

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: WEDNESDAY, MAY 6, 2015 Time: 5:15PM Location: MUNICIPAL BUILDING 300 LA CROSSE STREET, WISCONSIN DELLS, WI

	Committee Members		
Mayor Brian Landers-Chair	Alder. Mike Freel	Fire Chief Scott Walsh	Chris Lechnir
Chris Tollaksen, Bldg. Inspector	Tifani Jones	Dan Anchor	Jeff Delmore

AGENDA ITEMS:	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE APRIL 8, 2015 MEETING
3	PUBLIC HEARING TO CONSIDER THE SITE PLAN PERMIT APPLICATION FROM MT. OLYMPUS IN ORDER TO INSTALL CAMP CABINS IN THE AMERICAN WORLD CAMPGROUND AT 400 CTH A (PARCEL 0142-00000 SAUK CTY)
4	DISCUSSION AND DECISION ON ITEM 3 (CAMP CABIN SITE PLAN)
5	PUBLIC HEARING TO CONSIDER THE SITE PLAN PERMIT APPLICATIONS FROM LOST TEMPLE IN ORDER TO CONSTRUCT A GO-CART TRACK AT 2255 WISCONSIN DELLS PKWY (PARCEL 0109-00000 SAUK CTY). THIS IS THE CURRENT SITE OF THE LOST TEMPLE PYRAMID
6	DISCUSSION AND DECISION ON ITEM 5 (GO-CART SITE PLAN)
7	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT & SITE PLAN APPLICATIONS 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 WISCONSIN DELLS PARKWAY (PARCEL 0109-00000 SAUK COUNTY). THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE
8	DISCUSSION AND DECISION ON ITEM 7 (CUP & SITE PLAN-2233 WISCONSIN DELLS PKWY)
9	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT REQUESTED BY VIDA HOLDINGS, LLC TO ALLOW A GROUP LODGING FACILITY LOCATED AT 1247 RIVER ROAD (PARCEL 368-COLUMBIA COUNTY). THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD
10	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT REQUESTED BY VIDA HOLDINGS, LLC TO ALLOW A GROUP LODGING FACILITY LOCATED AT 1029 CAPITAL STREET (PARCEL 522-COLUMBIA COUNTY). THE PROPERTY IS ZONED R-3 RESIDENTIAL-MIXED USE
11	PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT REQUESTED BY VIDA HOLDINGS, LLC TO ALLOW A GROUP LODGING FACILITY LOCATED AT 613 VINE STREET (PARCEL 1083-COLUMBIA COUNTY). THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD
12	DISCUSSION AND DECISION ON ITEM 9 (CUP-1247 RIVER RD)
13	DISCUSSION AND DECISION ON ITEM 10 (CUP-1029 CAPITAL ST)
14	DISCUSSION AND DECISION ON ITEM 11 (CUP-613 VINE ST)
15	DISCUSSION AND DECISION ON SITE PLAN APPLICATION SUBMITTED BY WAYNE SCHULT (SOUTHFORK CAMPGROUND) TO DEVELOP PHASE 1 OF SOUTHFORK CAMPGROUND ON ANNEXED COLUMBIA CO. TOWN OF NEWPORT PARCELS 11028-81.A AND 11028-81.A1 (TABLED FROM LAST MONTH)
16	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETING
17	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (WEDNESDAY, JUNE 3, 2015)
18	ADJOURNMENT

Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.

Site Plan – Camp Cabins
400 CTH A – (Mt. Olympus Campground)
Staff Report for Plan Commission, 05/06/15

ITEM 3 and 4

The City of Wisconsin Dells Planning & Zoning office has received a Site Plan Permit application from Mt. Olympus to replace a number of their tent rental sites with approximately 20 camp cabins. The cabins would have electricity, but not be equipped with water or sewer. The cabins would only be used for nightly guest rentals, as the tent camping sites were. The cabins are delivered pre-constructed. Bob Wagner has inspected a model site and found it to be satisfactory. The cabins will be placed 10 ft apart and anchored to concrete slabs.

Other site affects are expected to be minimal. The cabins will be set-up instead of the tents that were previously used. Patrons will utilize the common, campground bathroom facilities that were previously constructed on the site.

Chris Tollaksen
City of Wisconsin Dells

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	FA748
Application number	2-2015

1. Applicant information

Applicant name Mt. Olympus Camp Resort

Street address 400 County Rd A

City Wisconsin Dells

State and zip code Wisconsin 53965

Daytime telephone number 608-963-6861

Fax number, if any _____

E-mail, if any adam@mtolympuspark.com

2. Subject property information

Street address	400 County Rd A	
Parcel number	291-0142	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)	Commerical	
Describe the current use	Campground	

3. Proposed use. Describe the proposed use.

Campground

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

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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.

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DELIVERY • NO CREDIT CHECK • BUY OR RENT TO OWN



BARN

Double door.

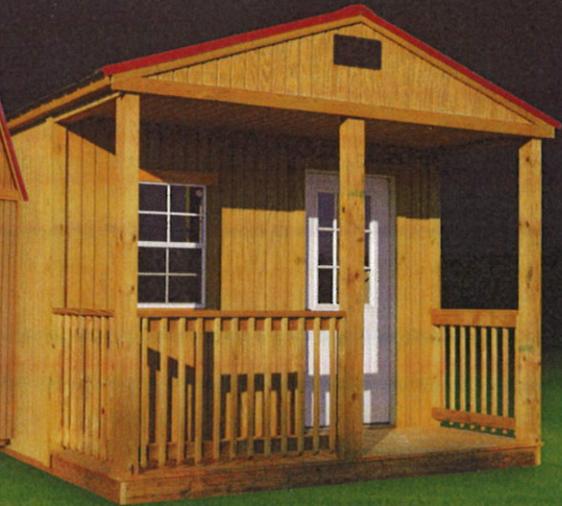
36 mo.	48 mo.
\$109.03	\$98.13
\$121.06	\$108.96
\$134.72	\$121.25
\$147.45	\$132.71
\$152.55	\$137.29
\$190.97	\$171.88
\$160.42	\$144.38
\$178.01	\$160.21
\$193.29	\$173.96
\$232.64	\$209.38
\$268.29	\$241.46
\$330.79	\$297.71
\$352.08	\$316.88
\$379.63	\$341.67
\$339.12	\$305.21
\$431.48	\$388.33
\$473.38	\$426.04
\$509.03	\$458.13



SIDE LOFTED BARN CABIN

6'6" height under loft. Standard with three 2'x3' windows, porch railing, and one 36" nine-light door

Size	Price	36 mo.	48 mo.
10X20	\$4,905	\$227.08	\$204.38
12X20	\$5,795	\$268.29	\$241.46
12X24	\$6,595	\$305.32	\$274.79
12X32	\$7,935	\$367.36	\$330.63
12X36	\$8,495	\$393.29	\$353.96
12X40	\$9,245	\$428.01	\$385.21
14X24	\$8,155	\$377.55	\$339.79
14X32	\$10,145	\$469.68	\$422.71
14X36	\$11,045	\$511.34	\$460.21
14X40	\$11,835	\$547.92	\$493.13



