

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from A & J Entertainment, LLC (Adam Seymer and Jason Field) for additional Workforce Housing at the location of their current Dorm facility located at 512 Vine St.

The applicants received a CUP to operate the existing Dorm facility as Workforce housing in September of 2012, and another CUP in 2013 to expand the Workforce housing by constructing additional units in the basement of the original building. At that time there was a house on the property. The house has been razed and removed. The applicant indicated their desire to construct additional housing when they received their original Workforce housing permits.

The original dorm facility at this location consists of 10 single occupant dorm rooms and 3 multi-occupant rooms on the first floor of the building, capable of housing approximate 17 people. The applicant remodeled the basement adding 6 multi-occupant rooms capable of housing 14 additional people. The existing facility contains 19 units with a capacity to house approximately 31 people.

The current plan indicates the applicant would like to place two (2) manufactured units that were originally constructed as temporary classrooms. The interior of the units would be remodeled into additional housing. The current plan is for each new building to have 4 rooms with 3 beds in each room, plus a common bathroom. This would be 12 beds per building for a total of 24 additional beds on the site. This would come to a total of 55 employees living on this site.

There would need to be some additional details provided to ensure that all applicable set-backs can be met on the site, but preliminary review indicates it should be possible. Prior to any new buildings going on this site a detailed Site plan must be submitted to the City to evaluate items such as set-backs. It seems reasonable that the applicant would like to have approval of the CUP or the "concept" of additional Workforce housing on this site, prior to investing in more detailed plans. This parcel is approximately 28,500 sq ft. A minimum individual lot size is 7,200 sq ft, meaning this parcel is large enough to accommodate 3 individual parcels for the 3 proposed buildings on the site. Group lodging facilities don't have other lot size requirements, other than the minimum size. For comparison, this 28,500 sq ft parcel would allow up to 20 regular apartments. As the City standard is for 4 individual in each apartment, this site could accommodate 80 occupants.

It seems the main "concept" to be approved tonight is for the additional Workforce housing on this site, and the use of manufactured structures. The additional housing would place 55 occupants on this site. Manufactured structures are defined by the City zoning code as acceptable standard dwelling units, but mobile homes are not. City policy is that manufactured dwelling units must be constructed as permanent structures, with full footings and frost walls. Units cannot be placed slab on grade with skirting.

As stated with the prior to any Workforce housing approval, the primary concern for this facility will be the management. The City will expect that this facility will not be allowed to become a nuisance through the neighborhood; due to noise, trash, and lack of maintenance or for any other reason. With the proposed increased occupant density at this facility, the potential for nuisances to arise increases and diligent management becomes even more important. It is noted that the applicant intends to primarily use the facility for housing their own employees, and such employer operated facilities have been less likely to become a chronic nuisance. It is significant to note that this applicant has operated the existing expanded Workforce housing on this site for several years without any issues or concerns. Inspections of the existing facility always find it to be one of the best maintained facilities in the City. It also seems relevant to note that this applicant was approved for one of the only "Overnight rentals" in a home in the City. The neighbors to this use expressed concerns that nuisances may arise, but none have.

I would expect the applicant would like CUP approval for up to an additional 24 Workforce housing beds, so they can work through the specifics, and submit only a Site plan for final approval in the future.

Approval of the expanded Group Lodging permit should contain the following contingencies.

1. The permit is issued to Adam Seymer and Jason Field and is not transferrable (even if A&J Entertainment, LLC is sold)
2. The new buildings are permanent, and placed on full footings and frost walls.
3. The City approves the "look" of the new structures and surrounding landscaping.
4. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.

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	<u>\$525.00</u>
Receipt number	<u>51320</u>
Application number	<u>10-2015</u>

1. Applicant information

Applicant name	<u>A&J Entertainment LLC</u>
Street address	<u>1550 Wisc Dells Pkwy</u>
City	<u>Wisconsin Dells</u>
State and zip code	<u>Wisconsin , 53965</u>
Daytime telephone number	<u>608-254-2266</u>
Fax number, if any	<u></u>
E-mail, if any	<u>adam@hotshotsimaging.com</u>

2. Subject property information

Street address	<u>510 Vine St</u>	
Parcel number	<u>1106</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-1</u>	
Describe the current use	<u>Student Housing</u>	

3. Proposed use. Describe the proposed use.

Add two 76'x24' housing units. Use shall be same as approved existing.

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

N/A
Residential

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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.

The nuisances should be minimized with the existing off street parking already adequate to comply with code. Dumpster location to remain at its current approved location. The existing parking lot is minimum of 100' off Vine Street reducing the distraction and impact of off street parking. Amount of exterior lighting to remain as is.

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

The existing building was approved for continued use of group housing. At that time the project was approved as being compatible with the neighborhood plan and the city has recognized the need for such housing within the community.

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

Delineation of parking stalls per municipal code requirements and required pedestrian sidewalk from parking stalls to structure, provide safe and efficient pedestrian access to facility.

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

There is an existing structure that was approved for use at this parcel.

