CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: WEDNESDAY, FEBRUARY 4, 2015 **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
Chris Tollaksen, Bldg. Inspector	Shaun Tofson	Dan Anchor	Jeff Delmore

AGENDA ITEMS:

1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE JANUARY 7, 2015 MEETING
3	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM JENNIFER WIGEN TO ALLOW A COMMERCIAL ACTIVITY WITHOUT A PERMANENT STRUCTURE OR WASHROOM AT 109 BROADWAY (DAIRY QUEEN), COLUMBIA COUNTY, CITY OF WISCONSIN DELLS PARCEL 604.05. THE PROPERTY IS ZONED C-2 COMMERCIAL-DOWNTOWN
4	DISCUSSION AND DECISION ON ITEM #3 (CUP-WIGEN)
5	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM MT. OLYMPUS ENTERPRISES, INC. TO ALLOW LAND USE 5.3 GROUP LODING FACILITY AT 2020 WIS. DELLS PARKWAY, SAUK COUNTY, CITY OF WISCONSIN DELLS PARCEL 291-0148-00000. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE
6	DISCUSSION AND DECISION ON ITEM #5 (CUP-MT. OLYMPUS)
7	DISCUSSION AND DECISION ON THE LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION FROM ST. CECILIA'S CATHOLIC CHURCH TO CHANGE COLUMBIA CO., CITY OF WIS. DELLS TAX PARCELS 11291-160.01, 11291-160.02, 11291-175, AND 11291-176 FROM C-1 COMMERCIAL-NEIGHBORHOOD TO C-2 COMMERCIAL-DOWNTOWN ZONING.
8	DISCUSSION AND DECISION ON THE SITE PLAN APPLICATOIN FROM ST. CECILIA'S CATHOLIC CHURCH TO CONSTRUCT A NEW CHURCH AT 604 OAK ST.
9	DISCUSSION AND DECISION ON ITEM #7 (ZONING MAP AMENDMENT-ST. CECELIA'S)
10	DISCUSSION AND DECISION ON ITEM #8 (SITE PLAN-ST. CECELIA'S)
11	DISCUSSION AND DECISION ON OUTDOOR DISPLAY AND DESIGN REVIEW ZONING CODE AMENDMENTS RECOMMENDED BY THE BID COMMITTEE.
12	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETING
13	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (WEDNESDAY, MARCH 4, 2015)
14	ADJOURNMENT
	Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.
	MAYOR BRIAN LANDERS CHAIRPERSON DISTRIBUTED JANUARY 30, 2015

ITEM 3:4

Conditional Use Permit – Commercial activity WITHOUT a permanent structure or washroom.
109 Broadway – Dairy Queen
Staff Report for Plan Commission, 2/04/15

The City of Wis. Dells has received a Conditional Use Permit application from Jennifer Wigen to perform a Commercial activity without a permanent structure or washroom. Ms. Wigen would like to provide caricature drawings at the south end of the concrete deck adjacent to the Dairy Queen located at 109 Broadway. Section 19.675 of the Wisconsin Dells Zoning Ordinance requires all commercial activities be conducted within or on a premise having a permanent building equipped with a washroom except when a Conditional Use permit is obtained.

This location has been leased for similar commercial activities over the years.

Any approval of this CUP should include the following contingencies:

1. Temporary signs are not allowed.
2. No signs are to be hung from the railings around this area or placed on the sidewalks around this area.
3. Ms. Wigen is not to solicit business by calling out to persons walking on the sidewalk or playing any amplified music, announcement or other sound to attract attention to his business.
4. Ms. Wigen is responsible for keeping her area picked up.

Chris Tollaksen
City of Wis. Dells Public Works

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	49433
Application number	1-2015

1. Applicant information

Applicant name	Jennifer Wigen
Street address	10501 Cedar Lake Road #302
City	Hopkins
State and zip code	MN 55305
Daytime telephone number	612 999-5760
Fax number, if any	952 545-3868
E-mail, if any	nick@nicksharpe.com (click on extra's then click on get tooned

2. Subject property information

Street address	109 Broadway	
Parcel number	Part of 604.5	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)	A Commercial	
Describe the current use	Dairy Queen Patio	

3. Proposed use. Describe the proposed use.

Use the 5'X7.7" area for drawing and selling caricatures at the south end of the concrete deck adjacent to the Dairy Queen on Broadway Street, Wisconsin Dells.

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

The above space has been occupied several years with a conditional use permit. I will be occupying this space May through September, 2015. Hours will be determined by amount of business. Approximate hours 1 P.M. – 10 P.M.

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

Consistent with City's plan.

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

Leased area is set back from city sidewalk in fenced patio. Pedestrian circulation will not be effected.

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

Suitable

d. Effects of the proposed use on the natural environment

No effect

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

Hours of operation similar to adjacent businesses.

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

No effect on development of other properties.

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

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

No effect on public services.

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.

Jennifer Wiger	1.15.15
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.

