

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: MONDAY, FEBRUARY 8, 2016 Time: 5:00PM 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 JANUARY 11, 2016 MEETING			
3	DISCUSSION AND DECISION ON CERTIFIED SURVEY MAP (410 WISCONSIN AVE AND 828 ELM-PARCEL 659)			
4	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM JASON HALLOWELL FBO PARIS INVESTMENTS LLC TO ALLOW A GROUP LODGING FACILITY AND A GARAGE NON-RESIDENTIAL LOCATED AT 410 WISCONSIN AVE (PARCEL 659). THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD			
5	PUBLIC HEARING TO CONSIDER A SITE PLAN PERMIT APPLICATION FROM JASON HALLOWELL FBO PARIS INVESTMENTS LLC TO ALLOW A GARAGE NON-RESIDENTIAL LOCATED AT 410 WISCONSIN AVE (PARCEL 659). THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD			
6	DISCUSSION AND DECISION ON ITEM #4 (HALLOWELL-CUP)			
7	DISCUSSION AND DECISION ON ITEM #5 (HALLOWELL-SITE PLAN)			
8	PUBLIC HEARING TO CONSIDER THE LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION FROM GIDUP, LLC TO REZONE COLUMBIA CO, CITY OF WI DELLS TAX PARCELS 291-1292.018 THRU 291-1292.050 AND ASSOCIATED COMMON AREA, LOCATED SE OF STH 13/MICHIGAN AVE INTERSECTION (CSM 3957 LOT 2 AND LOT 3) FROM R-5 RESIDENTIAL-MULTI FAMILY TO C-1 COMMERCIAL-NEIGHBORHOOD			
9	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM GIDUP, LLC TO CONSTRUCT A FUNERAL HOME (CSM 3957 LOT 2 AND LOT 3)			
10	DISCUSSION AND DECISION ON ITEM #8 (ZONING MAP AMENDMENT-GIDUP, LLC)			
11	DISCUSSION AND DECISION ON ITEM #9 (CUP-GIDUP, LLC)			
12	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT APPLICATION FROM WISCONSIN DELLS PROPERTY MANAGEMENT, LLC TO ALLOW OVERNIGHT LODGING, PER NIGHT RENTAL, IN ½ OF DUPLEX LOCATED AT 1202 CHULA VISTA PARKWAY, ADAMS COUNTY, CITY OF WISCONSIN DELLS PARCEL 291-00290-0040. THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.			
13	DISCUSSION AND DECISION ON ITEM #12 (CUP-WI DELLS PROPERTY MANAGEMENT, LLC)			
14	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT APPLICATION FROM GHOST OUTPOST IN ORDER TO ALLOW COMMERCIAL ACTIVITY WITHOUT A PERMANENT STRUCTURE OR WASHROOM, OUTDOOR COMMERCIAL FOOD AND BEVERAGE SERVICE, OUTDOOR VENDOR, AND A WALK-UP SERVICE WINDOW LOCATED AT 2233 AND 2255 WISCONSIN DELLS PARKWAY (PARCEL 0109-00000 SAUK COUNTY). THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE			
15	PUBLIC HEARING TO CONSIDER THE SITE PLAN APPLICATION FROM GHOST OUTPOST IN ORDER TO ALLOW COMMERCIAL ACTIVITY WITHOUT A PERMANENT STRUCTURE OR WASHROOM, OUTDOOR COMMERCIAL FOOD AND BEVERAGE SERVICE, OUTDOOR VENDOR, AND A WALK-UP SERVICE WINDOW LOCATED AT 2233 AND 2255 WISCONSIN DELLS PARKWAY (PARCEL 0109-00000 SAUK COUNTY). THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE			

COLUMBIA COUNTY CERTIFIED SURVEY MAP No. _____

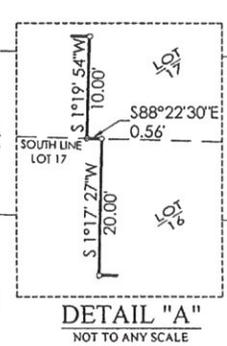
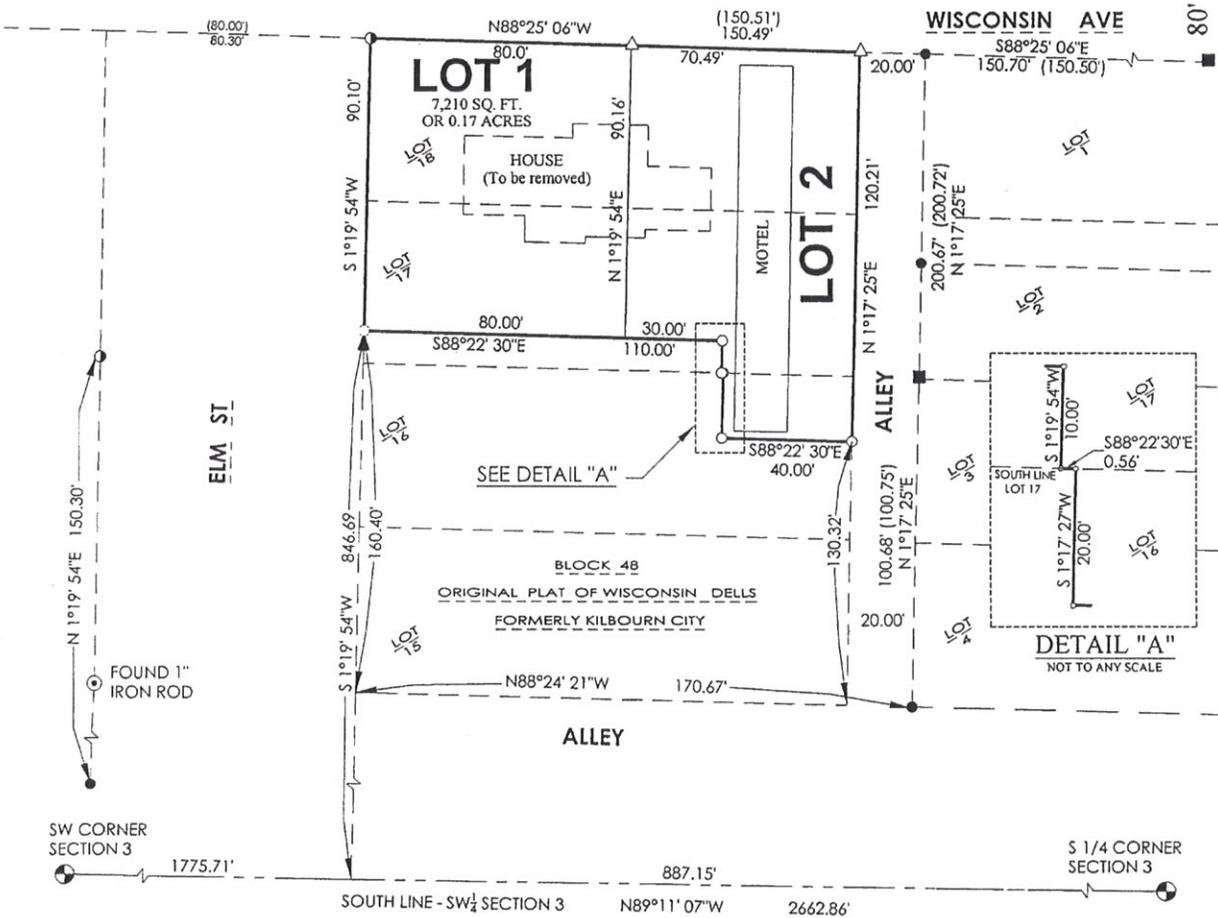
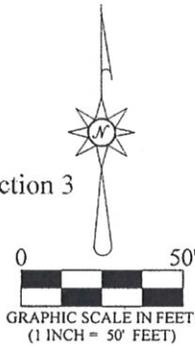
Located in Lots 16, 17 and 18, Block 48, Original Plat of Kilbourn City, SE1/4-SW1/4, Section 3, T13N, R6E, City of Wisconsin Dells, Columbia County, Wisconsin.
 Client: City of Wisconsin Dells, 300 La Crosse Street, Wis Dells, WI, 53965

- ⊙ = Found government corner (3" alum, Col. Co. mon.)
- = Found 3/4" round iron rod (unless shown otherwise)
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.
- ◐ = Found 7/8" round iron rod
- () = Recorded as
- △ = Set pk nail in pavement
- = Found 0.75" iron pipe

Lot 2 contains 7,565 SQ FT or 0.17 acres

Bearings are referenced to South line of SW1/4 of Section 3 and made to bear N89°11'07"W.

