

Sheet 1 of 2 sheets

COLUMBIA COUNTY CERTIFIED SURVEY MAP No.

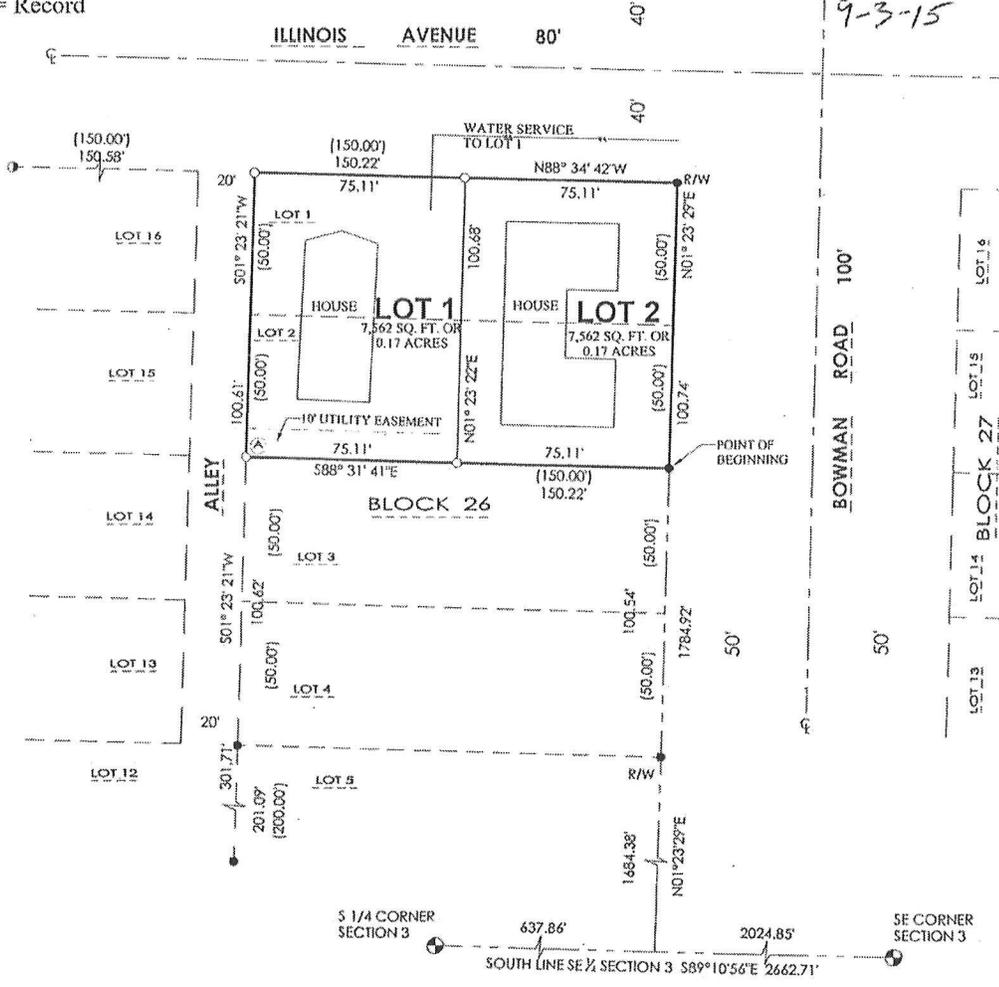
Located in Lot 1 and Lot 2, Block 26, Original Plat of Kilbourn City, NW1/4-SE1/4, Section 3, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin.

Owner: Donald Gavinski
1313 N. Franklin #802 Milwaukee, WI 53202

Carlson Surveying, Div. of General Engineering, P O Box 340, Portage, WI, 53901
Phone (608) 742.2169

Bearings are referenced to south line of SE1/4 of Section 3, assumed to bear S89°10'56"E.