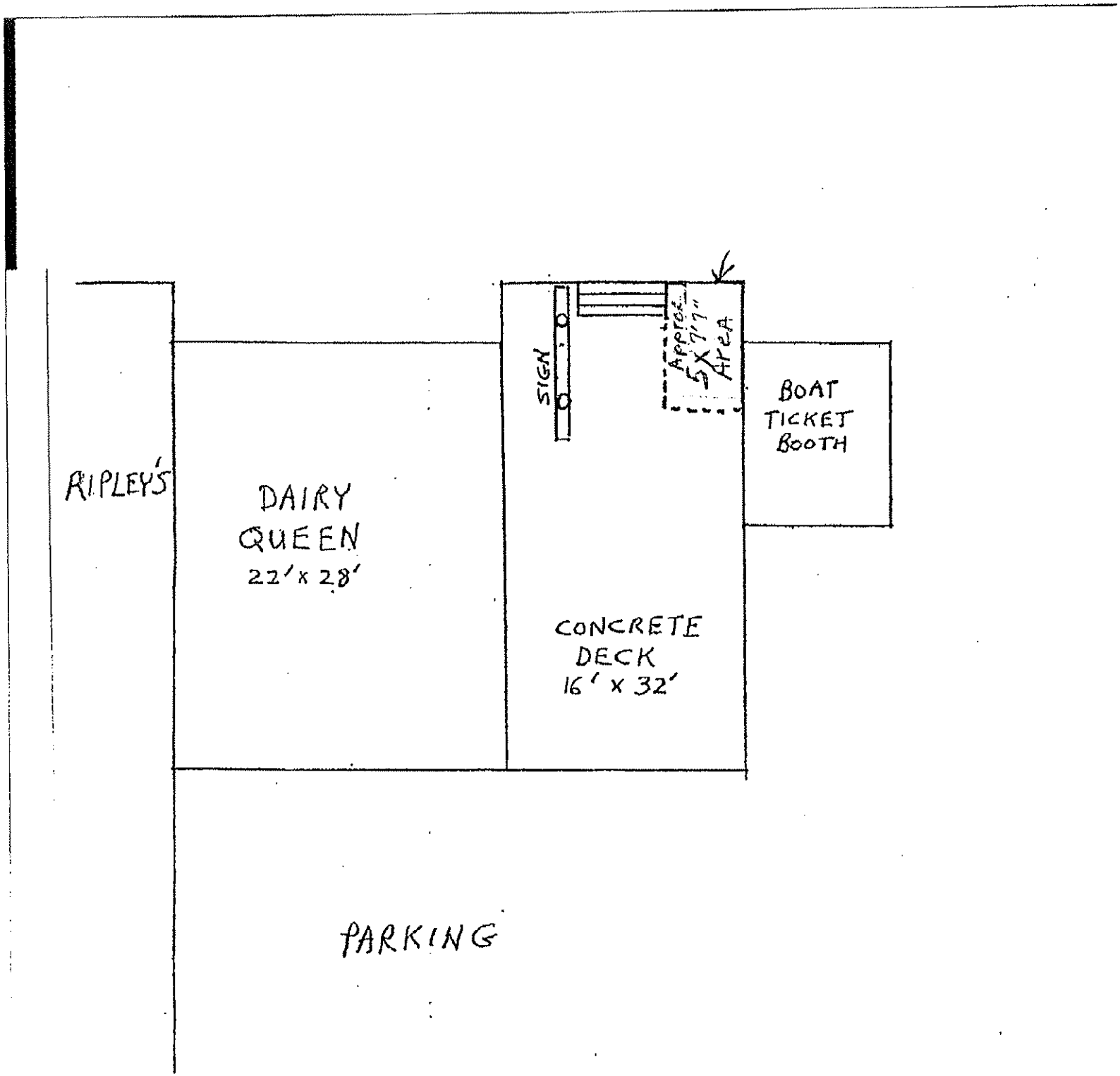
Jennifer Wiger	1.15.15
Applicant Signature	Date

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

Project Map Checklist

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

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


RIPLEY'S
DAIRY QUEEN
22' x 28'
SIGN
Approx. 5' x 7'7" AREA
BOAT TICKET BOOTH
CONCRETE DECK
16' x 32'
PARKING

PAUL OLSON DBA
DELLS RECREATION COMPANY
P.O. BOX 87
WISCONSIN DELLS, WI 53965

January 15, 2015

City of Wisconsin Dells
300 LaCrosse St.
Wisconsin Dells, WI 53965

To Whom It May Concern:

In year 2015, Jennifer Wigen, 10501 Cedar Lake Road #302, Hopkins, MN 55305 is leasing from Dells Recreation Company an approximate 5' X 7'7" area at the south end of the concrete deck adjacent to the Dairy Queen on Broadway in Wisconsin Dells. Jennifer will have access to the public bathroom by Wizard Quest.

If you have any questions, please call me at (608) 254-8500.

Sincerely,

Paul Olson

Paul Olson

January 16, 2015

City Plan Commission
300 LaCrosse Street
Wisconsin Dells, WI 53965

Plan Commission members:

I would like to lease the SW corner (a 5' x 7'7" space) of the Dairy Queen patio to Jennifer Wigen for the summer of 2015. Jennifer has been a professional artist for 21 years, creating caricature portraits at numerous tourism destinations in the USA and abroad. Her talents will be appreciated by visitors to downtown Wisconsin Dells. Jennifer will have access to the restrooms in the adjacent Wizard Quest building and will comply with all City regulations for signage and proper appearance of the leased space.