CABIN

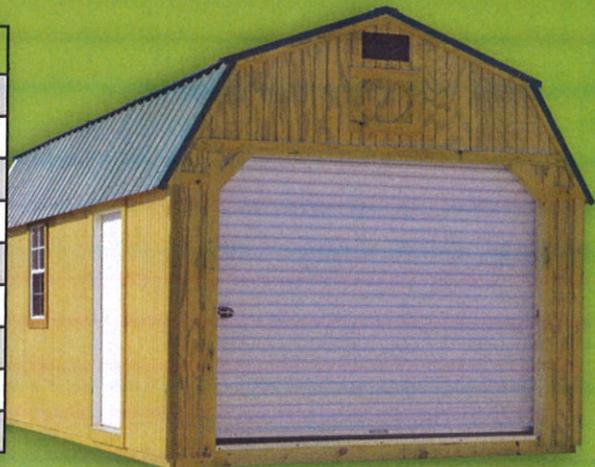
92" Interior wall height. Standard with three 2'x3' windows, porch railing, and one 36" nine-light door

Size	Price	36 mo.	48 mo.
8X12	\$2,655	\$122.92	\$110.63
8X16	\$3,095	\$143.29	\$128.96
10X16	\$3,675	\$170.14	\$153.13
10X20	\$4,495	\$208.10	\$187.29
12X16	\$4,255	\$196.99	\$177.29
12X20	\$5,030	\$232.87	\$209.58
12X24	\$5,645	\$261.34	\$235.21
12X32	\$6,815	\$315.51	\$283.96
12X36	\$7,615	\$352.55	\$317.29
12X40	\$8,100	\$375.00	\$337.50
14X24	\$7,395	\$342.36	\$308.13
14X32	\$8,920	\$412.96	\$371.67
14X36	\$9,855	\$456.25	\$410.63
14X40	\$10,780	\$499.07	\$449.17

LOFTED BARN GARAGE

6'6" height under loft. Standard with 9' roll-up door, one 36" solid door, and one 2'x3' window

Size	Price	36 mo.	48 mo.
12x20	\$5,780	\$267.59	\$240.83
12x24	\$6,560	\$303.70	\$273.33
12x32	\$7,940	\$367.59	\$330.83
12x36	\$8,410	\$389.35	\$350.42
12x40	\$9,005	\$416.90	\$375.21
14x24	\$8,105	\$375.23	\$337.71
14x32	\$10,125	\$468.75	\$421.88
14x36	\$11,045	\$511.34	\$460.21
14x40	\$11,690	\$541.20	\$487.08

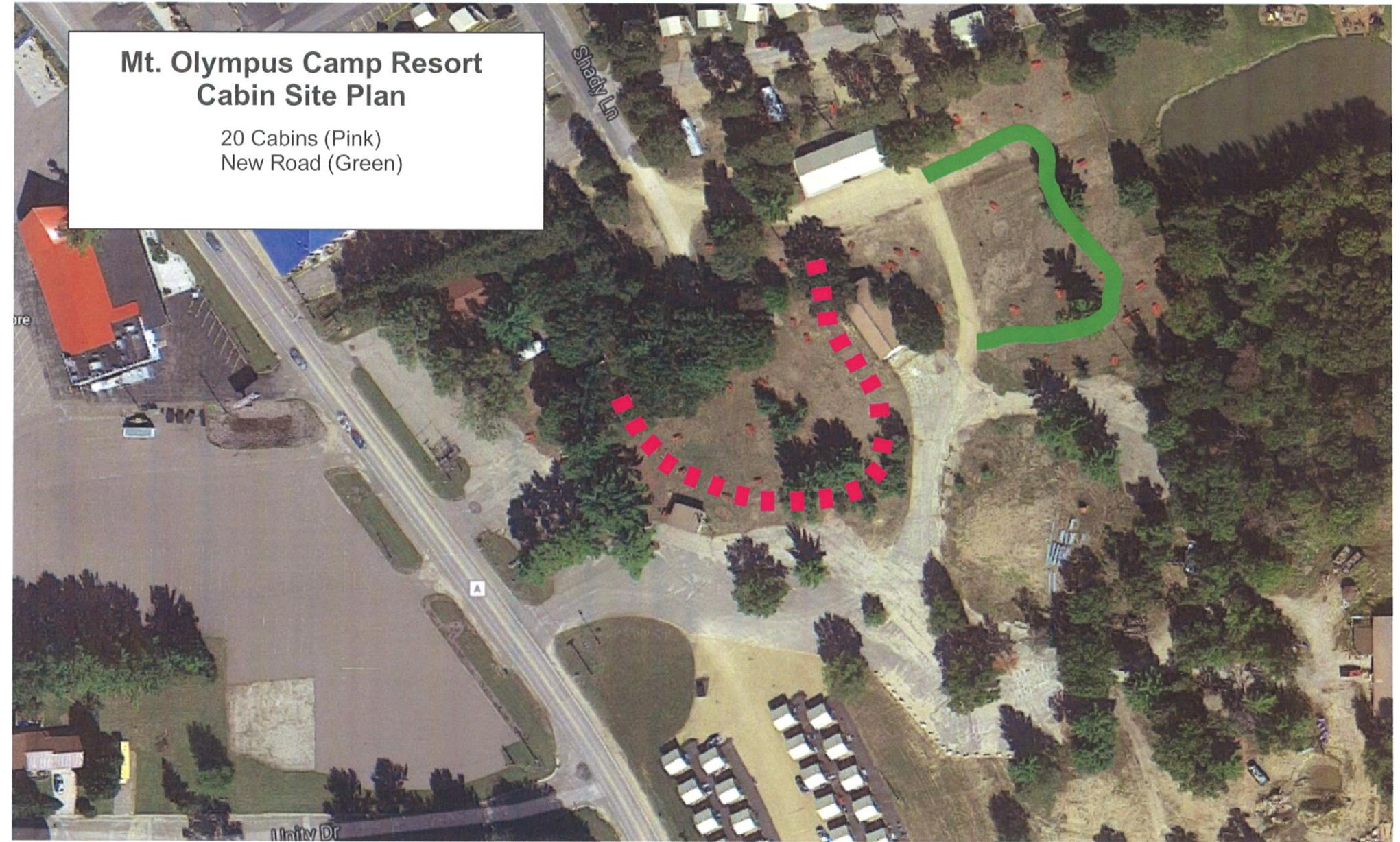


ing. Our no strings
, when and where
g rates per square
keep your building.



Mt. Olympus Camp Resort Cabin Site Plan

20 Cabins (Pink)
New Road (Green)



Site Plan – Amusement Ride

2255 Wisconsin Dells Parkway – (currently Lost Temple pyramid)

Staff Report for Plan Commission, 05/06/15

ITEM 5 and 6

The City of Wisconsin Dells Planning & Zoning office has received a Site Plan Permit application from Lost Temple to construct a Go-Cart track at 2255 Wisconsin Dells Parkway. The applicant would like to set up the pyramid as a drive through for a Go-Cart track to replace the existing walk through attraction.

The property is zoned C-4 Commercial-large scale, which permits by-right an Amusement Ride.

The City Commercial Building inspector Bob Wagner will ensure building issues are appropriately addressed.

Other site affects are expected to be minimal. A track will be constructed and patrons will ride rather than walk through the attractions.