Carlson Surveying, a Div. of General Engineering,
 P O Box 340, Portage, WI 53901
 Phone: (608) 742-2169



Staff Report for Plan Commission, 2/08/16
Conditional Use Permit – Group Lodging Facility
CUP & Site plan - Garage non-residential
410 Wisconsin Ave. - Workforce Housing

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Jason Hallowell (Paris Investments, LLC) for a Group Lodging Facility at the 410 Wisconsin Ave and for Garage non-residential in which he will provide laundry service for his tenants.

This facility has been operated as a Group Lodging facility for several years. The requirements for a Group Lodging license were updated several years ago and the license is now referred to as a Workforce housing license. Mr. Hallowell intends to purchase the facility and continue to run it for Workforce Housing. The applicant would also like to construct a new garage on the site, so he can install laundry facilities for his tenants.

It has been the past practice of the City that new owners of a Workforce Housing facility obtain a new CUP from the City. New operators of a Workforce housing facility must obtain a one-time CUP for the use and then annually renew the Workforce Housing license. A Garage non-residential is a defined accessory land use in Zoning code, and requires a CUP in the C-1 Commercial neighborhood Zoning district, in which this facility is located.

The applicant has stated that as owner he will be actively managing the facility daily. He intends to operate the facility in a similar manner as the existing use, with 3 occupants per room. This provides approximately 65 sq ft per occupant, which exceeds the minimum 50 sq ft requirement of the Workforce housing license. There are 7 motel rooms. The Zoning Code requires 1 space per room, so there are 7 parking spaces required. The existing layout has 8 spaces in front of the motel rooms and 3 spaces in front of the garage for the house, so the existing facility has 11 of the required parking spaces.

The current owner will be donating the house on the property to the City for demolition. The applicant is aware of this. The garage that is attached to the house will not be part of the property donated to the City, but it is an older structure that is attached to the house and will be removed with the house.

The applicant has submitted an application to build a new, smaller garage structure, in the approximate location of the existing garage. The applicant intends to install laundry facilities in the garage.

It has been past practice that any approval of a 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. 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.

The applicant operates another Workforce housing facility in the City, and has proven to be a good owner and manager of such a facility.

This property is located in a commercial area that is near a full grocery store, laundry, library, and other services the residences may need. This facility is off the main commercial area but is still close to the center of town.

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 can become a nuisance property if not properly managed. This property currently is in need of maintenance and the applicant is expected to address these items.

Approval of this CUP may contain the following contingencies.

1. The permit is issued to Jason Hallowell and is not transferrable (even if Paris Investments, LLC remains the owner)
2. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
3. The applicant will be the manager of the facility. The City may contact the applicant with any issues at the facility.

That contact, included verbal only, will be considered "Official notice" of any enforcement items, and may be followed up with enforcement actions such as the issuing of citations and ultimately revocation of this permit.

Chris Tollaksen
City of Wis. Dells

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	53778
Application number	4-2016

1. Applicant information

Applicant name Jason Hallowell FBO Paris Investments L.L.C.

Street address PO box 541

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number 608 432 3180

Fax number, if any _____

E-mail, if any _____

2. Subject property information

Street address	410 Wisconsin	
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)	C-1	
Describe the current use	Student Housing	

3. Proposed use. Describe the proposed use.

Student Housing

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

Quiet times of 9pm - 8am

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.

Any issues are expected to be minor and not of a significant measure

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.)

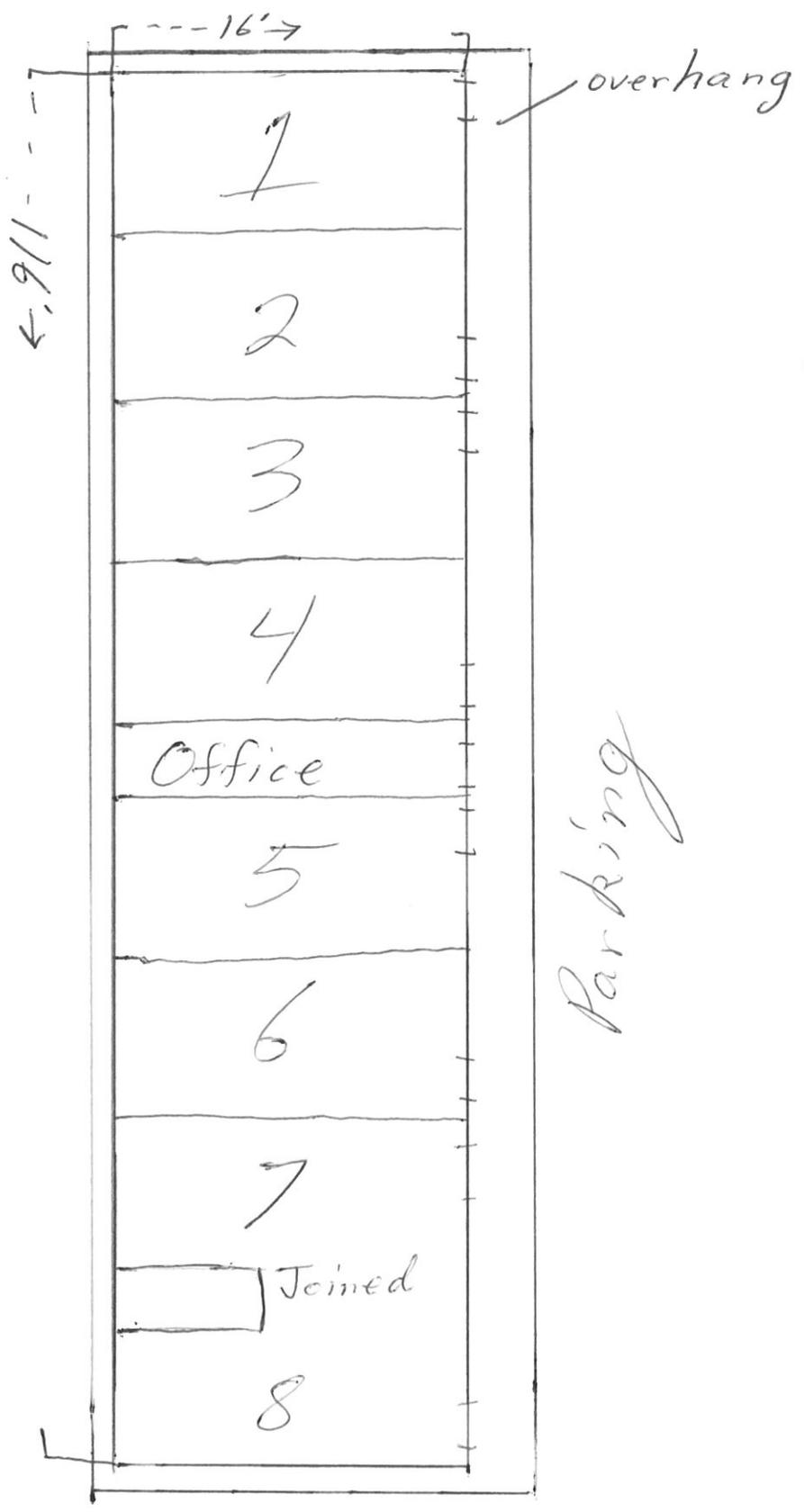
- a. Consistency of the proposed use with the city's comprehensive plan and neighborhood plan or other subarea plan, if any
- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
Reduction in vehicle traffic
- c. The suitability of the subject property for the proposed use
Success of this property is unlikely as a motel and is best suited for Student Housing for increasing cash flow to maintain the property and support improvements
- d. Effects of the proposed use on the natural environment
Not measurable
- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
Property rules can be viewed at www.DellsStudentHousing.com
- 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 change
- g. Effects of the proposed use on the city's financial ability to provide public services