Over the past 14 years, I have leased this space to 9 different caricature artists, all approved by City government. I encourage the city government to continue to facilitate the leasing of space in downtown Wisconsin Dells to artists. This can greatly add to the character of our downtown and lead to a more positive experience for visitors.

Thank you for your consideration.

Sincerely,

Paul Olson

Paul Olson

CARICATURES
MISS AMERICA
STAR WARS
ALL PRICES PER PERSON
BLACK & WHITE FACE $16.00

CARICATURES
MISS AMERICA
STAR WARS
ALL PRICES PER PERSON
BLACK & WHITE FACE $15.00
COLOR FACE $21.00

ITEM 5:6

Conditional Use Permit – Mt. Olympus Employee Housing (Continental Motel)
2020 Wisconsin Dells Parkway
Staff Report for Plan Commission, 2/04/15

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Mt. Olympus Resorts for a Group Lodging Facility at the old Continental Motel located at American World 2020 Wisconsin Dells Parkway.

Mt. Olympus had obtained a CUP for a lodging permit at this facility in 2011, 2012, 2013, and 2014. Mt. Olympus has determined they need to utilize this facility for employee housing again in 2015.

Mt. Olympus has stated that they still do not intend the long term use of this facility to be for employee housing. However, they have indicated that they will need to use this facility for employee housing in the short term. Mt. Olympus had built 50 new cabins in 2013 to house their employees at the previous site of the Big Chief Go-Cart tracks on CTH A. The understanding was that Mt. Olympus would eventually build enough housing at the new facility that they could cease use of the Continental for employee housing.

In the fall of 2013 the Village of Lake Delton began a large dormitory project the provide housing for all businesses in the Wisconsin Dells area. The dormitory project is a new concept for the Wisconsin Dells area that changes the employee housing landscape dramatically. It makes sense that Mt. Olympus would not make any significant changes to their housing situation until the effects of the dorm project are known. Completion of the first half of the dorm project was in June 2014, with full build out not to be completed until May of 2015. The full understanding of the impact of the dorm project on the employee housing environment in the Wis. Dells area may not be known until the summer of 2015. Recent reports from the dorm have been that the housing requirements in the summer far exceed the dorm project capacity, but the winter occupancy is too low to economically justify construction of new year round buildings to accommodate the needs in the summer.

Mt. Olympus continues to have a need for additional employee housing. Mt. Olympus will be utilizing as many rooms at the new dorm as possible when they become available

For the summer of 2014, Mt. Olympus has also secured additional employee housing at a motel in the Village of Lake Delton. This is in addition to this requested housing at the Continental.

Mt. Olympus also has the private dorm housing they constructed behind Top Secret and the new cabins they constructed on Hwy A. These represent the only new construction of employee housing by an employer.

There were no issues with this facility housing employees last year. Mt. Olympus has been cooperative in addressing some Cities concerns, such as a central fire alarm system that was not working and some other maintenance items. This facility has also been painted to match the other motels Mt. Olympus operates for visitors.

It is agree by all parties that employee housing on Wis. Dells Parkway is not desirable, and should be the housing of last resort. However the huge fluctuations in housing needs from season to season create unique challenges that are only now being fully understood as a result of the dorm project on Hiawatha.

The following is from the report from the Mt. Olympus Ground Lodging CUP application in 2011:

The facility contains 22 rooms on 2 identical stories. Each story has 9 rooms with an area of 324 sq ft and 2 rooms with an area of 439 sq ft. Each room has a full bathroom, with tub, toilet and sink. Mt. Olympus has stated they intend to put bunk beds in the rooms to hold 4 and 6 employees respectively, which provides 81 sq ft and 73 sq ft per person respectively. This creates a total maximum occupancy of 96 persons. The current lodging facility ordinance requires 50 sq ft per person, which this facility meets. The City has encouraged new facilities that are converted hotel to provide more than the minimum square footage.

This facility does not have any common area available for use by the employees, the office area at this facility is currently being used for storage is and full. Mt. Olympus has a rather large kitchen and laundry area at the employee housing they built behind Top Secret, and has stated that the employees staying at this location will be granted used of this facility. A brief pre-inspection of the facility finds the rooms to be in good condition for employee housing.

The current zoning code requires there to be at least one parking space for each room. This facility has 22 rooms and the zoning code requires 1 space per room. There are 44 parking spaces in front of the facility. The gas station and restaurant adjacent to this facility have additional parking that meets their requirements. There are also approximately 187 additional parking spaces south of Crabby's.

Mt. Olympus has taken ownership of the entire American World property (but not the BP or Crabby's), which contains another motel and a campground with a RV park. Mt. Olympus has stated that the management of the overnight facilities will be managing the employee housing facility and ensuring that the area is properly maintained. There is not a manager living on site, which has been required of other facilities, but not all.

General concerns have exist arise from conversion of overnight lodging facilities to long term group lodging facilities. Some of these concerns come from the location of such facilities in prominent commercial areas, with these facilities not being the best view of the community for visitors to see. Other concerns with the conversion of these facilities have to do with fire and safety issues. Often these facilities are older and not constructed and wired for the heavy use that the group lodging use imposes on it. This particular facility is a concrete building, so that it is not as susceptible to a catastrophic fire.