Chris Tollaksen

City of Wisconsin Dells

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	50747
Application number	3-2015

1. Applicant information

Applicant name	Lost Temple
Street address	1881 Wisconsin Dells Parkway
City	Wisconsin Dells
State and zip code	Wisconsin 53965
Daytime telephone number	608-963-6861
Fax number, if any	
E-mail, if any	adam@mtolympuspark.com

2. Subject property information

Street address	633 Wisconsin Dells Parkway	
Parcel number	109-00000	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)	Commercial	
Describe the current use	Walk Thru Attraction	

3. Proposed use. Describe the proposed use.

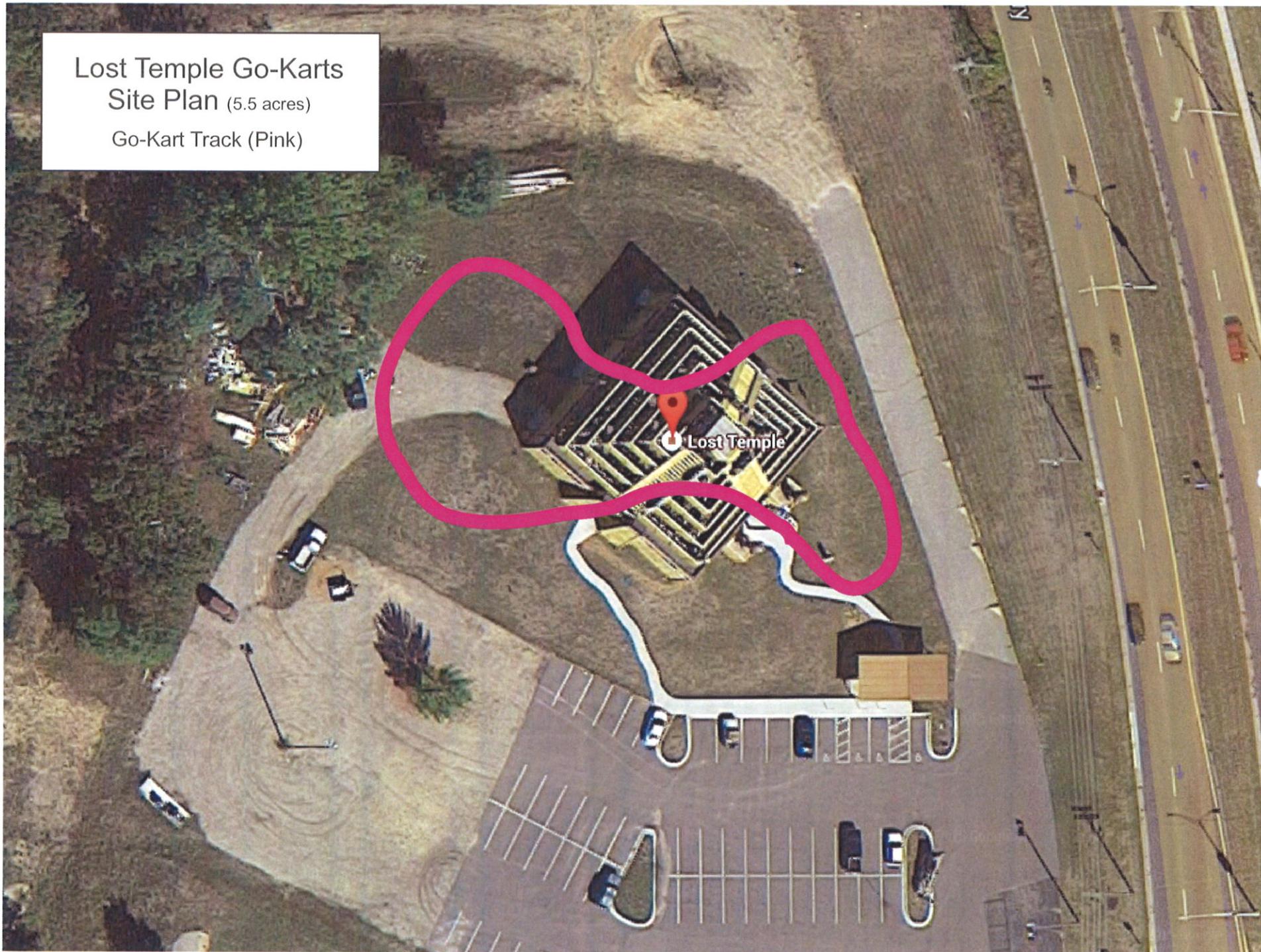
Go-Kart Track

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

10am-9pm

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.

Lost Temple Go-Karts
Site Plan (5.5 acres)
Go-Kart Track (Pink)





2233 Wisconsin Dells Parkway

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

Staff Report for Plan Commission, 05/06/15

The Planning & Zoning office has received a Conditional Use Permit application from the Ghost Outpost to allow outdoor sales on their property, tax parcel 0109. The initial use is expected to be a Tiki Bar to be constructed 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 they may also want to use non-permanent structure 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 Tiki bar would be expected to provide seating for around 50 people. A tent with picnic tables or other seating may be utilized. A bar requires 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 pyramid expects to convert to a 30 cart go-cart track. 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) CUP probably should be only issued for one year. To evaluate the operation and impacts of existing City ordinances. To see whether it's necessary to encourage a longer-term investment.
- 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	50616
Application number	_____

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	_____

2. Subject property information

Street address	<u>2233 & 2255 Wisconsin Dells Parkway</u>	
Parcel number	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	<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 would be to construct a Tiki bar with a permanent picnic shelter or possibly a tent behind the haunted house.
 We hope to add a BBQ and potentially other food service kiosks.

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.

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	<u>\$300</u>
Receipt number	
Application number	

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
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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.



