

Staff Report
City of Wis. Dells Plan Commission, 11/10/2015
Conditional Use Permit - Structure over 45 feet high
St. Cecilia's Catholic Church

The City of Wisconsin Dells has received a Conditional Use Permit application from St. Cecilia's Catholic Church to construct a 80 foot bell tower next to the new church. The City zoning code states that the maximum height allowable for a structure is 45 ft. However a taller structure is allowed if a Conditional Use Permit is obtained.

St. Cecilia's Catholic Church received Site plan approval for the construction of the new Church in the spring of 2015. At that time the bell tower was not part of the approval. The Church would like to obtain a Conditional Use Permit to the construct the 80 foot tall Bell Tower next to the new Church on the south-west corner of the lot.

The previous Church had an approximately 70 foot tall bell tower on this site. As such, the replacement of a bell tower in excess of the standard 45 ft height limit seems appropriate. The previous bell tower did ring, and the new bell tower will be installed with working bells to be rung on a daily basis.

Other concerns with structure in excess of the standard 45 ft height limit have to do with fire risks. The bell tower will not be occupied, and will be constructed of non-combustible block and brick, with a non-combustible steel ladder system to access the top of the tower.

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 form from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	53031
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	
Describe the current use	The C-2 Commercial -downtown is being used as a new church.	

3. Proposed use. Describe the proposed use.

St. Cecilia's Catholic Church proposes to add an attached canopy and bell tower to the new church. The bell tower is 80 feet in height. The bell tower is proposed to have 3 bells that ring.

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

The bells in the tower are anticipated to ring at a set time on a daily bases. Various holy days and special events like Easter and Christmas are anticipated to create more use.

The bell tower is an unoccupied space that has limited access inside the tower for maintenance of the bells and structure.

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.

The church bell tower is proposed to be lighted, it's anticipated the lighting shall be acceptable to the neighborhood and similar to the Library exterior lighting.

CONDITIONAL USE APPLICATION

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The bells in bell tower do ring and it's anticipated these bells can produce a pleasant sound in the neighborhood.

The drainage is being directed to the roof downspouts with the church storm water and is primarily going to the existing storm sewer that is improved on Elm Street and shown on the utility plan for the church.

6. **Review criteria.** In making its decision, the Plan Commission must consider factors as 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

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 proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site

Little effect

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

Very suitable – the previous building on the same site also had a bell tower.

d. Effects of the proposed use on the natural environment

Little effect

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

Hopefully, be a pleasant effect.

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

Little effect

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

Little effect

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

Little effect

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7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

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

Applicant Signature

Date

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

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.

E. Eric St...

10/8/2015

Applicant Signature

Date

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Tuesday, November 10, 2015 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 Conditional Use Permit Application, per Municipal Code Article 5 Division 4 Exhibit 5-4 Note 1, requested by St. Cecilia's Catholic Church, to allow a building height greater than 45ft on parcel 160.2. The Church would like to construct a bell tower 80 feet tall as part of the new Church construction.