As for the location of this facility, Mt. Olympus has indicated that it would rather use this facility or this location for a more commercial use, but at this time does not have a better alternative for housing its employees. One option would be to approve this permit for one year to allow Mt. Olympus to get through this season and then find a more appropriate location to house its employees.

It has been past practice that any approval of the Group Lodging Facility use is granted solely to the current applicant, and cannot be transferred to another party. Any sale of the property will terminate the permit, and any subsequent owner will be required to obtain a separate CUP for this facility. In this case, if the ownership of the facility were to go back to the original owner this permit would terminate.

Another past practice is to make it clear to the applicant that approval is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the surrounding properties, the permit may be revoked. Mt. Olympus has constructed and maintained a group lodging facility in this area (behind Top Secret), and it has remained one of the top facilities in the City. However, while this other facility is near the main commercial strip, it does not have direct frontage on the strip. This property is located in a commercial area that is next to a convenience store, but far from any other amenities such as a full grocery store, library, or other public services.

This facility is on the main commercial strip in this area of the City, which would not ordinarily be considered a good location for employee housing. This use would not be consistent with the City's future plan to utilize these lands for commercial purposes.
This use should not have a significant impact on the traffic circulation in this area.
As this use will take place in an existing facility, the effects on the natural environment will be minimal.
This use could have a negative effect on surrounding commercial properties, as employee housing become a nuisance property if not properly managed.
This property has the look of an abandoned motel. In most cases, using a facility for employee housing increases the degradation of the property and inhibits investment into the property to make is attractive to visitors to the community. The continued use of this facility for group lodging could delay the removal of this facility or its revitalization to an overnight use. However, other facilities that have not been allowed to operate in this manner have become more and more run down while waiting for someone to purchase it and/or develop it for a better use.

Approval of this permit may contain the following contingencies.
1. The permit is issued to Mt. Olympus and is not transferrable
2. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
3. Possibly: The permit is issued for one year to prevent the perpetual use of this location for employee housing.

OR: This permit will be reviewed in one year to evaluate the status of this location for more appropriate uses than employee housing.

Chris Tollaksen
City of Wis. Dells Public Works

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	49452
Application number	2-2015

1. Applicant information

Applicant name	**Mt Olympus Enterprises Inc**
Street address	**1881 Wisconsin Dells Pkwy, P O Box 5**
City	**Wisconsin Dells**
State and zip code	**WI 53965**
Daytime telephone number	**608-253-8441**
Fax number, if any	**608-253-7703**
E-mail, if any	beth@mtolympuspark.com

2. Subject property information

Street address	2020 Wisconsin Dells Pkwy	
Parcel number	291-0148	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)	Commercial	
Describe the current use	Employee Housing	

3. Proposed use. Describe the proposed use.

Employee housing for Mt Olympus employees

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

24 hour occupancy May 1 – September 30 approximately

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 use

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

Well suited

d. Effects of the proposed use on the natural environment

n/a

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

n/a

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

n/a

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.

	1-21-2014
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.

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)	☒
Applicant name	☒
Preparation date	☒
Survey Information	
North arrow and graphic scale	☐
Address of subject parcel or legal description	☒
Property boundaries	☒
Acreage of subject parcel	☐
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	☐
Common areas/conservancy areas (location, purpose, ownership)	☐
Setting	
Property boundaries within 50' of the subject parcel	☐
Land uses within 50' of the subject parcel	☐
Zoning district boundaries within 50' of the subject parcel	☐
Municipal boundaries within 50' of the subject parcel	☐

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

ITEM 7,8,9,10

Staff Report
City of Wis. Dells Plan Commission, 02/04/2015
Zoning Map Amendment
St. Cecilia's Catholic Church Zoning Change and Site Plan

St. Cecilia's Catholic Church has requested a zoning change for parcels 160.01, 160.02, 175, and 176; which is property they own east of the existing Church. This property is Zoned C-1 Commercial neighborhood. The property on which the existing church is located is Zoned C-2 Commercial, downtown. The Church plans to remove the existing Church and construct a new, larger Church that will utilize the parcels being requested for the Zoning Change. The Zoning change would allow all of the Church property to be zoned the same.

A Church is defined in the zoning code as land use 13.9 Worship Facility. A Worship facility is permitted by right in the C-2 Zoning district, but requires a Conditional Use Permit in the C-1 Zoning district. Changing the zoning of this property will allow more commercial uses on this property and restrict some of the residential uses for the property. The parcels are surrounded by C-2 zoning to the west, C-1 zoning to the north and east and R-3 zoning to the south.

One of the meanings of this zoning change is that the rezoned parcels are exempt from the parking requirements of the zoning code.

The applicant has stated that they intend to begin demolition of the existing Church in the spring of 2015.