Dumpster Pad

Pyramid Restrooms

Ticket Booth

Stage

Potential site for additional Kiosks

Tiki Bar

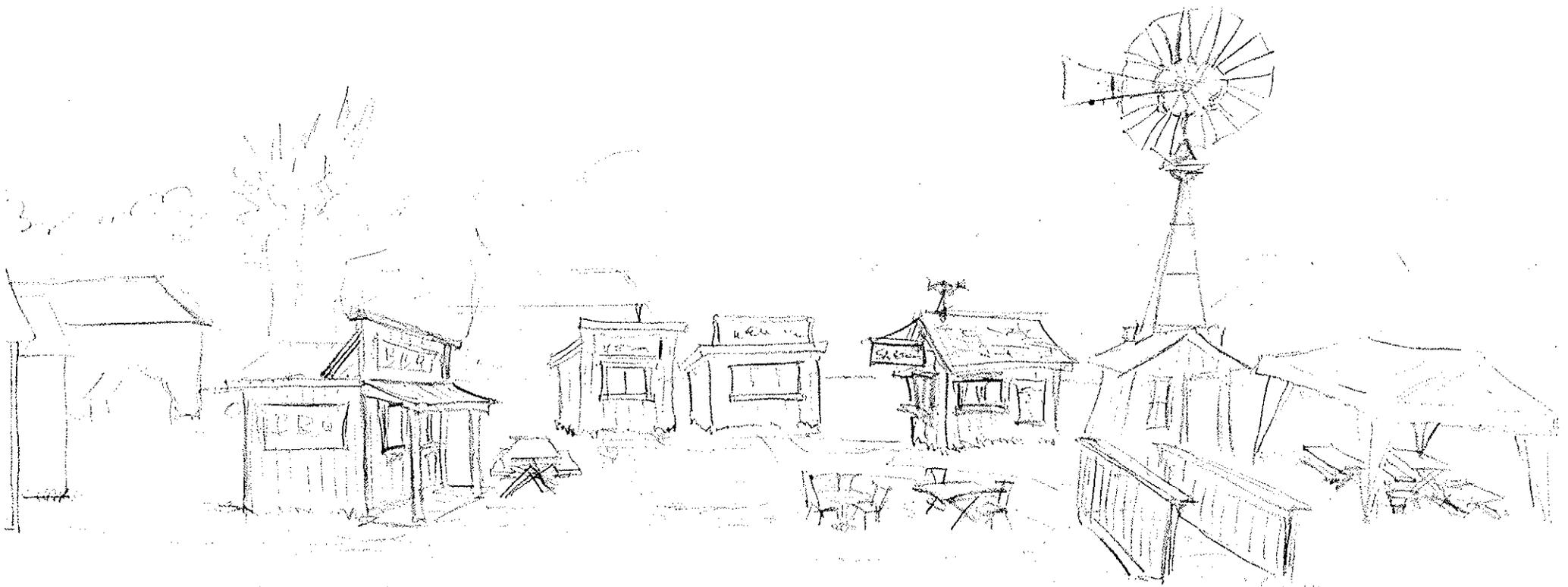
Windmill Beverages

BBQ

Restrooms

Ghost Out-post Haunted House

Mts. Dells Parkway



ITEM 9, 10, 11

12, 13, 14

Conditional Use Permit – Vida Holding Employee Housing
1247 River Rd., 1029 Capital St., 613 Vine St.
Staff Report for Plan Commission, 5/06/15

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Vida Holdings for Group Lodging Facilities at 1247 River Rd., 1029 Capital St., and 613 Vine St.

This past winter there was a water leak at 613 Vine St. While visiting the facility I was made aware that the current tenants would be moving out to make room for summer employees in the house. I determined that the owner of the property also owned 2 other houses in town, and notified the owners of the requirement for a Conditional Use Permit to operate a Group Lodging Facility. The City of Wisconsin Dells defines a single family as a group of related people, or a group of no more than 4 unrelated people. When a single family home is used to house more than 4 unrelated people, a Group Lodging CUP is required.

Current City Ordinance requires 50 sq ft per person in the sleeping room. The City has encouraged new facilities to provide 100 sq ft per person in facilities that contain only sleeping quarters, such as a motel. However, consideration has been given for homes with separate living and dining space to allow closer to 50 square feet in the sleeping rooms.

City standards require 1 parking stall for each 400 sq ft in each sleeping room.

City standards require at least 1 bathroom for 8 occupants.

The facility occupancy has been requested as follows:

1247 River: 1st floor – BR1 = 132 sq ft – 2 beds; BR2 = 143 sq ft – 2 beds

2nd floor – BR3 = 120 sq ft – 2 beds; BR4 = 132 sq ft – 2 beds

Total = 8 occupants, 4 bedrooms, 60-70 sq ft per occupant, 1 bathroom, 1 shower

This facility has a large garage that should be capable of addressing any parking requirements.

1029 Capital: 1st floor – BR1 = 110 sq ft – 2 beds; BR2 = 110 sq ft – 2 beds

2nd floor – BR3 = 166 sq ft – 3 beds; BR4 = 166 sq ft – 2 beds

Total = 9 occupants, 55-83 sq ft per occupant, 2 bathroom, 2 shower.

This facility has a 2 car garage that could be considered inadequate if off-street parking were required for 4 cars (1 per sleeping room).

613 Vine: 1st floor – BR1 = 120 sq ft – 2 beds; BR2 = 120 sq ft – 2 beds; BR3 = 306 sq ft – 4 beds

2nd floor – BR4 = 156 sq ft – 2 beds

Total = 10 occupants, 60-78 sq ft per occupant, 2 bathroom

This facility has a large garage that should be capable of addressing any parking requirements.

Pre-inspections have been performed on all of the facilities. As single family homes the facilities were found to be in good condition. Therefore, the main concern would be the increased occupancy in these

homes. 1247 River and 1029 Capital are in established family residential neighborhoods. 613 Vine has a housing facility across the street, but is surrounded on the other three sides by residential houses.

These rooms are on the small side. These facilities have kitchens, living rooms, and porch and/or deck spaces that can be used as a common recreational area. These facilities have outdoor yard space, but none of them have privacy fencing to provide a buffer between them and the surrounding residences.

As with any other lodging facility, the management of the facility is of the utmost importance. The fact that the owner/operator of the facility does not intend to reside on the premises raises a significant concern about potential nuisances. The applicant has indicated that there will be a general manager in the area, and each facility will have at least one tenant who will be considered the manager of that particular facility. At the very least, a clear contact to a responsible party must be provided to the City, so any concerns that arise can be immediately addressed. The on-site manager must be responsible enough to ensure that the facility does not become a chronic nuisance. Even if nuisances are resolved immediately, the re-occurrence of nuisances would be considered a sign of poor management and grounds for revocation of any permit that may be granted.

The applicant has indicated that they intend to rent this facility in year round. It should be clear to them that year round rental can involve multiple inspections, with additional inspection fees. These inspections would be to ensure that the facilities are not allowed to degrade throughout the year. It should also be required that if the facility is to be rented in the winter months, the facility must be in compliance with the state rental weatherization program.

If a permit is issued for a Group Lodging Facility, it should be very clear to the applicant that such approval is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the neighborhood, the permit may be revoked.

It should also be noted that any approval of the Group Lodging Facility use is granted solely to the current applicant, and cannot be transferred to another party. Any sale of the property will immediately terminate the permit, and any subsequent operator will be required to obtain a separate CUP for this facility.

As these houses are mostly surrounded by established family residences, this property does not seem well suited for this use. If management of the property is not consistently maintained at a very high level this facility could become a nuisance to neighboring properties.

If this facility were to become a nuisance to this area it could have a negative effect on the development of the neighborhood.

While there are legitimate concerns with the high occupancy and commercial type use of these facilities in residential areas, it should be noted that this application is not required for these facilities to be rented to seasonal employees. This permit, and the subsequent license and oversights are only required if these facilities are occupied by more than 4 individuals. While higher density occupancy would appear conducive to increase nuisances, 4 individuals in a poorly managed facility could also be a nuisance. If there are significant concerns with the management of the occupant of these facilities, denial of this permit may be counter-productive. While the City has nuisance ordinances that can be applied to any

residence, single family residents can be more difficult to police. By granting a special occupancy permit, the City can impose conditions on the applicant that may provide additional incentive for the facility to be properly managed. A possible option would be to limit the occupancy of these facilities to 5 or 6 occupants, thus keeping the occupancy at a reasonable level, but maintaining City oversight of the facility. This could include a condition prohibiting guests to the facility after a certain time of night. Perhaps there could be a condition that any nuisance calls from neighbors will result in a citation being issued immediately.

It has been noted that the facility at 613 Vine St. is the only facility that has been occupied since the applicant purchased these properties in the fall of 2014. The facility was occupied by 4 individuals, so no permit was required. The facility was subject to multiple nuisance calls. It was reported that once the owners were contacted about the nuisances, they took steps to correct the issue and which appear to have worked.

Conditions that have been applied to other Group lodging facility CUPs include:

1. Permit is valid only with the applicant and is non-transferrable.
2. If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the City in its sole judgment, citations may be issued immediately and the permit may be revoked.
3. Any parking issues that arise must be addressed to the satisfaction of the City.