Rules for the operation can be found at
www.DellsStudentHousing.com

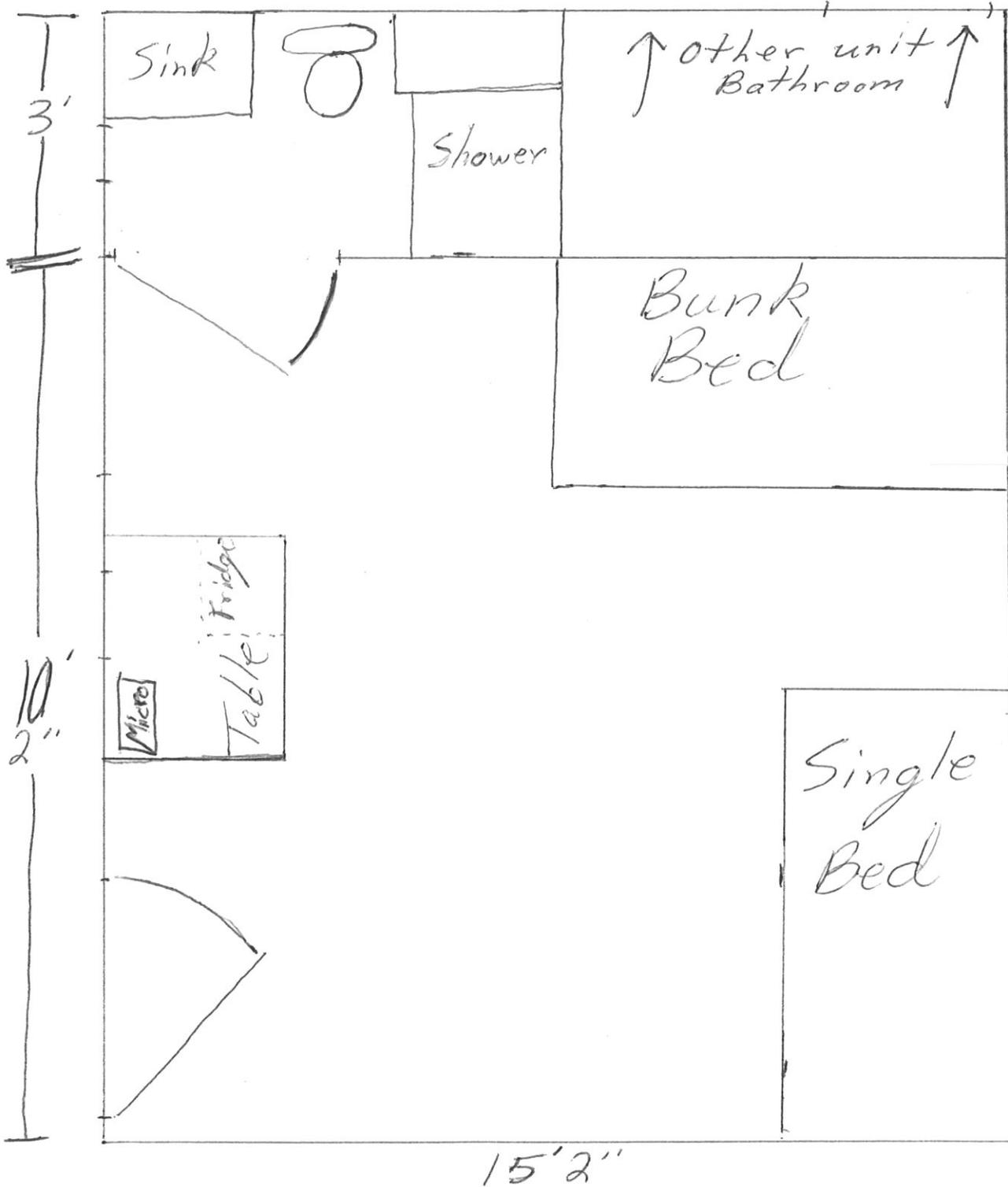
Retaining the current occupant number at 24 students for the property will help maintain cash flow for the owner to allow for more selective tenants in the winter months should there be any.

The potential new owner already operates an existing student housing facility in the City with the same number of occupants as what is proposed at 511 Vine st. (the old carter).

North ↑



Standard Unit



SITE PLAN APPLICATION Wisconsin Dells, Wisconsin

Version: February 27, 2008

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	1-2016

1. Applicant information

Applicant name Jason Hallowell FBO Paris Investments L.L.C.
Street address PO Box 541
City Wisconsin Dells
State and zip code WI 53965
Daytime telephone number 608 432 3180
Fax number, if any _____
E-mail, if any _____

2. Subject property information

Street address	410 Wisconsin	
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)	C-1	
Describe the current use	Student Housing	

3. Proposed use. Describe the proposed use.

Student Housing

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

Quiet times of 9pm - 8am

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.

Not measurable

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: February 27, 2008

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

Continues existing use

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

Reduction in vehicle traffic

c. Effects of the project on the natural environment

Not measurable

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

Not measurable

e. The overall appearance of the project

General repairs are to be done, removal of existing sign, install of small building for laundry

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

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

yes

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.

yes

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

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.
yes

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

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

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.

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.

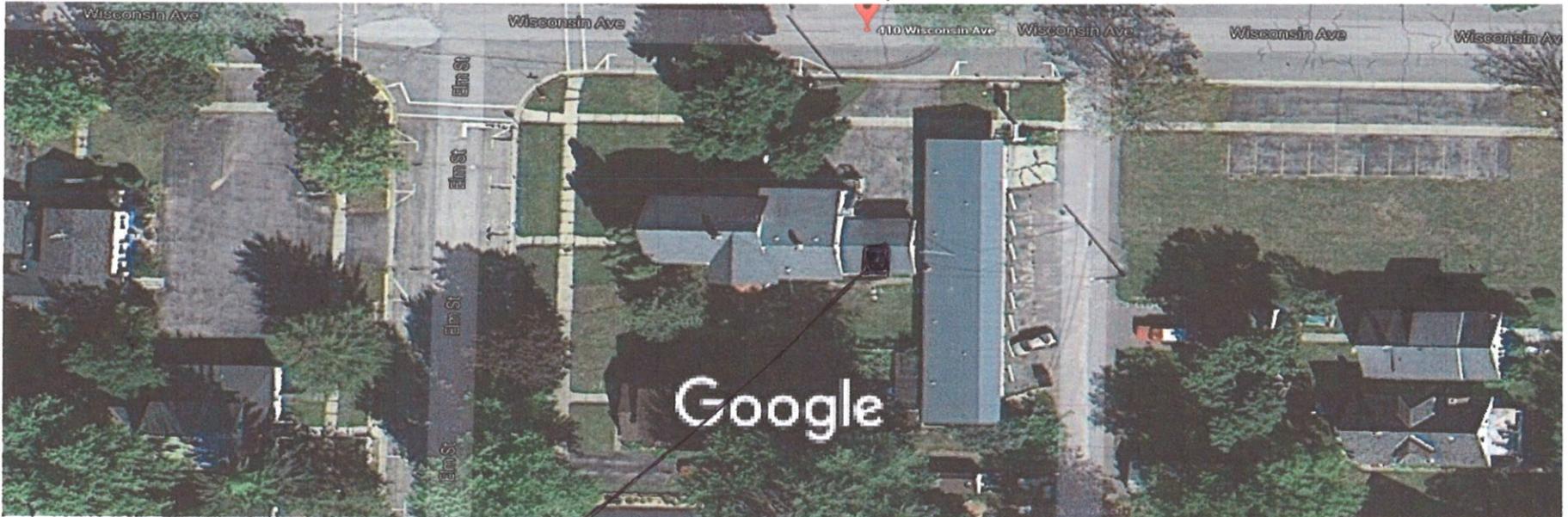
Applicant Signature

Date

1-11-16

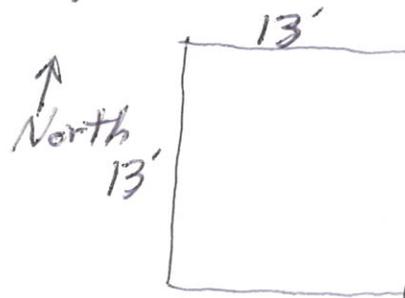
Google Maps 410 Wisconsin Ave

↑ North



Map data ©2016 Google 20 ft

Proposed possible laundry structure - 3 sided



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, February 8, 2016 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