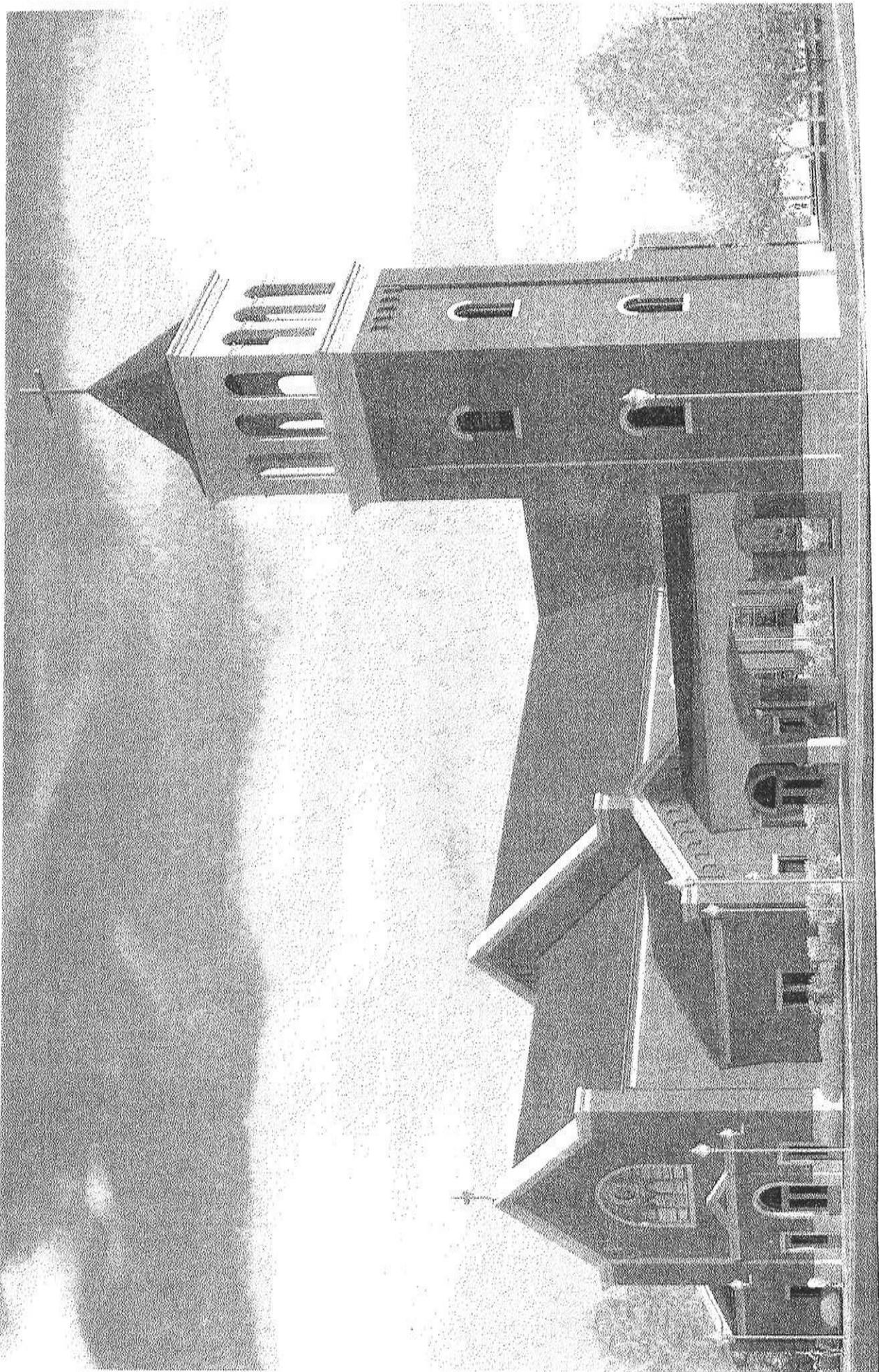


All interested persons will be given an opportunity to be heard at the Public Hearing. With reasonable notice the City will provide appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in the Public Hearing.