Chris Tollaksen
City of Wis. Dells Public Works

ITEM 9:12

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	50644
Application number	

1. Applicant Information

Applicant name VIDA HOLDINGS LLC
 Street address W1155 RUDYS LANE
 City MONTELLO
 State and zip code WI 53949
 Daytime telephone number 847-361-5969 (AVE) / 224-558-3211 (MO)
 Fax number, if any 847-803-8570
 E-mail, if any VIDA@HOLDINGS.COM

2. Subject property information

Street address	<u>1247 RIVER RD. Wisconsin Dells WI</u>
Parcel number	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>RESIDENTIAL HOUSE</u>
Describe the current use	<u>RENTAL RESIDENTIAL PROPERTY</u>

3. Proposed use. Describe the proposed use.

TO BE USED AS A RENTAL HOUSE FOR EITHER SEASONAL EMPLOYEES OR REGULAR FAMILIES

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

RENTAL PROPERTY

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

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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.

N/A

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

N/A

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

None

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

Suits it Fine

d. Effects of the proposed use on the natural environment

None

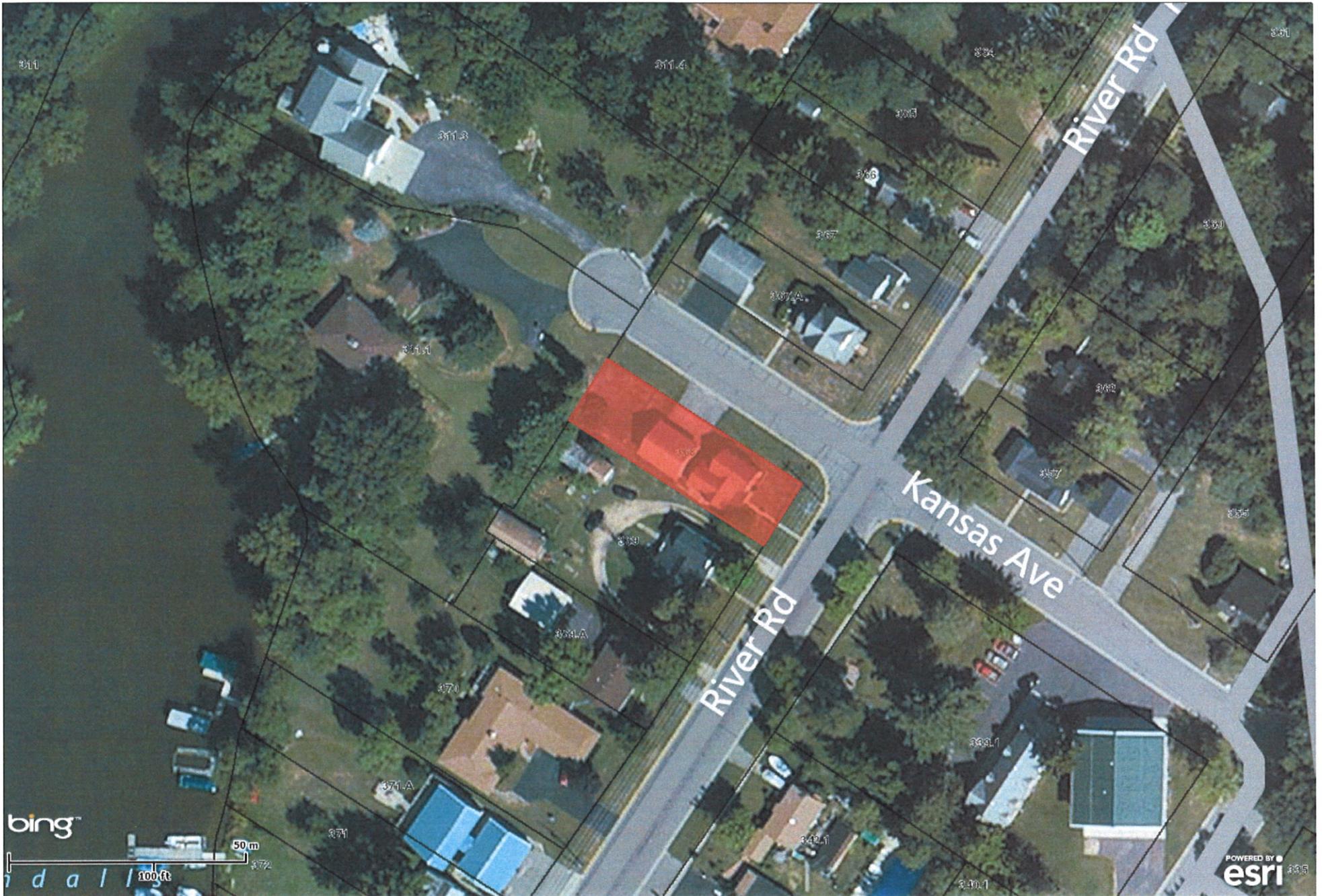
e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