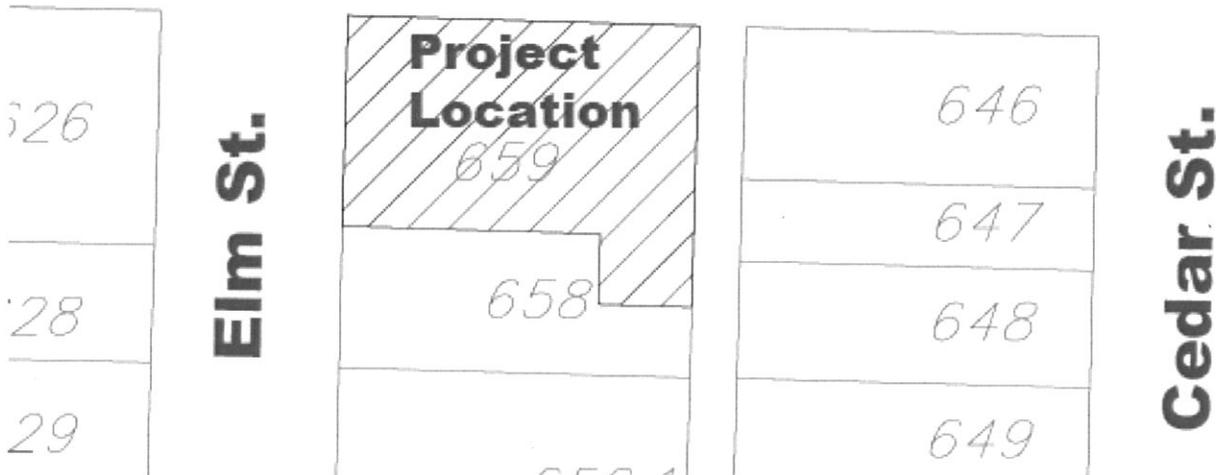
Conditional Use Permit, per Municipal Code sec. 19.371(8), requested by Jason Hallowell FBO Paris Investments LLC, in order to allow a new owner of the GROUP LODGING FACILITY and add a GARAGE NON-RESIDENTIAL located at 410 Wisconsin Ave. Property is zoned C-1 Commercial-neighborhood, which requires a Conditional Use Permit for a Group Lodging Facility per Chapter 19 Article 5 Division 3 of the Municipal Code.

The applicant intends to purchase, take over management of this employee housing, and build a garage in which to provide laundry service for his tenants.

Copies of the application are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



Wisconsin Ave



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

Dated this 26th of January 2016
 Chris Tollaksen
 Plan Commission
 City of Wisconsin Dells

Publication Dates:
 January 30, 2016

Staff Report
City of Wis. Dells Plan Commission, 02/08/2016
Zoning Map Amendment
Zoning Change and CUP – Funeral Home

GIDUP, LLC has requested a zoning change and Conditional Use Permit for CSM 3957 Lots 2 & 3, which are parcels 1292.018 – 1292.050 and their associated common area. This property is currently Zoned R-5 Residential multi-family, and was the location of a proposed condominium development. In September 2015 the City approved allowing the current owner to dissolve the condominium. The currently owner would like to sell the property to GIDUP, LLC, (d/b/a Pica Funeral homes) for a future new funeral home. A Funeral home is not permitted in the R-5 Zoning district, but is permitted as a Conditional Use in the C-1 Commercial neighborhood. As there is a C-1 Commercial zone adjacent to the property, the applicant has requested the property be re-zoned and has submitted a Conditional Use Application for a Funeral home on this property. The applicant will purchase the property if it can be zoned and permitted for his desired use. As such, any approvals will be contingent on the applicant taking control of the property.

The applicant would like to obtain the property and permissions for a Funeral home, but would not be constructing the Funeral home immediately. The applicant has requested the CUP be issued for 3 years, so he can plan for the construction of the Funeral home in the future. Unless otherwise specified, CUP approval expires after one year if substantial work has not commenced. Prior to construction commencing on this site, a Site Plan application must be approved by the City. It is expected that the Site plan application will be submitted within a year prior to construction.

This site has a C-1 Zoning district to the south and west, R-1 Residential single family to the east, and R-5 Residential multi-family to the north. A C-1 Commercial - neighborhood Zone seems appropriate in this area, as a transition from STH 13 to the single family residences to the east. Still, this Zoning change to C-1 Commercial – neighborhood will allow more Commercial uses on these parcels than is currently allowed in the existing R-5 Residential – multi-family zoning. However, if this property is used for a single funeral home, it appears that the impact on the site would be less than the 28 condominiums this site is currently zoned for. In September of 2015, the City agreed to allow the platted condominium development dissolve.

A Funeral home would appear to be a low impact commercial use on this property. The applicant currently operates other funeral homes in the area, and expects to be conducting services on this site 4 or 5 times a month. Cremations would not be conducted on this site. The specifics of how the site will be laid out will be address during the Site Plan approval process. The City will want to ensure that adequate buffering will be provided between any new construction and the existing uses in the area, especially the homes to the east.

This property falls within Wellhead Protection Zone 1, for municipal Well 6. The embalming chemicals used at this funeral home are regulated substances. While a funeral home is not specifically listed as prohibited, the Zoning Codes includes in the list of permitted uses “municipally sewerred commercial and industrial uses that do not use regulated substances”. The applicant has stated that the embalming process is only required with about ½ of the services performed, and requires less than 5 gallons of chemical to be on-site. The applicant has provided numerous documents explaining that waste from the embalming process is no more dangerous than normal household sanitary wastes, and is normally discharged to the City sanitary sewer system. Contact was made with the DNR representative for the Clean Drinking Water program. This representative stated that funeral homes connected to a municipal sanitary sewer system are not considered to be a potential contaminate, and there are no problems with them being in the Wellhead zone.

Contact was made with the DNR Wellhead protection representatives, who indicated they did think this use posed a significant risk to the well. The DNR representatives did recommend the City had a clear understanding of how the chemicals are delivered, stored, used, and disposed of. The applicant stated that bulk deliveries could occur at another location, with only small quantities of the chemicals brought to this site at a time. As this use will involve construction of a new facility at some point in the future, specifics of how the chemical is handled and stored on the new Site can be developed with input from the City to ensure minimal risk. Contact was also made with the representative of the Wisconsin Rural Water Association that assisted in the development of the City and State Wellhead protection standards. This representative also stated that the use did not appear to present a significant risk to the Wellhead. The Rural Water representative stressed the importance of cooperation between the City and the facility operator. The applicant has displayed a willingness to cooperate fully with the City. While Funeral Home Directors are licensed by Wis. DSPS, and must follow State regulations, there are no regular State inspections of the facilities. The City would require that they be allowed to inspect the facility by request. The applicant has agreed to allow the City to inspect the facility at any time.

Based on the initial research into funeral home operations, they do not appear to pose a significant risk to the Wellhead zone. However, it still seems prudent for the City to retain certain oversight rights if this use is approved. These rights include approval of any final Site and Building design, a clear understanding of the facility operating procedures, and rights to inspect the facility to ensure those operating procedures are continuing. While every indication is that funeral home operations do not pose a hazard to the Municipal Wellhead, if the City determines that additional testing of the Well water is prudent, the City has the right to charge those costs back to the Funeral home facility.

Zoning Map amendment Contingency:

As the applicant is a proposed purchaser of the property, the Zoning change is contingent on approval of the CUP, and the applicant taking control of the property.

CUP Contingencies:

1. Approval of the CUP is contingent on the applicant taking control of the property.
2. Adequate buffering will be required between this use and the surrounding uses.