Dated this 27th of October 2015
Chris Tollaksen
Planning and Zoning Administrator
City of Wisconsin Dells

Publication Date:

October 31, 2015



Future Land Use

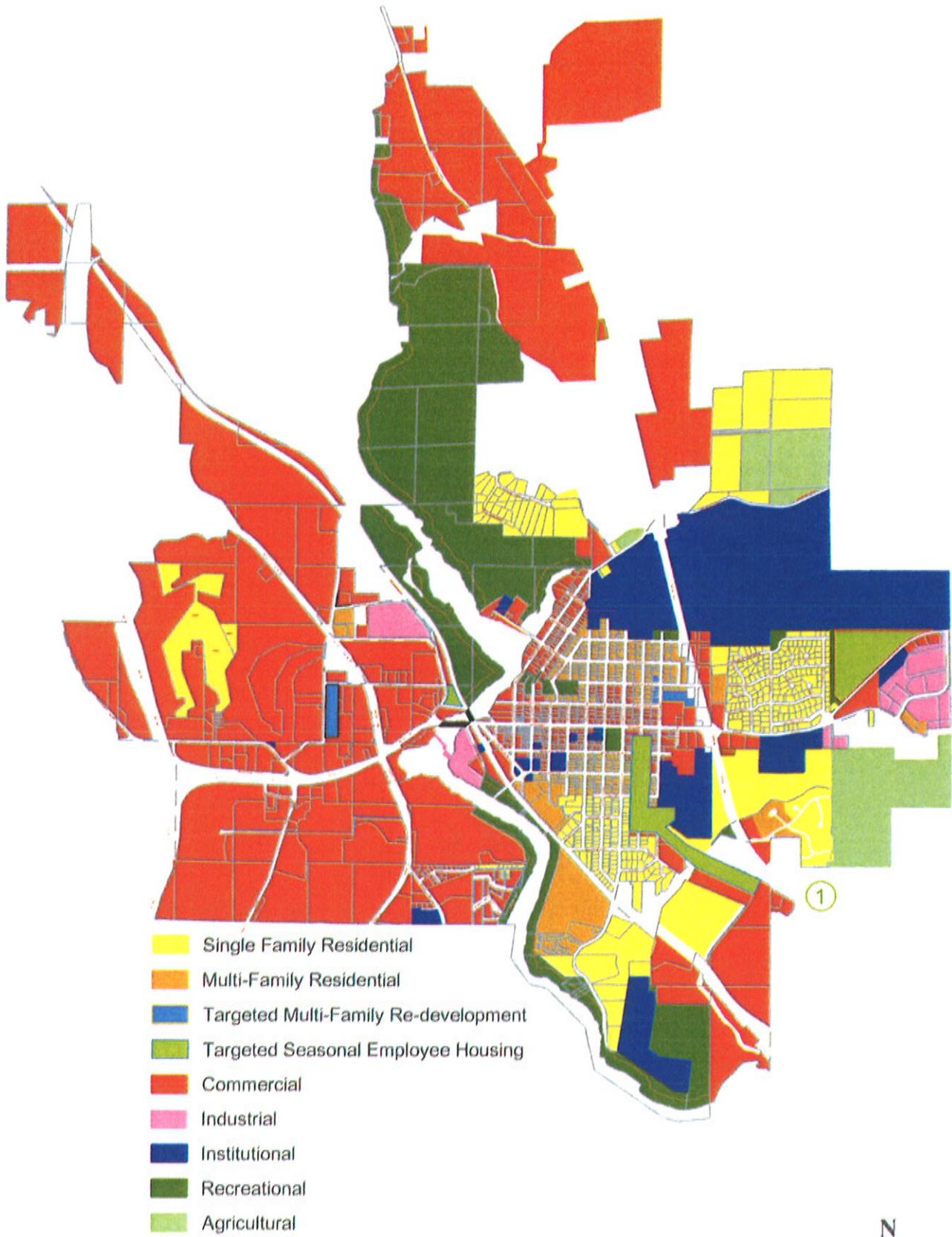
City of Wisconsin Dells Land Use Element

