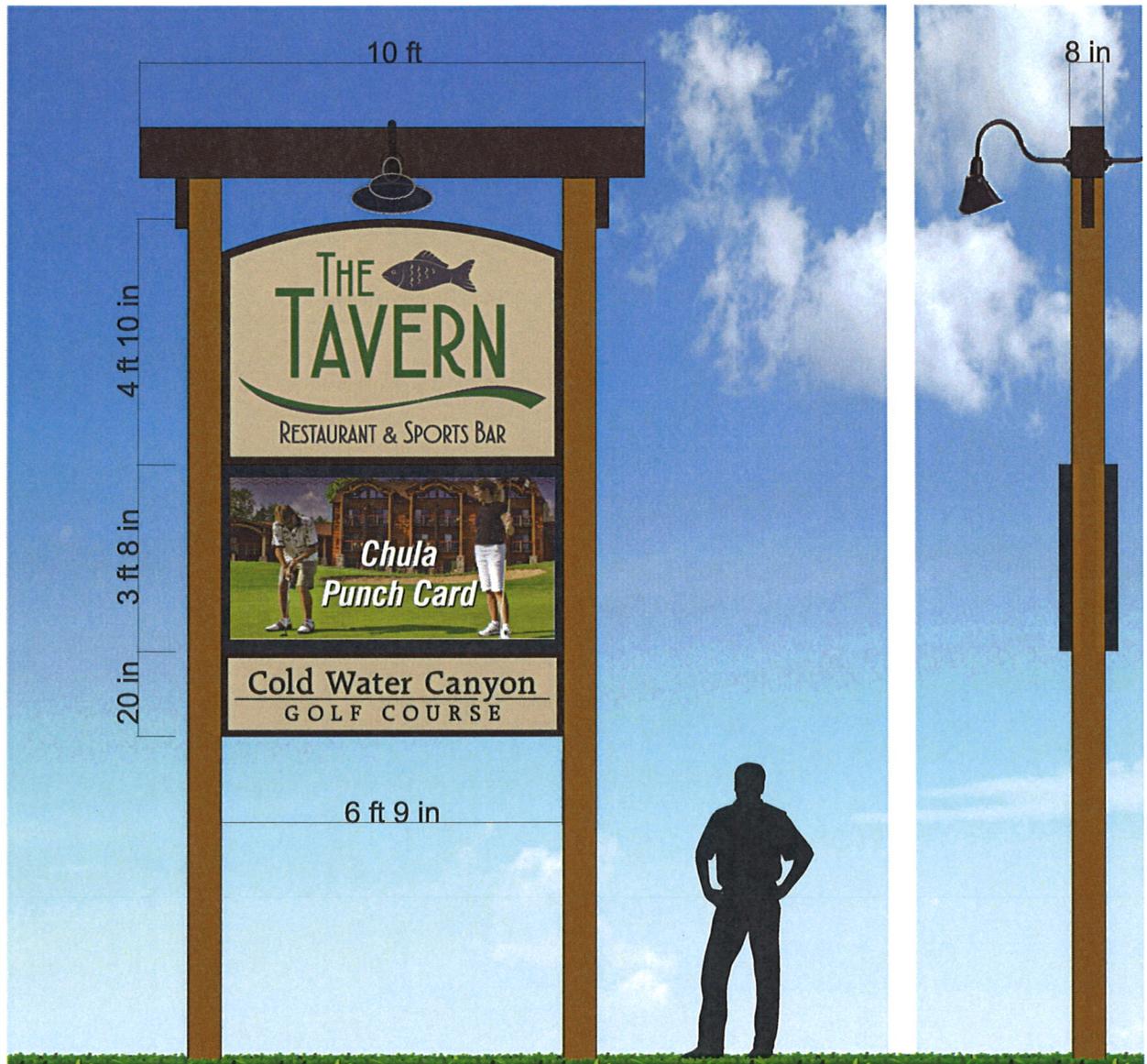
Project Map Checklist

Project Information	Included ?	Site Features (Existing and Proposed)	Included ?
Project name (e.g., business name, subdivision name)	<input checked="" type="checkbox"/>	Wetlands	<input type="checkbox"/>
Applicant name	<input checked="" type="checkbox"/>	Woodlands	<input type="checkbox"/>
Preparation date	<input checked="" type="checkbox"/>	Wildlife habitat, including critical wildlife habitat	<input type="checkbox"/>
Survey Information		Environmentally sensitive features	<input type="checkbox"/>
North arrow and graphic scale	<input checked="" type="checkbox"/>	Water resources (rivers, ponds, etc.)	<input type="checkbox"/>
Address of subject parcel or legal description	<input checked="" type="checkbox"/>	Floodplain boundaries	<input type="checkbox"/>
Property boundaries	<input checked="" type="checkbox"/>	Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	<input type="checkbox"/>
Acreage of subject parcel	<input checked="" type="checkbox"/>	Fences, buffers, and berms	<input type="checkbox"/>
Project Development Information		Existing trees and other prominent vegetation	<input type="checkbox"/>
Easements/rights-of-ways (location, width, purpose, ownership)	<input checked="" type="checkbox"/>	Transportation Facilities (Existing and Proposed)	
Common areas/conservancy areas (location, purpose, ownership)	<input checked="" type="checkbox"/>	Streets	<input type="checkbox"/>
Setting		Driveways and road access onto public and private roads	<input type="checkbox"/>
Property boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/>	Sidewalks / trails	<input type="checkbox"/>
Land uses within 50' of the subject parcel	<input checked="" type="checkbox"/>	Buildings / Structures (footprint, use, etc.)	
Zoning district boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/>	Existing and proposed within subject parcel	<input type="checkbox"/>
Municipal boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/>	Existing within 50' of subject parcel	<input type="checkbox"/>

New sign location



D: Club House Monument Sign with RGB EMC



Approved by: _____ Date: _____ Landlord: _____ Date: _____

LA CROSSE SIGN CO.
MAKE A STATEMENT!
 1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
 2242 Mustang Way • Madison, WI 53718 • 608-222-5353
 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN	SALES	FILE
Drawing by: Chris Clark	Job Name: Chula Vista	Revision Number: 8
Sign Type: Monument	Job Address: 4031 River Rd.	Job File Location:
Date Created: 3-31-2014	Wisconsin Dells, WI 53965	S:\C\Chula Vista\Play the Canyon - 83611\Design
Last Modified: 5-26-2016	Salesperson: James Fuchsel	
Scale: 1/4"=1'	Job Number: 83611	



A,B,C: Flat Cut Aluminum Letters



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN		SALES		FILE	COLOR KEY	*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.			
Drawing by: Chris Clark		Job Name: Chula Vista		Revision Number: 8	1	■	TBD	6	□
Sign Type: Flat Cut Letters		Job Address: 4031 River Rd.		Job File Location:	2	□		7	□
Date Created: 3-31-2014		Wisconsin Dells, WI 53965		S:\C\Chula Vista\Play the Canyon - 83611\Design	3	□		8	□
Last Modified: 5-26-2016		Salesperson: James Fuchsel			4	□		9	□
Scale:		Job Number: 83611			5	□		10	□

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