Requested:

1. The CUP is approved for 3 years to allow the applicant to prepare for the new construction.

If embalming is to occur on the Site:

1. The City approve of Site and Building design, specifically in relation to the embalming chemicals.
2. City is provided with operating procedures relating to the embalming process and handing of the embalming chemicals.
 - i. The total amount of embalming chemicals on site is to be less than 5 gallons.
 - ii. The City is to be allowed to inspect the facility.
3. The costs of any additional water testing desired by the City can be charged back to the Funeral home.

Chris Tollaksen
City of Wis. Dells

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 \$500.00
Receipt number	53840
Application number	1-2016

1. Applicant information

Applicant name

GIDUP, LLC
~~Garten Corp.~~

Street address

City

Wisconsin Dells

State and zip code

Daytime telephone number

Fax number, if any

E-mail, if any

gdpicha@gmail.com / toryw@wisdellsrealty.com
Gary Picha

2. Subject property information

Street address	CSM 3957, Lots 2, 3 & outlot 1	
Parcel number(s)		
	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)	R-5	
Proposed zoning classification(s)	C-1	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.

<input type="checkbox"/>	The designation of the official zoning map and/or zoning classification should be brought into conformity with the city's comprehensive plan.
<input type="checkbox"/>	A mistake was made in mapping on the official zoning map and/or zoning classification.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.

Different use than what current zoning allows is proposed.

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

yes. This is a commercial area with state highway frontage.

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

N/A

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

N/A

- d. The code with the amendment is internally consistent

yes.

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

yes.

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

N/A

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".

see attached CSM

6. **Applicant certification**

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

Greg O. Pika

Applicant Signature

January 12, 2016

Date

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.

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	_____
Application number	2-2010

1. Applicant information

Applicant name GIDUP LLC
 Street address P.O. Box 757
 City Lake Delton
 State and zip code WI 53940
 Daytime telephone number 608 963 7550
 Fax number, if any 608 253 4178
 E-mail, if any gdpicha@gmail.com

2. Subject property information

Street address	
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	

3. Proposed use. Describe the proposed use.

Funeral Home

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

Similar business operation to Funeral home located in city on Washington Avenue. Anticipating possibly 4-5 services per month at most, normal business hours during daytime to have someone on premise, otherwise minimal traffic and low impact useage.

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.

Probably no effect

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
Roadways have stop signs and clear markings for vehicle traffic. Pedestrian traffic at this location is very minimal.

c. The suitability of the subject property for the proposed use
Suitability would be, in my opinion, wonderful for a funeral home. Visible from well used roadway yet only access from side road. No thru streets going thru property.

d. Effects of the proposed use on the natural environment
Development of any kind in this area hasn't been an issue. No swamp land or forestation to consider.

e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances
This would be a business operation very similar to present operation in downtown Wisconsin Dells. Quiet and dignified would sum up the atmosphere. As far as any nuisance possible or foreseen would be the firing of rifles and playing taps at a veteran's funeral.

f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district
The property & buildings would be landscaped, maintained & taken care of.

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

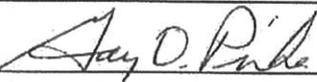
CONDITIONAL USE APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

Probably no effect.

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

January 12, 2016

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.

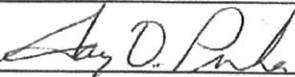
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7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

January 12, 2016

Date

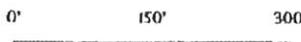
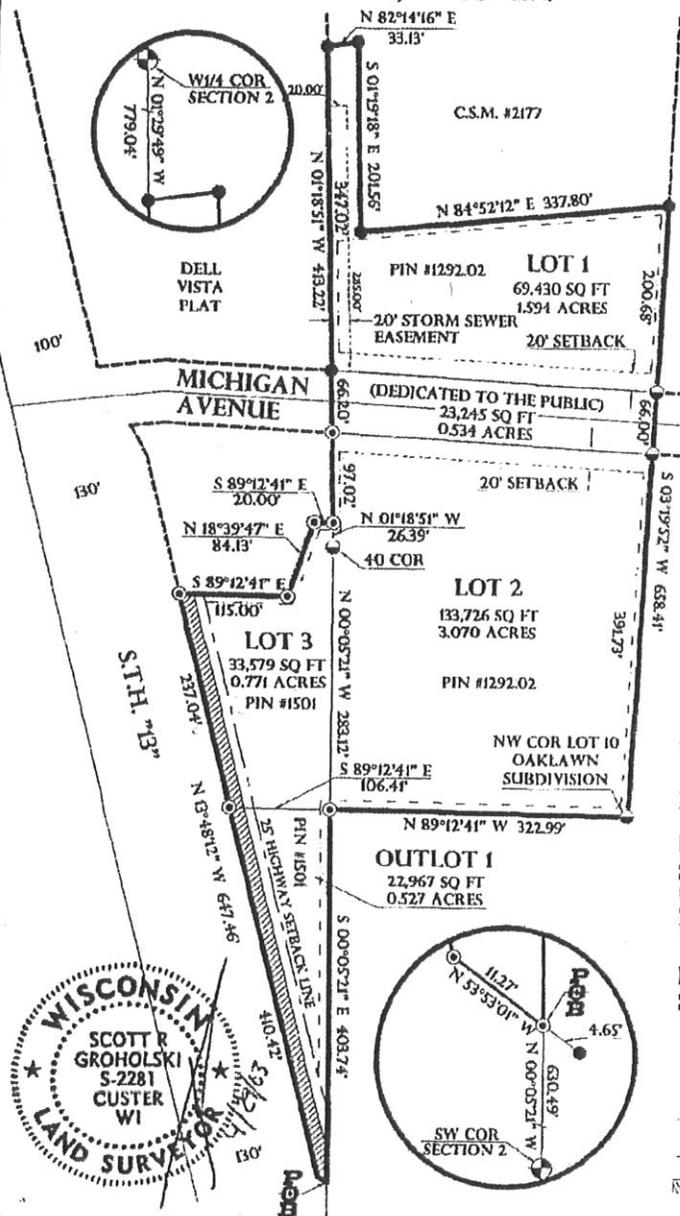
MAY 2 2003

CERTIFIED SURVEY MAP 3957

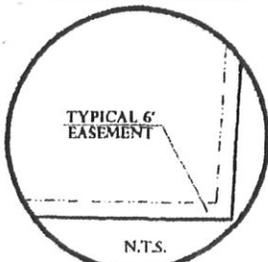
Denny Judd
Reg of Deeds at 910A M

Vol. 27 Page 73

A CERTIFIED SURVEY MAP FOR
MCKEE ASSOCIATES, INC.,
LOCATED IN THE SW 1/4 OF THE SW 1/4 AND THE
NW 1/4 OF THE SW 1/4 OF SECTION 2 AND THE
SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4,
SECTION 3, TOWNSHIP 13 NORTH,
RANGE 6 EAST, CITY OF WISCONSIN DELLS,
COLUMBIA COUNTY, WISCONSIN.



SCALE 1"=150'
TYPICAL UTILITY
EASEMENT

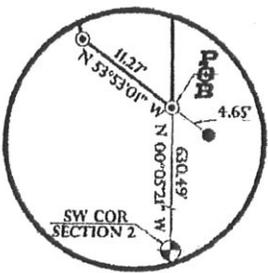


FIRST ADDITION TO OAK LAWN SUBDIVISION

DOT FILE #11-013-0095-03
BASE FOR BEARING
IS THE EAST LINE OF THE SW 1/4 OF THE SW 1/4. RECORDED TO BEAR
N00°05'21" W. (REF CSM #3177)

- LEGEND**
- ⊙ 1" IRON PIPE SET
 - 3/4" RE-BAR FOUND
 - ⊙ 2" IRON PIPE FOUND
 - ⊙ HARRISON MONUMENT
 - - - SETBACK LINES
 - ▨ DENOTES NO ACCESS

WISCONSIN
SCOTT R GROHOLSKI
S-2281
CUSTER
WI
LAND SURVEYOR



POINT
LAND SURVEYING
LANDSCAPE ARCHITECTURE
SCOTT GROHOLSKI
RLS #2281
BOB
BEGINNING INC

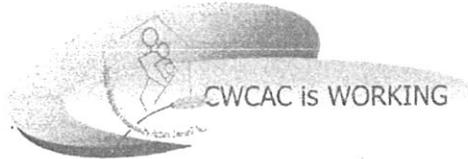
THIS INSTRUMENT WAS DRAFTED BY SCOTT GROHOLSKI
AND DRAWN BY SCOTT GROHOLSKI

FIELD BOOK 9 PAGE 1
JOB # 02-616

PAGE 1 OF 4 PAGES

Central Wisconsin Community Action Council, Inc.