- ⊙ = Found government corner (3" alum. Col. Co. mon.)
- ⊙ = Found 1 1/4" iron pipe in concrete.
- = Found 3/4" round iron rod.
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. ft.
- ⊙ = Found 3/4" iron pipe S75°07'28"E, 0.20' from staked position.
- () = Record



BOARD OF APPEALS
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING ~ 300 LACROSSE STREET
WISCONSIN DELLS, WI 53965
JULY 29, 2015

1. Chairperson Ben Borchert called the meeting to order at 5:00P.M.

Present: Ben Borchert, Jim Pugh, Troy Ryan and Joe Gussel
Excused: Tom Collins
Others: City Clerk Nancy R. Holzem, Zoning & Planning Administrator Chris Tollaksen and Don Gavinski.

City Clerk Nancy Holzem verified that a quorum was present and no conflicts of interest were noted. Notice of the meeting had been given to the Dells Events, WNNO Radio and posted in accordance with State Statutes. Official Notice of the Public Hearing was published in the *Dells Events*. Property owners within 300 feet were notified via mail by copy of the Public Hearing Notice.

2. Motion by Gussel seconded by Pugh to approve the minutes from the October 9, 2013 meeting. Motion carried unanimously.
3. Chairperson Borchert declared the Public Hearing open on the following variance request received from Don Gavinski:

Variance, per Municipal Code sec. 19.491, for a 1640 square foot Dimensional Variance from City Ordinance Chapter 19, Municipal Zoning Code, Article 5, Division 4, LOT AREA AND DIMENSIONAL STANDARDS, Exhibit 5-4.

The applicant owns City tax parcel 801, located at 1027 & 1029 Bowman Rd, which is in the R-3 Residential-mixed use Zoning District. The Zoning Code requires a minimum lot size of 9200 square feet for a Residence, two-family in this zoning district. There are currently two buildings on the applicants parcel; one Residence, single family, and one Residence, two-family. The applicant would like to split his parcel so that each building would be on its own parcel. Each of the new parcels would have an area of 7560 square feet; therefore, the applicant must obtain a 1640 square foot Dimensional Variance from the 9200 square foot minimum requirement for the Residence, two-family parcel.

The applicant spoke in favor of the variance stating he would like to get his estate in order and would like to sell his property as two separate parcels. No one else spoke for or against the variance. Chairperson Borchert declared the public hearing closed.

4. City Zoning Administrator Chris Tollaksen gave a summary of the variance requested. He stated that an easement would be needed from one parcel to the other regarding the current set up of the underground utilities; however that would be addressed by the Plan Commission as part of the Certified Survey Map approval process. Tollaksen did not see any issues that would prevent the variance from being granted.

It was moved by Gussel seconded by Pugh to grant a 1640 square foot Dimensional Variance from City Ordinance Chapter 19, Municipal Zoning Code, Article 5, Division 4, LOT AREA AND DIMENSIONAL STANDARDS, Exhibit 5-4 in order to split the requested parcel in half due to the uniqueness of the situation and that there would be no harm to public interests. Upon roll call vote the motion carried 4-0. Chairperson Borchert declared the variance **granted**.

5. There were no items for referral.
6. Motion by Gussel seconded by Pugh to adjourn the meeting. Motion carried unanimously and the meeting adjourned at 5:15P.M.

Nancy R. Holzem
City Clerk/Coordinator

Chapter 19 – Wisconsin Dells Zoning Code

19.707 Foster home and treatment foster home (operated as a principal use)

- (1) **Proximity to other such facility.** No foster home or treatment foster home that is operated by a corporation, child welfare agency, church, association of public agencies, shall be established within 2,500 feet of another such facility. An agent may apply for an exception to this requirement, and the common council at its discretion may grant the exception. (See sec. 62.23 (7)(i)(2m), Wis. Stats.)
- (2) **State licensing.** Prior to establishment of this use and at periodic intervals that may be required thereafter, the operator shall obtain and maintain a license as provided for in sec. 48.75 Wis. Stats.