None

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

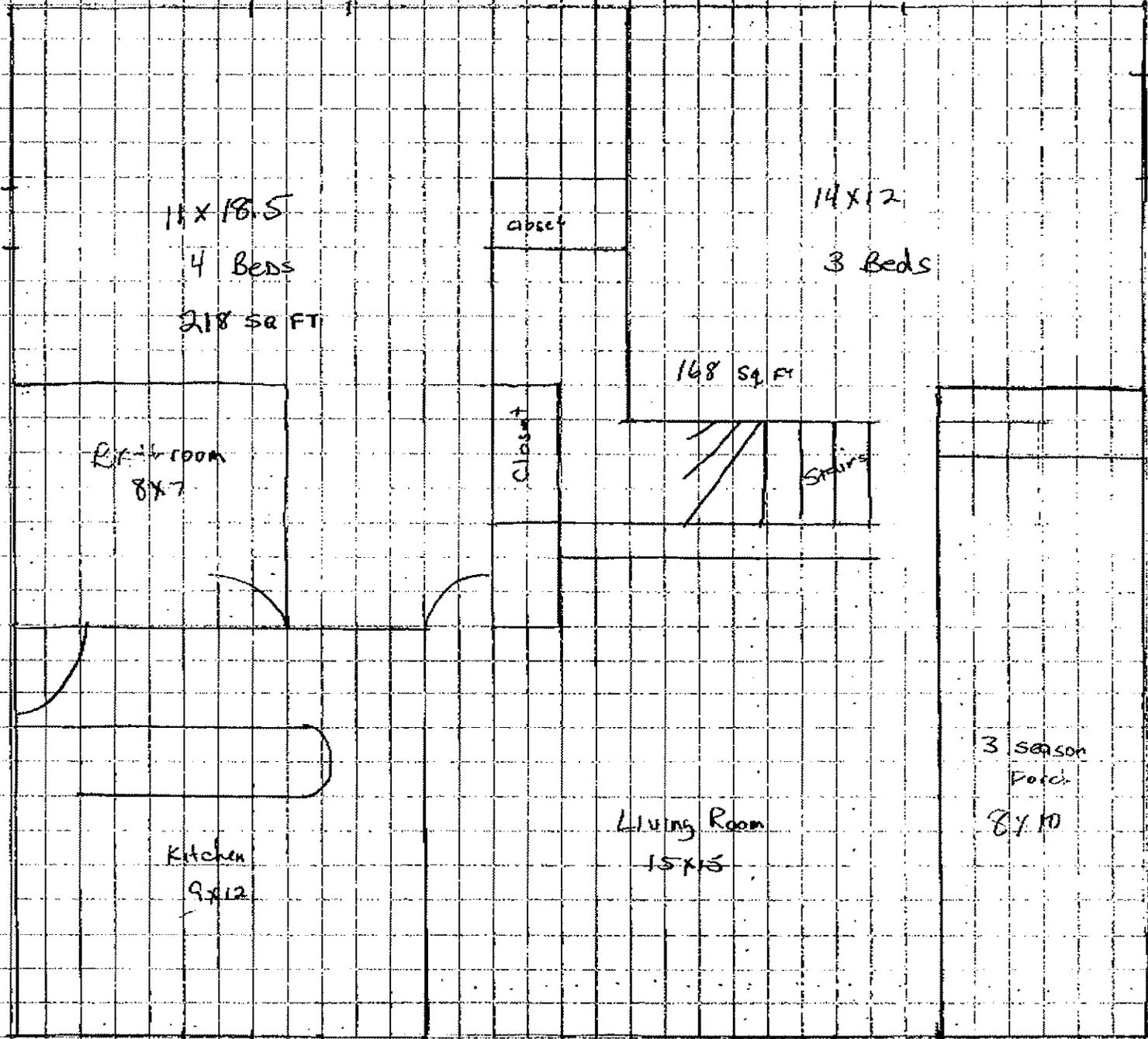
None

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



DISCLAIMER: This map is for informational purposes and has not been prepared for, nor is it suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Wisconsin Dells makes no warranty or ascertain the usability of the information. The City of Wisconsin Dells makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained hereon.
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1247 RIVER ROAD
1st Floor



1247 RIVER 1st FLOOR

1247 RIVER ROAD
2ND FLOOR

Bedroom 3
12x10
2 Beds

Bedroom 4
12x11
2 Beds

Fire Escape

Fire Escape

1247 RIVER 2ND FLOOR

ITEM 10.13

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 808-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	50644
Application number	

1. Applicant information

Applicant name VIDA HOLDINGS LLC
 Street address WISS RUDS LANE
 City MONTICELLO
 State and zip code WI 53949
 Daytime telephone number 847-361-5969 (adv) / 224-558-3211 (mim)
 Fax number, if any 847-803-8574
 E-mail, if any VIDA HOLDINGS @ KATHO.COM

2. Subject property information

Street address	<u>1029 CAPITAL ST. WISCONSIN DELLS. WI</u>
Parcel number	<small>Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.</small>
Current zoning classification(s)	<u>RESIDENTIAL HOME</u>
Describe the current use	<u>RENTAL RESIDENTIAL PROPERTY.</u>

3. Proposed use. Describe the proposed use.

TO BE USED AS A RENTAL HOUSE FOR EITHER SEASONAL EMPLOYEES OR REGULAR FAMILY

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

RENTAL PROPERTY.

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

[Empty rectangular box]