1000 Hwy 13
P.O. Box 430
Wisconsin Dells, WI 53965



PHONE: (608) 254-8353
FAX: (608) 254-4327
Email - donna@cwac.org

MEMO

February 1, 2016

To: Chris Tollaksen

From: Fred Hebert

RE: Proposed Funeral Home Development

Central Wisconsin Community Action Council, Inc. does not oppose the development of a funeral home on Lots 2 & 3 of CSM 3957 in the City of Wisconsin Dells as stated in the Notice of Public Hearing scheduled for February 8, 2016. If allowed, please accept our written statement in lieu of a personal appearance favoring the action.

AN EQUAL OPPORTUNITY EMPLOYER

ADAMS COUNTY
1874 Hwy 13
PO Box 647
Friendship, WI 53934
(608) 339-0273



COLUMBIA COUNTY
203 DeWitt Street.
Portage, WI 53901
(608) 742-3320

DODGE COUNTY
134 South Spring Street
Beaver Dam, WI 53916
(920) 885-9559

JUNEAU COUNTY
One Kennedy Street
PO Box 253
Mauston, WI 53948
(608) 847-1124

SAUK COUNTY
505 Broadway
Job Center, 2nd Floor
Baraboo, WI 53913
(608) 355-4812

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, February 8, 2016 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

A land owner-initiated zoning map amendment and Conditional Use Permit applications for a FUNERAL HOME from GIDUP, LLC for CSM 3957 Lot 2 and Lot 3. These lots contain Columbia Co. City of Wisconsin Dells tax parcels 1292.018 – 1292.050 and associated common area, located South-East of the Intersection of STH 13 and Michigan Ave. This property was part of the Oak Grove Condominium, which the City approved to dissolve in September 2015. The request is to rezone the parcels from “R-5 Residential – multi-family” to “C-1 Commercial – neighborhood”. The applicant is seeking to purchase the property for use as a FUNERAL HOME. A FUNERAL HOME requires a Conditional Use Permit per Chapter 19 Article 5 Division 3 of the Municipal Code. A copy of the application for the zoning change and a map of the parcels can be viewed at the Public Works office in the Municipal Building.



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

Dated this 26th of January 2016

Chris Tollaksen
Planning and Zoning Administrator
City of Wisconsin Dells

Publication Dates:

January 30, 2016

Staff report – Plan Commission 020816
CUP - Overnight Lodging
1202 Chula Vista Parkway (Parcel 291-290-40)
Vacation rental of duplex home

The City of Wisconsin Dells has received a request from Wisconsin Dells Property Management, LLC to allow Overnight rentals in ½ of the duplex located at 1202 Chula Vista Parkway (Parcel 291-00290-0040). This property is in the C-4 Commercial-large scale Zoning District, which requires a Conditional Use Permit per the City of Wisconsin Dells zoning code.

This is an existing duplex house and ½ is currently being rented as a single family residence. As an existing home this use should not have any significant effect on traffic flow, the natural environment or future development of the area. It is a unique request for ½ of the duplex to be a vacation rental and the other half to remain a residence. However, as a duplex building with a single owner of both units this may be acceptable.

The applicant had stated the home has 3 bedrooms and 3 bathrooms. The applicant has stated that the maximum occupancy of the overnight rental will be 8 people. The general standard is to have 1 bathroom for every 3 people. The parking requirement for a motel is 1 parking space per room, so this 3 room house should have 3 parking stalls. The house has a 2 car garage, with an apron that can provide 2-3 additional parking stalls. There can be concerns with allowing a garage and the apron as separate parking stalls for required parking, as a car on the apron will block a car in the garage. In this case, there appears to be adequate space for additional parking stalls to be added adjacent to the existing apron. It may be acceptable to not require the additional parking be constructed at this time, but any approval should be contingent on the parking being constructed and approved by the City, if it is deemed necessary in the future.

Overnight vacation rentals of single family homes present similar issues as employee housing facilities. The existence and extent of these issues lies primarily in the management of the property. If this house were to be a “party house”, it could create a substantial nuisance to surrounding properties and create issues for the City. However, at this time there are no other homes in close proximity to this structure. While the existent of a private residence in the same duplex unit seems to create the potential for a nuisance, it is expected that such nuisance would decrease the value of the private residence, which would not be in the best interest of the applicant as the owner of both dwelling units. As this seems to be a self-regulated situation, the City should still expect quality management of the overnight rental, and retain the right to revoke this permit if issues arise that are not immediately addressed.

It should also be noted that this use is only allowed in Commercial districts, and this property does fall within the C-4 Commercial-large scale district, which allows commercial uses but no longer allows residential uses. As this facility was constructed prior to the Zoning changes prohibiting residential uses in the C-4 district, the residential use of this unit is considered legal non-conforming. However, the requested commercial use of this property is more consistent with the current code. As a commercial rental, the applicant shall pay PRT & room tax on the

rental of the commercial unit. The applicant shall clearly report the tax payments for this facility to the city.

The applicant for this property is a Property Management company and assumed to be the booking agent. It is expected that as the applicant, the Management Company accepts ultimate responsibility for the management of the property. As such, the applicant will be responsible to correct any nuisances that may occur on the property. It should be made clear to the applicant that violation of conditions, poor management of the facility, or the creation of nuisances from this overnight use will result in revocation of the use permit. Due to the relative uniqueness of this use in the City, the issues this use has caused in the Village of Lake Delton, and the importance of the management of the use; it may still be prudent for the granting of this permit to be non-transferrable and any new owner or operator of the property will have to obtain a new CUP. If at some time in the future this property is to have different owners for the two (2) attached units, there should be a written agreement to allow the two (2) separate uses to continue.

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

1. The building inspector ensures there are no code or safety issues with the house
2. The overnight rental of the house will be subject to PRT & room tax.
3. Additional parking spaces will be constructed, to City satisfaction, if deemed necessary by the City in the future.
4. Applicant abide by the following restrictions:
 - a. Owner provides current, primary contact information to the Police Dept.
 - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance

Optional:

- a. This permit is non-transferrable, any new owner or operator of the property will have to obtain a new Overnight Lodging permit.
- b. If this duplex is divided between two (2) different owners in the future, there shall be a written agreement between those owners to allow two (2) separate uses for these units.

Chris Tollaksen
City of Wisconsin Dells
02/08/16

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	53706
Application number	3-2016

1. Applicant information

Applicant name Wisconsin Dells Property Management, LLC
 Street address P.O. Box 208
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608. 792. 5060
 Fax number, if any 877. 449. 7747
 E-mail, if any dring@itrip.net

2. Subject property information

Street address	<u>1202 Chula Vista Parkway, Wisconsin Dells, WI</u>	
Parcel number	<u>291-00290-0040</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>Residential</u>	
Describe the current use	<u>Private residence/vacation home</u>	

3. Proposed use. Describe the proposed use.

Private residence/rental vacation home.

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

Property will be rented to families vacationing throughout the year. Guests renting this unit have to be a minimum of 25 years of age. There will be someone to check on the property before and after rental to make sure garbage is properly taken care of. Any concerns with renters will be addressed immediately.

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.

Families would be vacationing which would potentially increase visits to various attractions. There is a 2-car garage and driveway at the property so there would be no parking or storage issues.

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
Actively renting to families throughout the year will increase the tourism opportunities in the Wisconsin Dells area.

b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
Effects should be minimal because it would be one or two vehicles

c. The suitability of the subject property for the proposed use
The highly suited property has 3 large bedrooms and 3 bathrooms that will sleep 6 comfortably with 2 air mattresses for children.

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. There are no properties that are in the near vicinity. There is a cement common wall separating the two townhouses which eliminates any noise concerns.