There are no real concerns with the re-zoning of this parcel. The parcels being re-zoned will be utilized by the new Church and a new parking area to go along with it. Being adjacent to the site of the existing Church, this seems to be a reasonable location for the construction of the new Church. It seems unlikely that any other use would be requested on this site in the foreseeable future.
While the new zoning provides an exception from the existing parking regulations, approximately 30 new parking stalls will be constructed on the parcels being re-zoned. This item was discussed by the Public Works Committee, and there were no major concerns with the new Church being exempt from the parking regulations, and therefore potentially utilizing on street parking. It was noted that there are 3 municipal parking lots within 500 ft of the Church. It was also noted, that while the new Church is proposed have almost twice the capacity of the existing Church, the Church currently utilized the adjacent school building to conduct additional mass services during the busy season. The capacity of the school and the existing Church is approximately the same as the capacity of the proposed Church. The applicant has stated that they do not intend to utilize the school for mass after the new Church is constructed. In this case, the new development will not significantly increase the capacity of the area, but will provide more parking than is currently available.

This Zoning change to C-2 Commercial – downtown will allow more Commercial uses on these parcels than is currently allowed in the existing C-1 Commercial – neighborhood zoning. The property to the south of this property is residentially owned and is currently occupied by residences. There is one remaining parcel south of the parcels to be re-zoned that will remain C-2 Commercial-neighborhood and provide a slight buffer between the C-2 Commercial-downtown zone and the R-3 Residential zone. The Church would like to obtain this parcel to use as additional parking. Zoning restriction on parking as an allowable land use are the same in the C-2 and C-1 Zoning districts.

SITE PLAN REVIEW

The Church intends to begin construction activities on the new Church in the spring of 2015, so they have submitted a Site plan application for approval at this time as well.

The Site plan indicates that the new Church is estimated to occupy approximately 19,000 sq ft. The total size of the property the building will site on is approximately 68,300 sq ft. This total property area includes the new parking lot which is approximately 14,000 sq ft, and parking along the alley which is approximately 4,600 sq ft. The existing Church seats approximately 320. During the peak season, the gymnasium at the school across the street is utilized to seat approximately 550. The new Church will seat approximately 830. When the new Church is built, the gymnasium in the school across the street will no longer be utilized for mass services.
The new construction will provide additional on-site parking and an on-site drop off that will take drop-off and pick-up traffic off of the street. This would seem to mitigate concerns of significant negative effects on the traffic flow of the area.

There are some issues with utilities that need to be relocated and/or redesigned, which include electric lines and storm sewer facilities. These items have been discussed at Public Works, and that committee expressed a willingness to work with the Church in finding suitable solutions. This also includes addressing the tunnel under Oak St. that connects the Church with the school building, and changes that are made to water and sewer service laterals. Given the somewhat complex nature of all these changes, the site plan approval of this project should be contingent upon the Church cooperating with the Public Works department to find acceptable solutions to all of these issues. This project will have to meet DNR requirements for storm water management.

As this project involves the rezoning and construction of a single development (Church building and parking lot) over multiple existing parcels owned by the Church, the Church should now combine all of these parcels into a single parcel, or at least the new building should not cross parcel lines and meet applicable set-back requirements.

The Site plan indicates a future ground sign to be installed along Oak St. The sign code allows an exemption from the sign permit requirement for religious institutions, as long as the signage is 40 sq ft or less. If the Church were to desire a larger sign, they would have the same right as any other business to obtain a sign permit for one on-premise ground sign.

Contingency:

1. Public Works approval on resolution to issues that need to be addressed for this project.

Chris Tollaksen
City of Wis. Dells

ITEM 7,9

LAND OWNER-INITIATED ZONING MAP AMENDMENT 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 form from the zoning administrator.

- Office Use Only -

Application fee	**$525.00**
Receipt number	49407
Application number	1-2015

1. Applicant information

Applicant name	**St. Cecilia's Catholic Church**
Street address	**604 Oak Street**
City	**Wisconsin Dells**
State and zip code	**WI. 53965**
Daytime telephone number	**608-254-8381 ext.118**
Fax number, if any	
E-mail, if any	**Feric@dellscatholic.com**

2. Subject property information

Street address	Elm Street			
Parcel number(s)	176	175	160.01	160.02
	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)	C-1 Commercial -neighborhood			
Proposed zoning classification(s)	C-2 Commercial -downtown	Note: If multiple districts are proposed, show the proposed configuration on the map provided as part of #5.		

3. From the list below, check the reasons why you believe the zoning map / zoning classification should be changed.

- ☐ The designation of the official zoning map and/or zoning classification should be brought into conformity with the city's comprehensive plan.
- ☐ A mistake was made in mapping on the official zoning map and/or zoning classification.
- ☒ Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification.

4. For each of the reasons checked above, provide additional detail.

The parcels are presently zoned C-1 or are a vacated alley that is currently not zoned. The request is rezone all parcels to C-2. These parcels have been used in the past as a residential lot, a commercial motel with cabins and a vacated alley. All four parcels are owned by St. Cecilia's Catholic Church and abut the church property on the west side. The church is being rebuilt and expanded to these parcels with some parking to support the additional increase in capacity of a larger church. The existing church is zoned C-2 and a church is a permitted use in a C-2 zoned area. However, parcel 176 and 175 are presently zoned C-1 . The C-1 parcels require some type of zoning change either through changing the zoning classification by rezoning of the property as being requested or a Conditional Use Permit in the present C-1 zoning classification.