19.708 Campground

- (1) **Generally.** In addition to the other applicable design and improvement requirements contained in this chapter, campgrounds shall comply with the provisions of this part and applicable state law.
- (2) **Maintenance responsibility.** The owner of the campground shall maintain the campground in a clean and sanitary manner.
- (3) **Accessory facilities.** Accessory facilities (e.g., laundry, food sales) may be allowed as a service to the occupants but shall be designed, operated, and located to inhibit use by non-occupants.
- (4) **Density.** The density shall not exceed 25 spaces per acre (gross).
- (5) **Recreation area.** At least 8 percent of the gross site area or 2,500 square feet, whichever is greater, shall be dedicated for on-site recreational purposes and shall be easily accessible from all spaces.
- (6) **Access.** Recreational vehicle spaces shall be arranged to permit the safe and practical placement and removal of vehicles from a private street internal to the development.
- (7) **Setbacks from property line.** A campground space shall be no closer than 40 feet to the perimeter property line of the site.
- (8) **Solid waste collection.** An off-street area for the collection of solid waste shall be provided.
- (9) **State licensing requirements.** Prior to establishment of this use and at periodic intervals that may be required thereafter, the operator shall obtain and maintain a license from the Wisconsin Department of Health and Family Services as required by state law. (See chapter HFS 178, Wis. Admin. Code.)
- (10) **Local licensing.** Prior to establishment of this use and every year thereafter, the operator shall obtain a license from the city consistent with chapter 16 of the municipal code.

19.709 Group camp

A group camp shall meet the same standards as a campground.

19.710 ~~Group lodging~~ Seasonal Workforce housing facility

- (1) **Use restrictions.** No portion of an overnight lodging facility may be used as a ~~group lodging~~ Workforce housing facility, except for those individuals that are employed at the overnight lodging facility.
- (2) **Local licensing.** Prior to establishment of this use and every year thereafter, the operator shall obtain a license from the city consistent with chapter 16 of the municipal code.
- (3) ~~C-2 Commercial-downtown standards. Seasonal Workforce Housing facilities as converted hotels or motels are not desired in or near the C-2 Commercial-downtown Zoning District. Upper floor residential is acceptable for Seasonal Workforce housing.~~

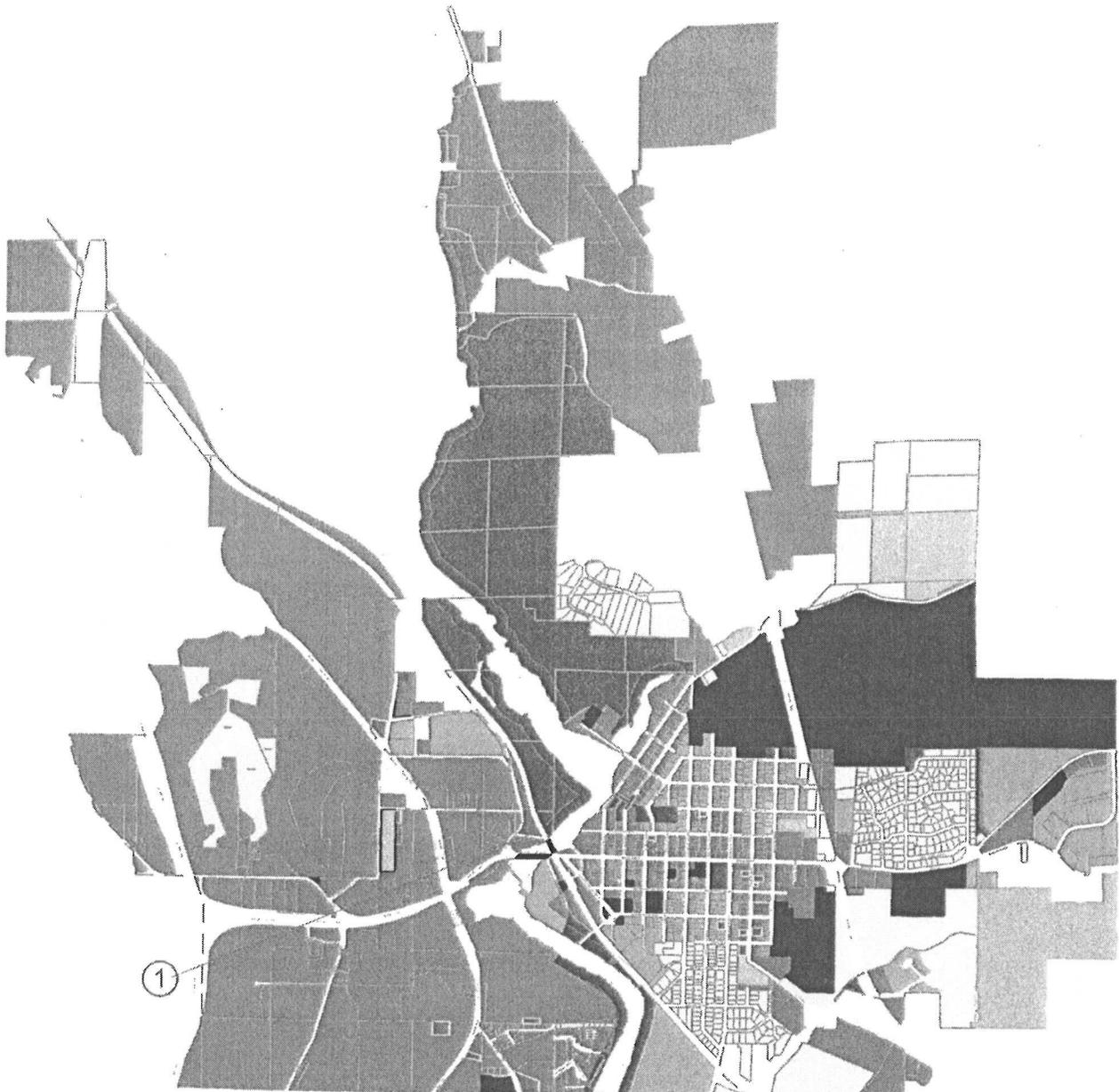
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19.711 Tavern