5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

N/A

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

N/A

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

NONE

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

SUITS IT FINE

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

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

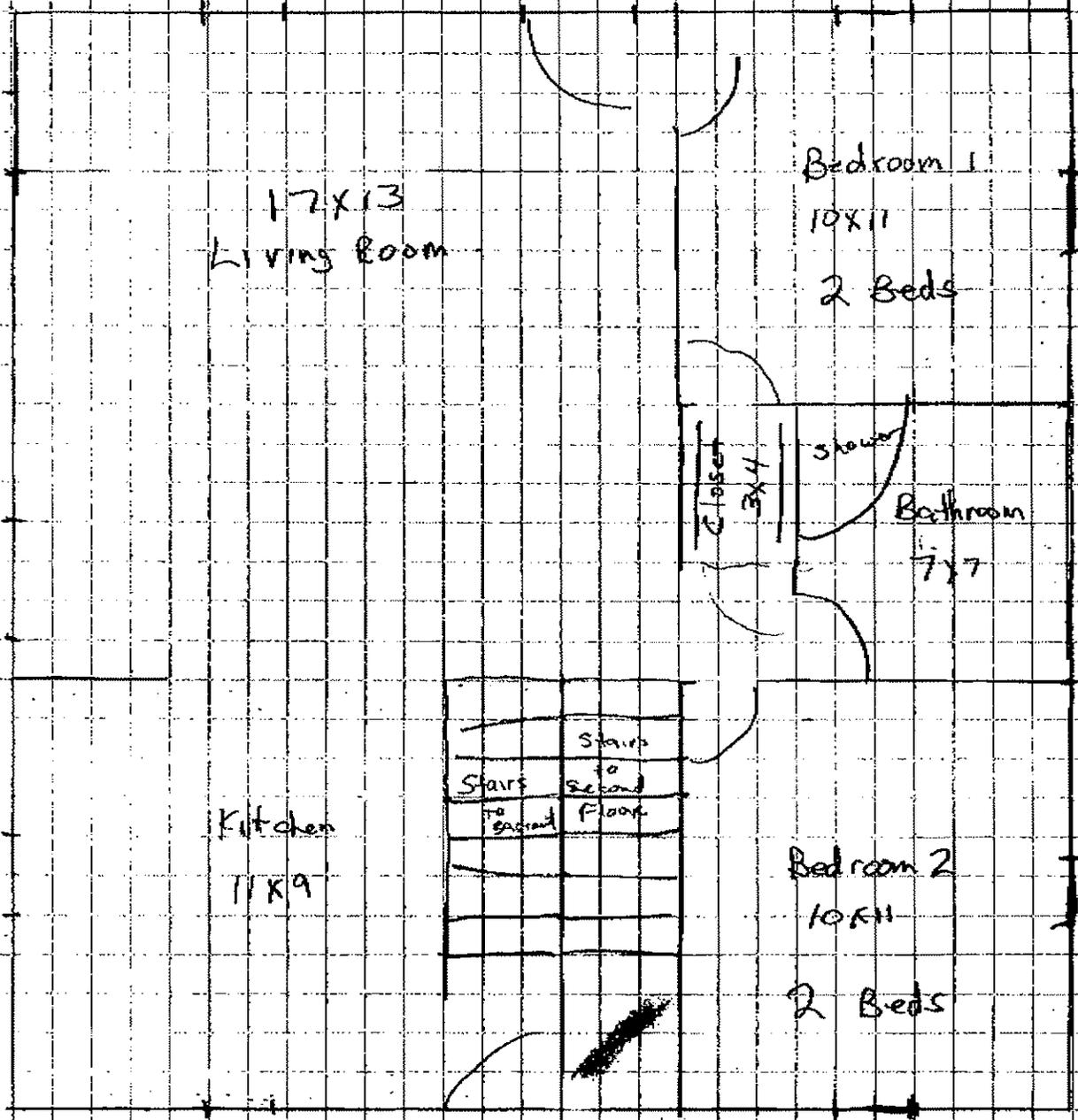
NONE

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



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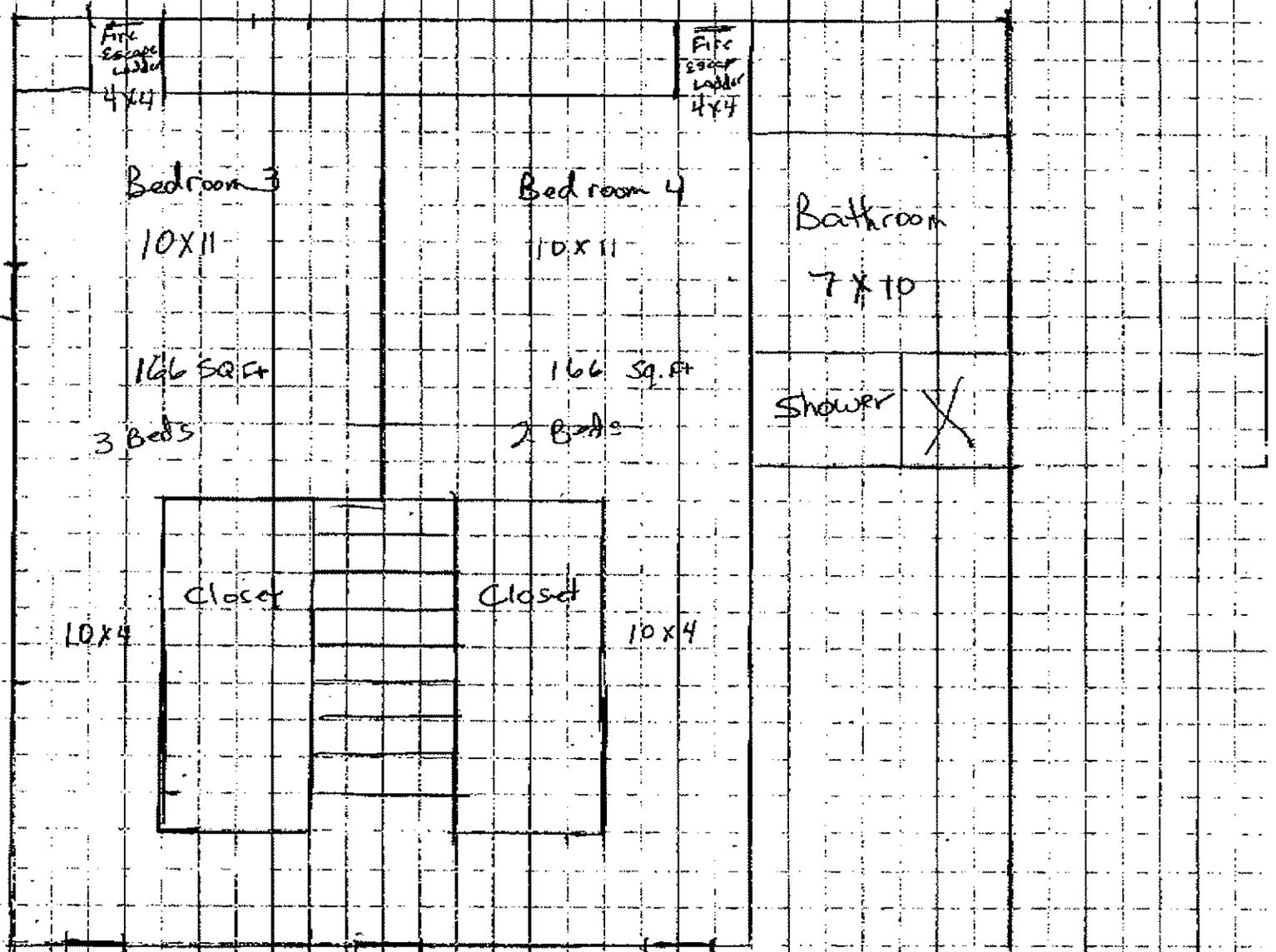
1029 Capitol Street
1st Floor



1029 CAPITAL 1ST FLOOR

1029 Capital Street
2nd Floor

VISA Holdings LLC



1029 CAPITAL 2ND FLOOR

Page 2
2 of 2

ITEM 11:14

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	506 244
Application number	

1. Applicant information

Applicant name VIDA HOLDINGS LLC
 Street address W1155 RUDYS LANE
 City MONTELLO
 State and zip code WI 53949
 Daytime telephone number 847-361-5969 / 224-558-3211
 Fax number, if any 847-803-8571
 E-mail, if any VIDAHOLDINGS@YAHOO.COM

2. Subject property information

Street address	<u>613 VINE ST, WISCONSIN DELLS, WI</u>
Parcel number	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>RESIDENTIAL HOUSE.</u>
Describe the current use	<u>RENTAL RESIDENTIAL PROPERTY.</u>

3. Proposed use. Describe the proposed use.

TO BE USED AS A RENTAL HOUSE FOR EITHER SEASONAL EMPLOYEES OR REGULAR FAMILY

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

RENTAL PROPERTY.

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

[Empty rectangular box]

5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

N/A

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

N/A

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

None

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

SUITS IT FINE

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

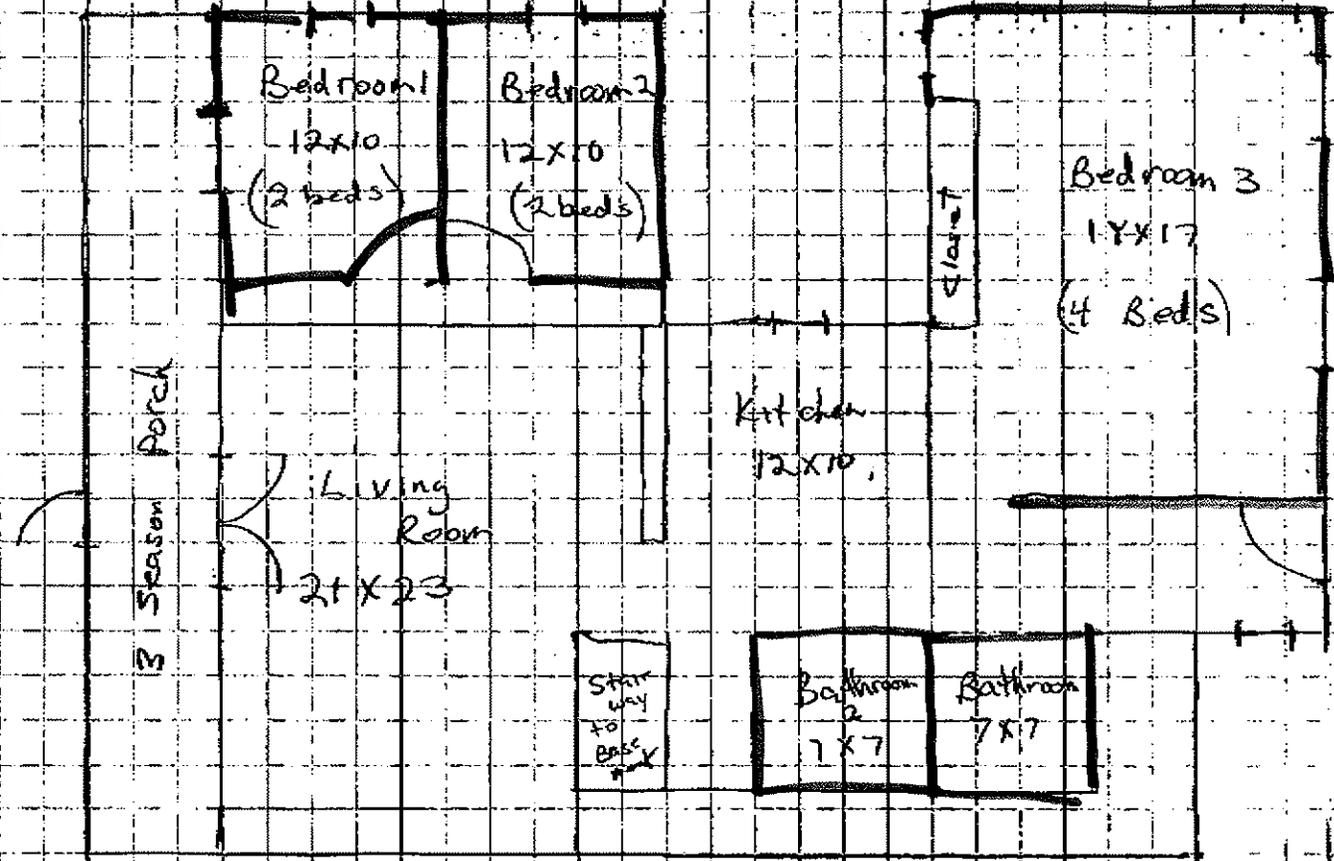
f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district