- d. Effects of the proposed use on the natural environment

As the majority of the remodel will take place within the structure enclosure we feel there will be minimal impact on the natural environment.

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

No additional nuisances shall be anticipated by the effects of the proposed remodel.

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

Proposed use will remain as approved group housing.

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

The two buildings would be connected to city sewer and water.

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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.



5/29/15

Applicant Signature

Date

Governing Regulations

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

Reimbursement Agreement for Application Review Costs

A. Payment for Eligible Costs.

By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.

B. Guarantee of Payment.

To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

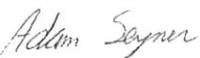
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.

If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

C. Termination of Guarantee.

If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 60 days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.



5/29/15

Applicant Signature

Date

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Project Map Checklist

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

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

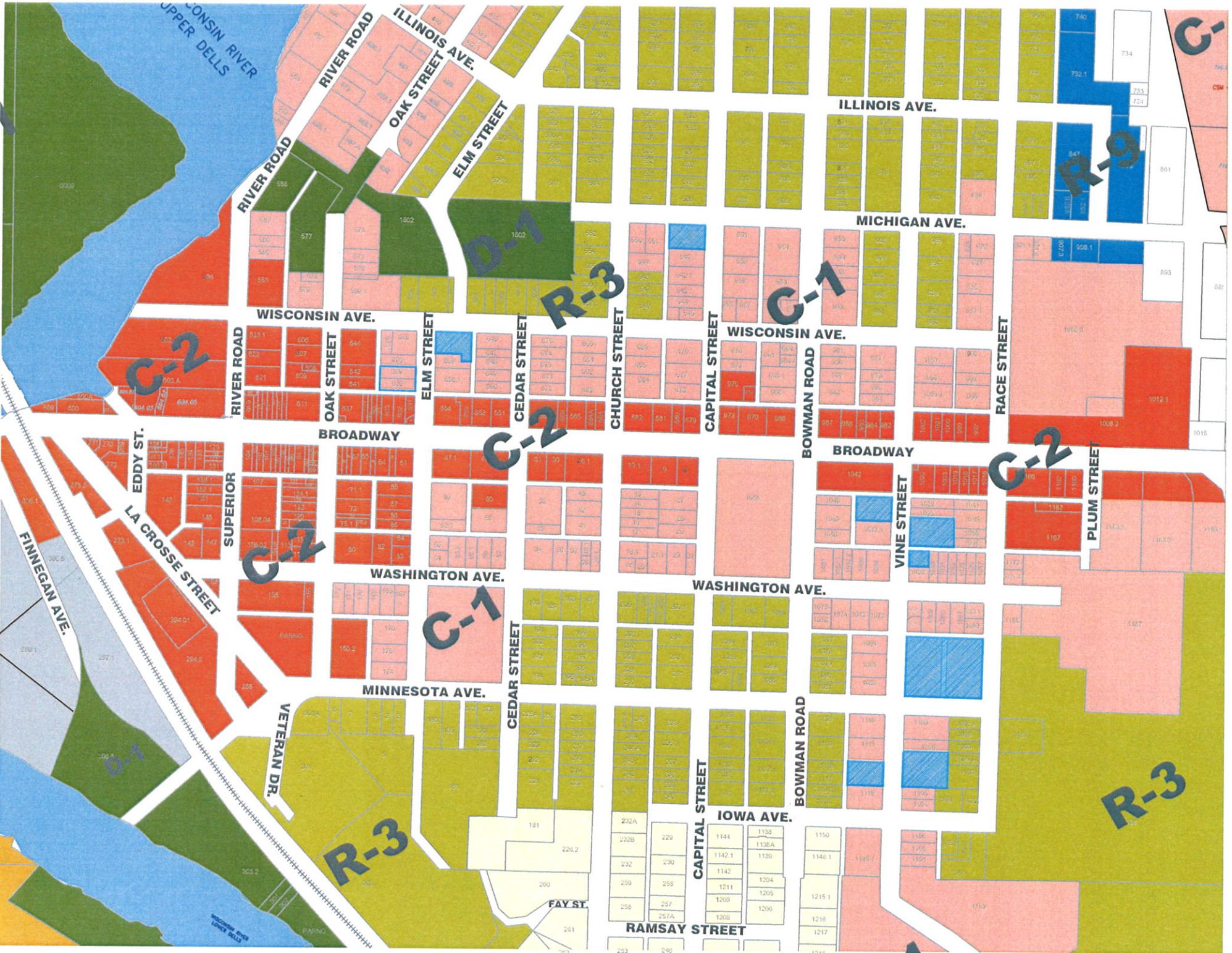




Exhibit 5-1. Principal uses by district

1.0	Agriculture	A-1	A-2	D-1	R-1	R-2	R-3	R-5	R-9	C-1	C-2	C-3	C-4	M-1	I-1	Special Standards
1.1	Agriculture – horticulture	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
1.2	Agriculture - livestock	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
1.3	Greenhouse	P	P	-	-	-	-	-	-	P	P	P	P	C	P	
2.0 Resource-Based Uses																
2.1	Aggregate extraction operation	C	C	-	-	-	-	-	-	-	-	-	-	-	-	C
2.2	Forest management	P	P	P	-	-	-	-	-	-	-	-	-	-	-	
2.3	Game farm	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
2.4	Hunting and fishing preserve	P	P	P	-	-	-	-	-	-	-	-	-	-	-	
3.0 Residential																
3.1	Mobile home park	-	-	-	-	-	-	-	P	-	-	-	-	-	-	19.700
3.2	Residence, single-family detached	P	P	-	P	P	P	-	-	P	C	-	-	C	-	19.701
3.3	Residence, two-family	-	-	-	P[2]	P	P	-	-	P	-	-	-	C	-	19.702
3.4	Residence, multi-family	-	-	-	-	-	C	C	-	C	-	-	C	C	-	19.703
3.5	Residence, townhouse	-	-	-	-	-	P	P	-	P	-	-	-	P	-	19.704