- (1) **General standards.** Taverns shall comply with locational standards as may be adopted by the state.
- (2) **Local licensing.** Prior to establishment of this use and every year thereafter, the operator shall obtain a license from the city consistent with chapter 16 of the municipal code.

19.712 Body-piercing establishment

- (1) **Locational standards.** A body-piercing establishment shall not be located within 600 feet of another body-piercing establishment or a tattoo establishment. For the purpose of this section, such distance shall be measured in a straight line, without regard to intervening structures or streets, from the property line of the parcel with the body-piercing establishment to the property boundary line with the other specified use.
- (2) **Sale of alcohol.** A body-piercing establishment shall not also sell, distribute, or allow consumption of alcoholic beverages on the premises.
- (3) **Building standards.** A patron who is being pierced shall not be visible from the exterior of the building through any window or entrance to the building.



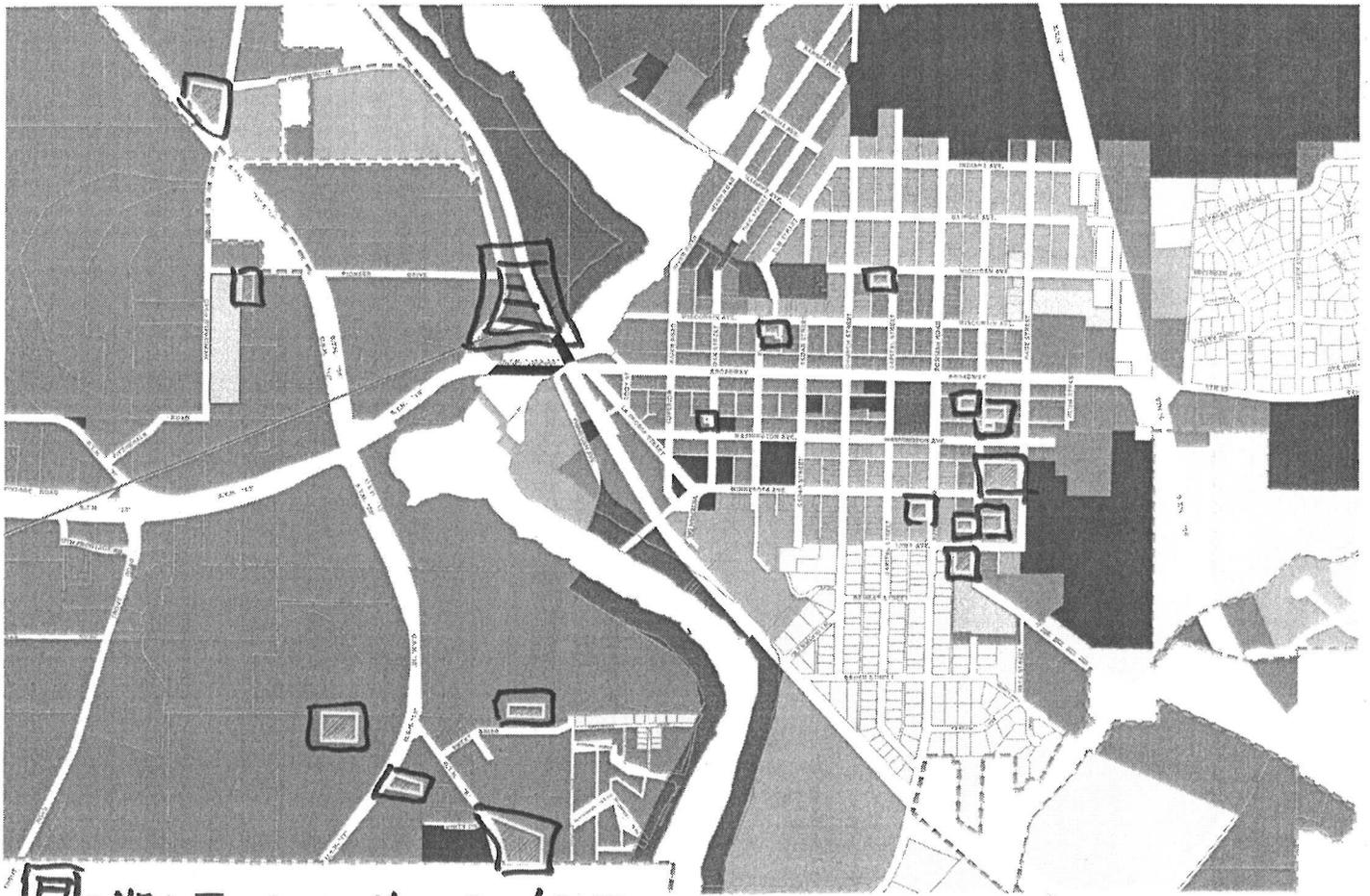
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- Single Family Residential
- Multi-Family Residential
- Targeted Multi-Family Re-development
- Targeted Seasonal Employee Housing
- Commercial
- Industrial
- Institutional
- Recreational
- Agricultural

CITY OF WISCONSIN DELLS
 January 2013



SEASONAL WORKFORCE HOUSING



 - NEW TARGETED HOUSING LOCATION

 - EXISTING LICENSED HOUSING

COMPREHENSIVE
PLAN
FUTURE USE MAP

Future Land Use

City of Wisconsin Dells – Land Use Element

- Centrally located affordable housing for seasonal employees. ???? locations have been identified as good sites for seasonal employee housings. This is housing that is only intended to occupied by an individual for less than 6 months, as they are seasonally employed at local businesses while on leave from their permanent residences, usually as university students. Due to the temporary nature of this occupancy, the housing may be developed to standards allowing for higher density than standard one, two, or multi-family housing, such as dormitories or congregate living facilities. These types of housing facilities typically are required to obtain annual licenses, and associated inspections, from the City. Two "Campus Concept" housing centers are being targeted for more formal development within this Land Use Plan. Locations include the existing motel corridor along North Vine and the development of current vacant parcels between Trout Road and USH12. In general, it is planned that these developments will entail sufficient rooms, goods and services in their design so as to become a self-sustaining campus neighborhood for their residents. Some concepts of basic uses that could be applied include: housing facilities, internet café, laundry facilities, open space, recreation areas, game room, bookstore, kitchen facilities, chapel, bike shop, and mail room and services.
- Vacant lot infill development. Within existing neighborhoods throughout the City, scattered vacant lots are currently available. It is the hope and plan of the City that each of these locations will be developed by their owners in correlation with surrounding uses and design characteristics.

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