None

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



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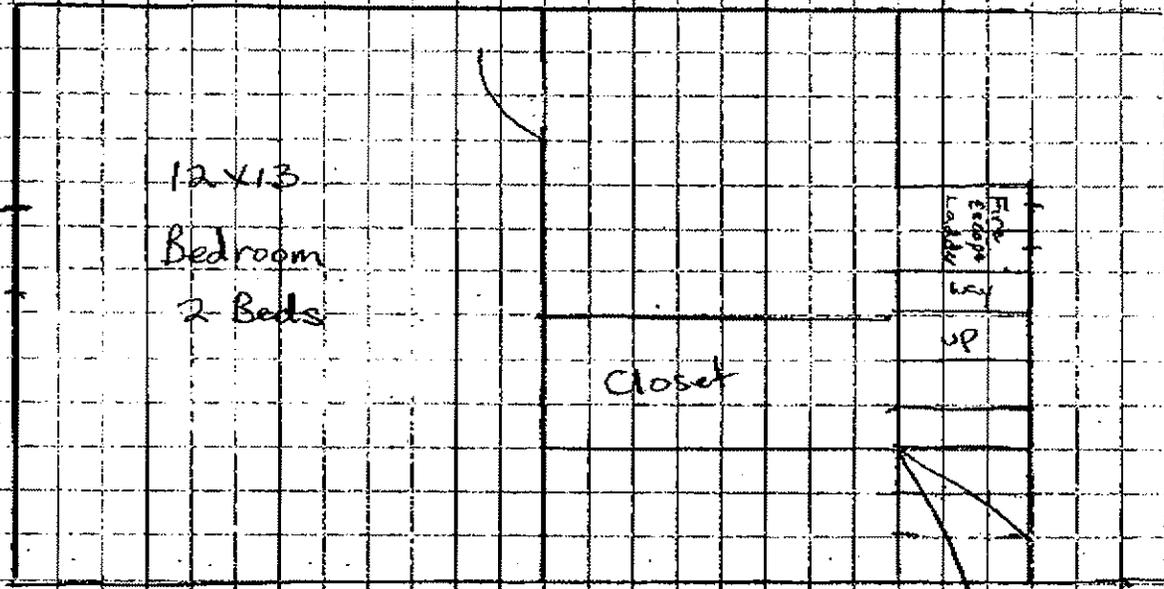


613 Vine St
1st Floor

Scale = 2'

613 VINE 1st Floor

613 Vine Street
upstairs



613 VINE 2ND FLOOR

Scale $\square = 1'$
Angle of 2

The City has received an annexation, zoning, CUP, and Site Plan request for property in Columbia County, Town of Newport on the south side of east Vine St (near the Hwy 16 intersection). The property consists of Newport parcels 11028-81.A, 11028-81.A1, and 11028-66B, which on the south side of Trout Rd and currently has a Newport Address of W15197 Vine St, it is a campground that has not been open for several years.

The applicant has requested that the property be zoned C-4 Commercial – Large scale, which is consistent with the zoning of other properties in this area. The applicant has stated that they would like to improve and re-open the campground with new cabins and RV camping lots. A Campground requires a Conditional Use Permit in the C-4 Zoning district and must be approved separately by the City.

The C-4 Zoning will allow land uses on this property consistent with the long term plan for large commercial development on this property. The adjacent City property is zoned C-4 Commercial, large scale and C-1 Commercial, neighborhood. The C-1 Zone is the Cambrian Condo development to the south of the campground. There is a significant wooded ravine on the north part of the condo property,

The property to be annexed is not currently served by City water and sewer. The applicant intends to connect to City water immediately, but has requested to continue to use the existing septic system holding tanks for one year before connecting to the City sewer. This is primarily due to the fact that standard City gravity sewer is not immediately available to the campground property. The applicant will have to install a private sewer lift station and pump their sewage to the Vine St. lift station. The Public Works Committee has agreed to allow the applicant to operate in 2015 utilizing the existing septic holding tanks, and then connect to the City sewer in the spring 2016.

The applicant intends to substantially re-develop the campground to cater to RV campers, and a significant amount of seasonal occupants. The applicant also intends to set up cabin camping sites that will cater to sports teams, mostly from the Woodside sports complex. The current Site plan calls for a total of 67 sites = 21 cabins and 46 RV sites. There would also be tent camping throughout the site. State allowable Campground densities are 25 sites per acre. This site is over 11 acres, so there could be a total of 275 sites. The re-development will occur in Phases, with the 2015 phase currently planned to include 6 RV sites and 6 cabins. The applicant intends to utilize the existing access to the Site for 2015, but intends to construct a new access off of Grand Cambrian Dr., approximately 240 ft from the intersection with Vine St. This new entrance should occur as soon as possible, as the current intersection of Vine St, Grand Cambrian Drive, and STH 16 is not ideal.

The Zoning code requires all campsites be setback 40 feet from the perimeter property lines of the campground property. The current site plan has a handful of sites on the north and south ends of the properties that are currently shown within this setback. However, most of these sites are not part of the Phase 1 development that is to be constructed in 2015. RV site #1 is the only site in Phase 1 that lies within 40 ft of the property line. This is partly due to the fact that the Vine St. road Right Of Way in the town is rather large at 100 feet. The rest of Vine St. in the City limits is an 80 ft Right Of Way. It appears that if the Vine St. ROW were 80 ft, then this lot would not lie within 40 feet of the property line. The applicant is working with his engineer to update the Site plan to comply with the 40 foot set-back requirement.

This leads into the fact that most towns do not have road Right of Way, and the property lines run to the middle of the road. This is the case for the western half of Vine St. and the South portion of Grand Cambrian Dr. adjacent to the proposed campground site. Approval of the CUP and Site plan for this project should be contingent on the owner dedicating the appropriate road ROW to the City. There is another issue with the Vine

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	50295
Application number	

1. Applicant information

Applicant name Wayne Schult (Southfork Campground)
 Street address W15197 Vine St
 City Wisconsin Dells
 State and zip code Wisc 53965
 Daytime telephone number 608-448-8623
 Fax number, if any _____
 E-mail, if any wayne.518@hotmail.com

2. Subject property information

Street address	<u>W15197 Vine St</u>	
Parcel number	<u>1102881A 1102881A1</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>Recreational 11028 66.B</u>	
Describe the current use	<u>Campground</u>	

3. Proposed use. Describe the proposed use.

Campground

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

Should be low impact

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.

None