- Centrally located affordable housing for seasonal employees.** Vine St. has been identified as an appropriate location for seasonal employee housings. This is housing that is only intended to be 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 USH 2. 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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- Single Family Residential
- Multi-Family Residential
- Targeted Multi-Family Re-development
- Targeted Seasonal Employee Housing
- Commercial
- Industrial
- Institutional
- Recreational
- Agricultural

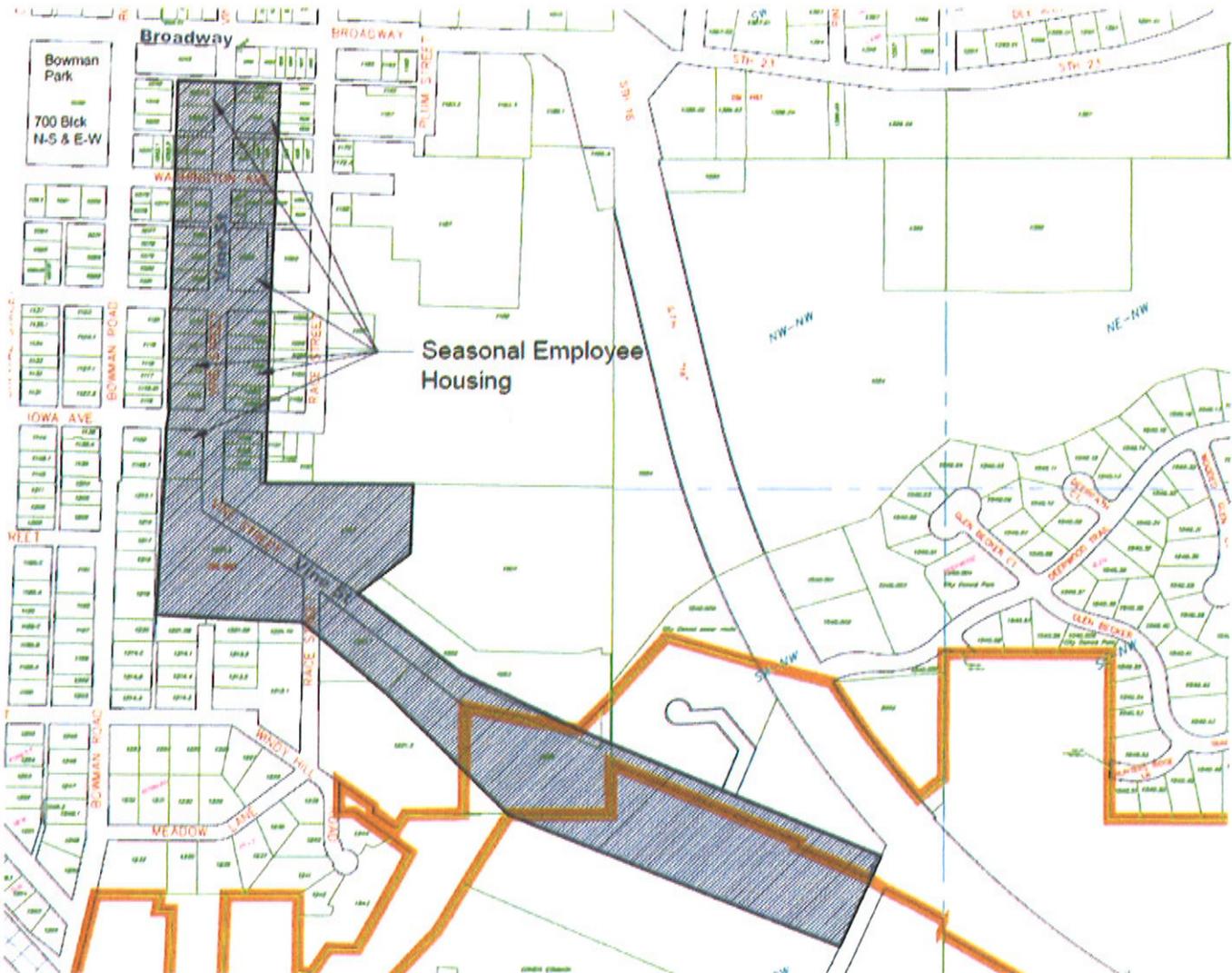
CITY OF WISCONSIN DELLS
 November 2015



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Tuesday, November 10, 2015 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

An amendment to the City comprehensive plan, Future Land Use Division, to identify Vine St., south of Broadway, as an appropriate location for Seasonal Employee Housing.



Copies of the application can be viewed at the Public Works office in the Municipal Building. The city zoning map can also be viewed from the Department of Public Works page on the city web site www.citywd.org. 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 20th of October 2015
Chris Tollaksen
Zoning Administrator, City of Wisconsin Dells

Publication Dates:
October 24th, 2015
October 31st, 2015

Bowman Park
1058
700 Blck N-S & E-W

Broadway

BROADWAY

1042		1020	1033	1019	1018	1017	1016
Vacant Parking 1048	Seasonal Workforce Housing 1052	Rental House 1022	Home 1041				
Vacant Parking 1049	Business Chiropractor 1057.1	Home 1023.1	Apartments 1040				
Home 1050		Seasonal Workforce Housing 1024	Home 1039				
1051	Home 1053	Home Business Dog Groomer 1054	Home 1038				
1052.1	1052.2	Seasonal Workforce Housing 1029	Home 1030	Home 1031	Home 1032	Home 1035	Home 1036
		Rental House 1029	Home 1030	Home 1031	Cabins 1032	Cabins 1035	Cabins 1036

1166	1162
1182	
1167	
1172	
1172.A	

WASHINGTON AVE.

1063	1061	1059
1064	1071	
1065	1069	
1066.01	1067.01	1068

1075	Home 1073	Apartment 1072
1076	1074	1072
1077 Home	Home 1084	
1078 Home	Rental House 1083	
1079 Home	Vacant Home 1082	
1080 Home		
1081 Home		
Home 1090.2	Home 1089	Home 1088
Rental House 1091.2	Home 1087	Home 1086.1
		Home 1086
Seasonal Workforce Housing 1092	Seasonal Workforce Housing 1092	

Vine St

1137	1123
1135.1	
1134	1124.1
1133	
1132	1127.1
1131	1127.2

BOWMAN ROAD

1121 Home	Business Insurance 1110	Business Dentist 1109	Duplex 1098.A
1119 Home	Business Realty 1111	Rental House 1108	Home 1099
1118 Home	Seasonal Workforce Housing 1113	Seasonal Workforce Housing 1106	Home 1099.A
1117 Home	Apartment 1115	Home 1105	Home 1100
1116.01 Home		Home 1103	Home 1102
1116 Home		Home 1104	

VINE STREET

RACE STREET

1158
1157

IOWA AVE.

1144	1138
	1138.A
1142.1	1139
1142	1204
1211	1205
1209	1206

1150 Home	Seasonal Workforce Housing 1145.1	Business Dentist 1156	Apartment 1151
1148.1 Home		Home 1155	1152
1215.1 Home		Home 1154	1151

VINE

Nov 20/15

ATTN: Chris Trullakawa

I will not be able to attend the 11-10-15 meeting on resource pricing, but would like this to be in the public record, regarding a noise ordinance, if there is one it should be enforced if there is none the city may need to adapt one, I reference this because the former Ayler Motel on Vine & Iowa trace goes until I AM - HAM depending, how many people are there, it would be nice to leave windows open and not have to lecture to them.

Thank you

Seminole/Heathton

410 Beacon Rd -

354-7882