4.0 Special Care Facilities																
4.1	Adult family home	-	-	-	-	P	P	P	P	-	-	-	-	P	-	19.705
4.2	Community living arrangement, type I [3]	-	-	-	-	P	P	P	P	-	-	-	-	P	-	19.706
4.2	Community living arrangement, type II [3]	-	-	-	-	C	C	C	C	-	-	-	-	C	-	19.706
4.2	Community living arrangement, type III [3]	-	-	-	-	C	C	C	C	-	-	-	-	C	-	19.706
4.3	Emergency shelter	-	-	-	-	-	C	-	-	C	-	C	C	C	-	
4.4	Foster home and treatment foster home [4]	-	-	-	C	C	C	C	C	-	-	-	-	C	-	19.707
4.5	Group day care center	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
4.6	Nursing home	-	-	-	-	-	C	C	-	C	-	-	-	C	-	
4.7	Retirement home	-	-	-	-	-	-	P	-	-	-	-	-	C	-	
5.0 Group Accommodations¹																
5.1	Campground	-	-	-	-	-	-	-	-	-	-	P	P	-	-	19.708
5.2	Group camp	C	C	-	-	-	-	-	-	-	-	-	-	-	-	19.709
5.3	Seasonal workforce housing facility	-	-	-	C	C	C	P	C	C	C	C	C	C	-	19.710
5.4	Managed condominium project	-	-	-	-	-	-	C	-	C	C	C	C	C	-	
5.5	Overnight lodging	-	-	-	-	-	-	-	-	C	C	C	C	C	-	
5.6	Resort	C	C	-	-	-	-	-	-	C	C	C	C	C	-	
5.7	Timeshare project	-	-	-	-	-	-	-	-	C	C	C	C	C	-	
6.0 Food and Beverage Sales																
6.1	Micro-brewery	-	-	-	-	-	-	-	-	C	P	P	P	C	-	
6.2	Restaurant	-	-	-	-	-	-	-	-	C	P	P	P	C	-	
6.3	Tavern	-	-	-	-	-	-	-	-	C	P	P	P	C	-	19.711
7.0 General Sales																
7.1	Agriculture sales	-	-	-	-	-	-	-	-	-	-	P	-	-	P	
7.2	Auction sales	-	-	-	-	-	-	-	-	-	-	P	-	-	P	
7.3	Construction materials sales	-	-	-	-	-	-	-	-	-	-	P	-	-	P	
7.4	Convenience sales	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
7.5	General sales	-	-	-	-	-	-	-	-	-	P	P	P	P	-	
7.6	Manufactured housing sales	-	-	-	-	-	-	-	-	-	P	P	P	-	-	
7.7	Off-site liquor sales	-	-	-	-	-	-	-	-	-	P	P	P	-	-	
7.8	Secondhand sales	-	-	-	-	-	-	-	-	-	-	P	-	-	C	
7.9	Shopping center	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
7.10	Specialty sales	-	-	-	-	-	-	-	-	P	P	P	P	P	C	

¹ Editor’s note: A bed and breakfast is considered an accessory use and is therefore listed in Exhibit 5-2.
Table continues on next page



WISCONSIN RIVER
UPPER DELLS

RIVER ROAD

OAK STREET

ILLINOIS AVE.

ELM STREET

ILLINOIS AVE.

MICHIGAN AVE.

WISCONSIN AVE.

RIVER ROAD

OAK STREET

ELM STREET

CEDAR STREET

CHURCH STREET

CAPITAL STREET

WISCONSIN AVE.

BOWMAN ROAD

RACE STREET

EDDY ST.

LA CROSE STREET

SUPERIOR

BROADWAY

C-2

C-2

BROADWAY

C-2

PLUM STREET

FINNEGAN AVE.

WASHINGTON AVE.

WASHINGTON AVE.

MINNESOTA AVE.

CEDAR STREET

CAPITAL STREET

IOWA AVE.

BOWMAN ROAD

R-3

R-3

FAY ST.

RAMSAY STREET

G-1

R-9

C-2

R-3

G-1

G-2