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

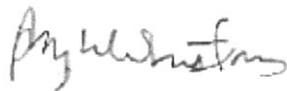
g. Effects of the proposed use on the city's financial ability to provide public services *None known*

December 29, 2015

To Whom It May Concern:

It is my intention for Wisconsin Dells Property Management, LLC to handle all necessary permit processes for me and my property located as 1202 Chula Vista Parkway, Wisconsin Dells, Wisconsin. This property will be used for vacation rental purposes. Should you have any questions, please feel free to contact me.

Sincerely,



Anna Maria Myklebust, MD

Phone: (608) 444-3486

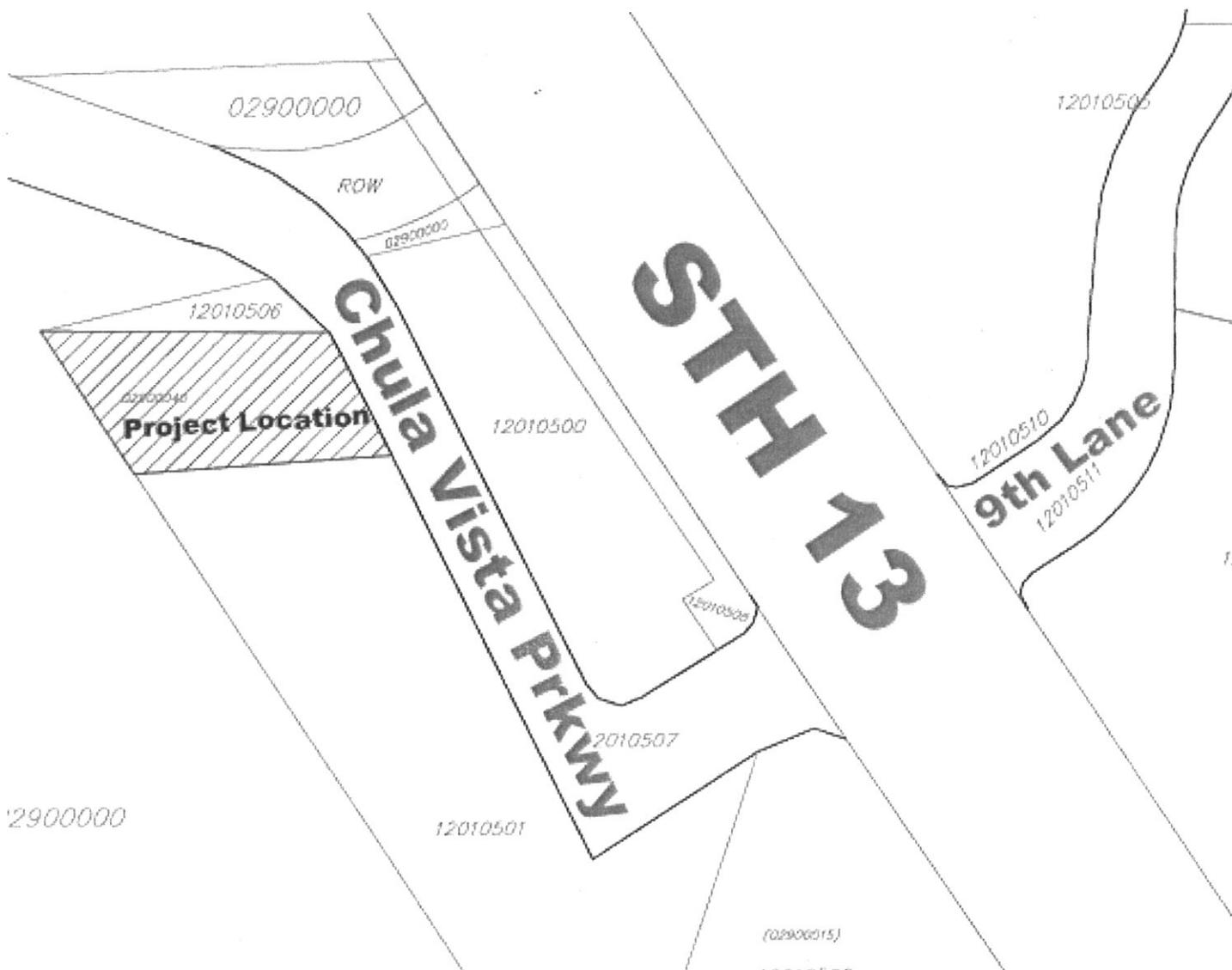
Email: drmia@charter.net

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, February 8, 2016 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(8) requested by Wisconsin Dells Property Management, LLC. A Conditional Use Permit application has been submitted to allow "Overnight lodging" i.e. per night rental. in ½ of the duplex located at 1202 Chula Vista Parkway (Adams Co, City of Wis. Dells tax parcel 290-40), This use property is zoned C-4 Commercial-large scale, which requires a CUP for "Overnight lodging" per Chapter 19 Article 5 Division 3 of the Municipal Code.

Copies of the CUP request are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



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

Dated this 26th of January 2016

Chris Tollaksen
City of Wisconsin Dells

Publication Date:
January 30, 2016

Staff Report for Plan Commission, 02/08/16

CUP and Site Plan Application– Outdoor commercial food and beverage service, Outdoor vender, Walk up service window, and Commercial use without a permanent structure
2233 & 2255 Wisconsin Dells Parkway (Parcel 109)

The Planning & Zoning office has received a Conditional Use Permit application from the Ghost Outpost to allow outdoor sales on their property, Sauk County, City of Wisconsin Dells tax parcel 0109. The initial use is a Tiki Bar that is located behind (west) of the Ghost Out-post haunted house. A tent may be set up to provide an outdoor seating/drinking area. The site map provided shows the location of these facilities. The applicant has stated that they also have a possible tenant that would like to operate a Walk-up service restaurant. The current desire is to re-model a shipping container and have it permanently installed on the site, with permanent sewer and water, to operate as a walk-up service BBQ restaurant. The applicant would like to continue to offer space on the site for other small non-permanent walk-up service restaurants on the site. The applicant has stated they may also want to use non-permanent structures for merchandise sales, possibly including sales in the form of activities such as a Dig site or Gem Stone mining. The Dig site would essentially be a sand box where patrons would dig for the item they purchase. The Gem Stone mining would utilize a water trough and screens to expose gem stones or other items from the sand.

The applicant has obtained this permit annually for the last 3 years. Originally a BBQ food truck operated on the site in 2012. The applicant was unable to attract any vendors in 2013 and 2014. In 2015 the Tiki bar was opened. The applicant would like the permit to be issued for longer and ideally permanently, with the understanding that if any issues arise and are not immediately corrected to the sole satisfaction of the City, the permit will be revoked.

The area would be expected to provide seating for around 50 people. A tent with picnic tables or other seating may be utilized. Bars and restaurants require a bathroom for every 40 people.

The Ghost Out-post haunted house has stated it has a capacity of approximately 30 persons. The haunted house would require 1 bathroom every 65 people. The two bathrooms would be adequate for 80 people in a bar seating and 130 people in the haunted house setting. The occupant load of the bar and haunted house is expected to be approximately 70 people. There are 4 additional bathrooms in the pyramid.

There is parking on-site for approximately 70 parking spaces. This supplies parking for 210 people. There is also a gravel parking lot on site that could handle another 48 cars. The total occupancy of the site is approximately 110, which requires 34 parking stalls.

Suggested Considerations in reviewing the Conditional Use Request:

- 1) All associated license are obtained and in good standing.
- 2) If any issues arise they are to be immediately corrected to the sole satisfaction of the City or the permit will be revoked.
- 3) Adequate restrooms to be provided and open when in operation. This can be provided by the haunted house and/or pyramid bathrooms.

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	<u>53939</u>
Application number	<u>5-2016</u>

1. Applicant information

Applicant name Ghost Outpost

Street address 2233 Wisconsin Dells Parkway

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number (608) 254-1730

Fax number, if any _____

E-mail, if any STollaksen@intraxinc.com

2. Subject property information

Street address	2233 Wisconsin Dells Parkway	
Parcel number	291-0109-00000	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-4 Commercial, large scale	
Describe the current use	Amusement Ride Walk-thru attractions	

3. Proposed use. Describe the proposed use.

Outdoor commercial food and beverage service.
Outdoor vender
Walk-up service window
Commercial use without a permanent structure

We would like to provide concession stands to patrons visiting our property.
We would also like to provide some outdoor retail sales, which would include activity based retail sales.