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

5. **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 19.452 of the Municipal Code.)

a. The amendment is consistent with and furthers the intent of the city's comprehensive plan

It's my believe that the request for rezoning requested is consistent with zoning codes permitted uses and furthers the intent of the city's comprehensive plan

b. The amendment is consistent with and furthers adopted neighborhood plans, if any

I'm not aware of any adopted neighborhood plans. Therefore, I believe the request is consistent.

c. The amendment is consistent with other planning documents adopted by the common council

I believe the request promotes the overall plan to help bring the indoor water park patrons to downtown Wisconsin Dells on Saturday evening and Sunday mornings. When it may be the only time all weekend that water park patrons have a reason to venture of site.

d. The code with the amendment is internally consistent

I believe so.

e. The amendment is the least restrictive approach to address issues of public health, safety, and welfare

I believe so

f. The city has or will have the financial and staffing capability to administer and enforce the amendment

I believe so

5. **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".

6. **Applicant certification**

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

E. Eric Stout	15 January 2015
Applicant Signature	Date

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

Governing Regulations	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 10, of the City's Municipal Code.

Project Map Checklist

Project Information	Included?
Project name (e.g., business name, subdivision name)	☒
Applicant name	☒
Preparation date	☒
Survey Information	
North arrow and graphic scale	☒
Address of subject parcel or legal description	☒
Property boundaries	☒
Acreage of subject parcel	☒
Setting	
Property boundaries within 150' of the subject parcel	☒
Land uses within 150' of the subject parcel	☒
Zoning district boundaries within 150' of the subject parcel	☐
Municipal boundaries within 150' of the subject parcel	☒
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	☒
Existing within 150' of subject parcel	☐

ST CECILIA CATHOLIC CHURCH

PAGE 2 OF PROJECT MAP

ST CECILIA CATHOLIC CHURCH

PROJECT MAP
Page 1 and Page 2

Pg1- Project: St. Cecilia New Catholic Church
Pg1- Applicant: St. Cecilia Catholic Church
Pg1- Date: 01/13/15
Pg2- North Arrow
Pg1+Pg2- Legal Descriptions of four parcels being requested to rezone or zone

Parcel No.	Legal Descriptions
175	N ½ of Lot 15 and all of Lot 16, Blk. 71, Kilbourn City, NE-NW, Sec 10, T13N, R6E, Columbia Co., WI.
176	Lot 17 and Lot 18, Blk. 71, Kilbourn City, NE-NW, Sec 10, T13N, R6E, Columbia Co., WI.
160.01	Vacated alley between Lot 17 and Lot 18, vacated alley between Lot 9 and Lot 10 and westerly ½ of vacated alley between Lots 11, 12, 13 and 14, 15, 16, Blk. 71, Kilbourn City, NE-NW, Sec 10, T13N, R6E, Columbia Co., WI.
160.02	Easterly ½ of vacated alley lying adjacent to Lot 16 and N ½ of Lot 15, Blk. 71, Kilbourn City, NE-NW, Sec 10, T13N, R6E, Columbia Co., WI.

Pg2- Property Boundaries of parcels proposed for rezoning or zoning
Pg1+Pg2-Acreage of four parcels being requested to rezone or zone is .7 Acres
Pg2- Property Boundaries within 150 feet of parcels proposed for rezoning or zoning
Pg1- Land Uses and Zoning within 150 feet of parcels proposed for rezoning or zoning

Parcel No.	Land Uses	Owner	Zoning
228	Library, Offices, green space	City of Wisconsin Dells	C-1
167	Residential	Deidre D. Bronson	C-1
168	Residential	Anna Cernomordaja	C-1
169	Residential, Retail	Brown-Persinger Trust	C-1
170	Residential, Retail	George W. Kammperman	C-1
171	Residential, Duplex	Robert A. Kane	C-1
172	Residential, Duplex	Robert A. Kane	C-1
160.2	Church	St. Cecilia's Congregation	C-2
6	Outdoor Fitness Course	City of Wisconsin Dells	R-3
7	Residential	Heidi and Benito Rivera	R-3
4	Residential	Trent M. Goetz	R-3
3	Residential	Christian C Steger	R-3
2	Residential	Sandy Gaffney Trust, M&I	R-3

Pg1- Municipal Boundaries greater than 150 feet from parcels proposed for rezoning or zoning
Pg2- Proposed church building

ITEM 8,10

SITE PLAN 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 form from the zoning administrator.

- Office Use Only -

Initial application fee	
Receipt number	
Application number	

1. Applicant information

Applicant name	St. Cecilia's Catholic Church
Street address	603 Oak Street
City	Wisconsin Dells
State and zip code	WI. 53965
Daytime telephone number	608-254-8381 ext.103
Fax number, if any	
E-mail, if any	freric@dellscatholic.com

2. Subject property information

Street address	604 Oak Street	
Parcel number	160.2,176,175, 1601.01 and 160.02	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)	C-2 Commercial –downtown and C-1 Commercial -neighborhood	
Describe the current use	The C-2 Commercial –downtown is being used as a church. The C-1 Commercial – neighborhood parcels have been used in the past as a residential lot, a commercial motel with cabins and a vacated alley.	

3. Proposed use. Describe the proposed use.

St. Cecilia's Catholic Church owns all five parcels. The church is being rebuilt and expanded to all five parcels with some parking to support the additional increase in capacity of a larger church. The existing church is zoned C-2 and a church is a permitted use in a C-2 zoned area.