Our initial project was to construct a Tiki bar with a canopy for outdoor beverage service. We may like to add a permanent picnic shelter or possibly a tent behind the haunted house.

We have a new tenant who would like to serve BBQ out of a re-modeled shipping container. The container would have permanent water and sewer for the sinks, but would utilize the existing bathrooms on the back of the Haunted House that are accessible from the outside.

The BBQ would be served from a walk-up service window, with no seating inside.

We still would like to add other food service or retail kiosks, if we can find other tenants.

We would also like to construct a "dig site" and "Gem stone mining" trough on the property.

The dig site which would be a large sand pit where patrons would dig for buried items to purchase.

The Gem stone mining would involve a water trough, where patrons would purchase bags of sand and would use the water to sift away the sand and reveal the gem stones.

The sand water would NOT be directed to the City sanitary sewer system. The sand water would be discharged to a settling area to remove the sand and the water would either be recycled into the trough or allowed to infiltrate into the ground.

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	\$300
Receipt number	_____
Application number	<u>2-2014</u>

1. Applicant information

Applicant name	<u>Ghost Outpost</u>
Street address	<u>2233 Wisconsin Dells Parkway</u>
City	<u>Wisconsin Dells</u>
State and zip code	<u>WI 53965</u>
Daytime telephone number	<u>(608) 254-1730</u>
Fax number, if any	_____
E-mail, if any	<u>STollaksen@intraxinc.com</u>

2. Subject property information

Street address	<u>2233 Wisconsin Dells Parkway</u>	
Parcel number	<u>291-0109-00000</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>C-4 Commercial, large scale</u>	
Describe the current use	<u>Amusement Ride Walk-thru attractions</u>	

3. Proposed use. Describe the proposed use.

Outdoor commercial food and beverage service.
 Outdoor vender
 Walk-up service window
 Commercial use without a permanent structure

We would like to provide concession stands to patrons visiting our property.
 We would also like to provide some outdoor retail sales, which would include activity based retail sales.

Our initial project was be to construct a Tiki bar.
 We hope to add a small permanent BBQ walk-up restaurant. We hope to potentially other food service kiosks.
 At some point we hope to add a permanent picnic shelter or possibly a tent behind the haunted house.

We would also like to construct a "dig site" and "Gem stone mining" trough in front of the pyramid.
 The dig site which would be a large sand pit where patrons would dig for buried items to purchase.
 The Gem stone mining would involve a water trough, where patrons would purchase bags of sand and would use the water to sift away the sand and reveal the gem stones.

The sand water would NOT be directed to the City sanitary sewer system. The sand water would be discharged to a settling area to remove the sand and the water would either be recycled into the trough or allowed to infiltrate into the ground.



Pyramid Restrooms

Potential future Outdoor sales

Ticket Booth Removed

Dumpster Pad

Stage

Tiki Bar

Potential site for additional Kiosks

Windmill Beverages

Form Bridge

Potential site for tent or picnic shelter

Original BBQ Possible DIG site

Restrooms

Potential new food

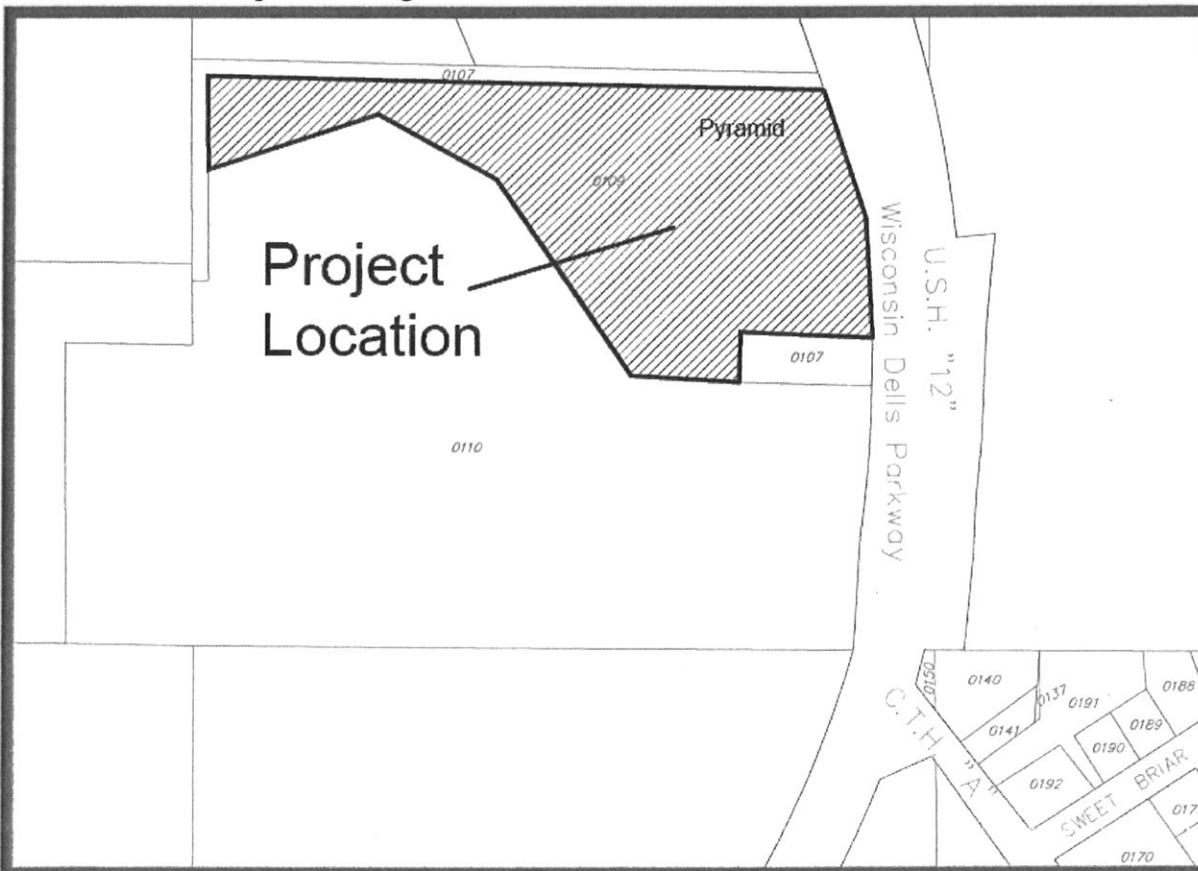
Ghost Out-post Haunted House

Wis. Dells Parkway

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, Feb 8, 2016 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(8), requested by Ghost Outpost in order to allow Commercial activity WITHOUT a permanent building, Outdoor commercial food and beverage service, Outdoor vendor, and Walk-up Service windows located at 2233 and 2255 Wisconsin Dells Parkway. The applicant would like to be able provide outdoor food and beverage services and/or retail sales from temporary structures and Walk-up Service windows on their property. The applicant operated a Tiki bar with outdoor seating in the summer of 2015. The applicant would like to continue to operate the Tiki bar, and potentially add a BBQ walk-up service window from a shipping container, and retain the right to rent to other food and/or retail vendors to operate from temporary structures. They would like to be able to add outdoor seating under a tent and/or permanent picnic shelter. The applicant would also like to perform retail sales outside of the Pyramid attraction at this location. These sales would primarily be in the form of outdoor activities including a "dig site" and "Gem stone mining", where customers would obtain the items through activities. The property is zoned C-4 Commercial-large scale, which requires a Conditional Use Permit for the Outdoor commercial food and beverage service, Outdoor vendor and Walk-up Service window per Chapter 19 Article 5 Division 3 of the Municipal Code. Copies of the application are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



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

Dated this 26th of January 2016

Chris Tollaksen
Zoning Administrator
City of Wisconsin Dells

Publication Dates:
January 30, 2016