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

The operational hours of church are very limited. Currently on a normal Tuesday through Friday church services are Held at either 8 AM to 9 AM or at 5PM till 6 PM daily. Funerals and wedding are scheduled as demand dictates during The year, but often the event occurs for less than 3 hours at various request times by the families of the event. On Saturdays, a 5 PM to 6 PM service occurs and Saturday is a much requested day for weddings and even funerals which usually occur between 10 AM to 3 PM with any one activity lasting no more than 2-3 hours. Sundays, currently provide a 8 AM to 9 PM church service and a 10 AM to 11 AM service. Also, scheduled are church services at 6 PM to 7 PM almost every Sunday. The church has periods of the year were there are more services. Like, Christmas, Holy Days, Easter and Lent which offer more church services that utilize the church for a greater number hours during those particular weeks. The exact hourly schedules is determined a short time frame before each particular week.

5. Potential nuisances. Describe any potential nuisances 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.

Church activities are primarily limited to inside the new church, but obviously there is some small traffic congestion at conclusion of each church service. The traffic congestion is expected to more spread out with the new church facility, because of a gathering area at the back of church which provides coffee and various treats to the congregation encouraging more interactivity with parish members and visitors to the area. A drop off area is provided on the south side of the church on church property. Late arrivals are expected to use this facility most often and may require parking off site a block away form the church.
On site lighting is more pronounced than the current church, but expected to more than acceptable in between a Library Lighting to the east and the existing catholic school lighting to the west. The drainage is being addressed with a storm water and erosion manage plan to accompany this application and is primarily going to the existing storm sewer that is being improved to the east on Elm Street.

6. **Review criteria.** In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 19.393 of the Municipal Code.)

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

It's my believe that the request for Site Plan requested is consistent with the intent of the city's comprehensive plan.

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

The peak season of the year is anticipated to be about the same as existing. The current operation of the church during The summer has offered a simultaneous church service in the gymnasium of the old school. The church seats a Approximately 320 and the gymnasium seats approximately 550 and this new church facility can seat 830, but can be in
One building utilizing one priest. Therefore, its anticipated that traffic safety and efficiency of pedestrian circulation, both On-site and off-site is actually anticipated to improve, because of less confusion on which side of the street to be on for A Church service with available capacity in which building.

c. Effects of the project on the natural environment

The demand on the natural resources is anticipated to be about the same as existing. The current operation of the Church during the summer has offered a simultaneous church service in the gymnasium of the old school. The church Seats a approximately 320 and the gymnasium seats approximately 550 and this new church facility can seat 830, but Can be in one building utilizing one priest. Therefore, its anticipated that water, sewer and electric usage stays much in The same range.

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

As stated above, the hours of operation stay the same. However, a newer church facility is anticipated to be used more. Because of the appeal of a newer facility, but the church isn't planning any new events.

e. The overall appearance of the project

The anticipated overall appearance of the Project, once completed should enhance the Elm Street area by replacing the older Elmwood cabins. The church is being setback from Oak Street and lowered to the ground offering a more enhanced view and appeal.

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

1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be

SITE PLAN 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.

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.

permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.

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

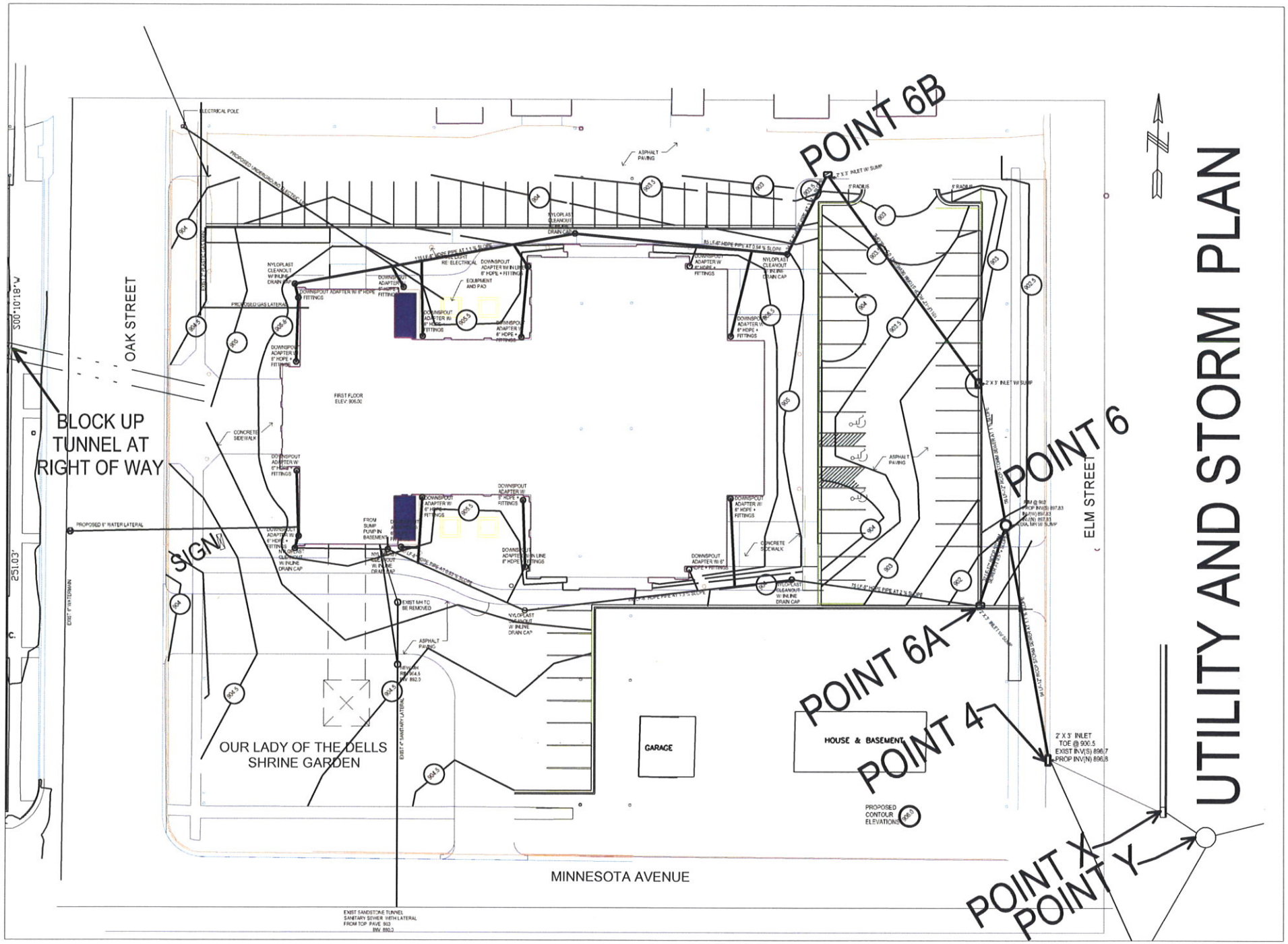
3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

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

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

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

UTILITY AND STORM PLAN



ITEM 11

Division 5
GENERAL STANDARDS

Sections:

19.670	Licensing with the city	19.673	Outdoor speakers
19.671	Licensing with state agencies	19.674	Special provisions for residential premises
19.672	Cart returns	19.675	Permanent structure with washroom

19.670 Licensing with the city
In addition to meeting the requirements contained in this article, specified land uses and activities shall also meet the regulations for licensing with the city which may now exist or may be adopted. (See chapter 16 of the municipal code.)

19.671 Licensing with state agencies
If a land use or any related activity requires a license from the state, or its agent, such license shall be obtained prior to the establishment of such use or activity and shall be maintained for the life of the use or activity, so long as required by the state or its agent.

19.672 Cart returns
(1) **Applicability**. Each retail project that provides on-site parking in excess of 100 vehicle parking spaces shall provide shopping cart returns as provided in this section.
(2) **Number**. A least one cart return shall be provided for each 100 parking spaces.
(3) **Specifications**. The cart return shall be at least 170 square feet in area and be constructed of durable materials that are compatible with the building and outdoor lighting standards.
(4) **Placement**. No cart return shall be located within 25 feet of the building entrance, unless there is no other practicable location.

19.673 Outdoor speakers
Sound emanating from an outdoor speaker associated with any non-residential establishment shall not be audible from a lot in a residential zoning district.

19.674 Special provisions for residential premises
(1) **Occupancy of a dwelling unit**. A dwelling unit shall be occupied by no more than one family.
(2) **Short-term rental**. A dwelling unit shall not be leased, rented, or otherwise occupied for a period of time shorter than 4 months, except for managed condominium projects.
(3) **Use of recreational vehicle for occupancy**. A recreational vehicle shall not be used for occupancy while on a residential premises, except for guests not exceeding 5 days in a calendar month.
(4) **Firewood storage**. No more than two cords of firewood shall be stored out of doors on the parcel.

19.675 Permanent structure with washroom
All commercial activities shall be conducted within or on a premises having a permanent building equipped with a washroom having hot and cold running water, wash basins, towels or equivalent, and a toilet. The common council may waive this requirement pursuant to the procedures for acting on a conditional use permit application.

19.676 Design Review
All new, remodeling, and exterior projects in the C-2 Commercial-downtown Zoning District, must pass Design Review by the BID Committee. No Building permit may be issued until the plan as been approved by the BID Committee..

19.67~~6~~7 to 19.699 reserved

20.14 Outdoor display incidental to indoor sales A place where a limited line of merchandise is displayed outside of a retail sales business over an extended period of time. Sales agents are not assigned to assist customers here and sales transactions occur inside the building.

19.812 Outdoor display incidental to indoor sales

~~(1) **Maximum size of service area**. The size of the display area shall not be more than 25 percent of the gross floor area of the principal building.~~

~~(2) **Location of display area**. The display area shall be located on the same parcel as the indoor sales or on an adjoining parcel. The display service area shall not be located within any public right of way or within any required landscape area, bufferyard, or front, side, or rear yard setback.~~

(1) **Approval**. All displays in the C-2 Commercial-downtown Zoning district shall obtain a license for such display. Outdoor displays must be approved by BID Committee in their role as the Downtown Design Review Committee.