



Staff report – Plan Commission 071717  
CUP - Overnight Lodging  
1015 River Rd (Parcel 11291-458)  
Accessory Use - Boat Dock

The City of Wisconsin Dells has received a request from RRAD Development, LLC d/b/a River Inn Resort, for a Boat Dock at The River Inn resort located at 1015 River Rd. (Parcel 11291-458). This boat dock was permitted by the City about 10 years ago, but was removed approximately 5 years ago. If a use is discontinued for more than 12 months it must obtain a new permit.

This property has been remodeled and they would like to re-install the boat dock.

The DNR has given their approval of the permit, as long as no permanent structures are constructed below the Ordinary High Water Mark.

Approval contingent on dock remaining compliant with DNR.

Chris Tollaksen  
City of Wisconsin Dells  
07/14/2017

# 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	60396
Application number	COP 17-2013

**1. Applicant information**

Applicant name RRAD DEVELOPMENT LLC / DBA. River Inn Resort  
Street address 1015 RIVER RD.  
City WISCONSIN DELLS  
State and zip code WISCONSIN 53949  
Daytime telephone number 608-963-6861  
Fax number, if any \_\_\_\_\_  
E-mail, if any ADAM@AMERICANWORLD.COM

**2. Subject property information**

Street address	<u>1015 RIVER RD</u>	
Parcel number	<u>11291-45B</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>COMMERCIAL</u>	
Describe the current use	<u>HOTEL + RESTAURANT</u>	

**3. Proposed use.** Describe the proposed use.

Install a boat dock with 4 boat slips for use by guests and patrons of the River Inn Resort. Please note - this boat dock was already installed previously but was removed by property Lessee some years back.

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

The boat dock will be open to River Inn Resort Guests and patrons to the Bar + Restaurant.

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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

N/A

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

On Commercial Property, within use.

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

N/A - There was an existing boat dock  
in the same location

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

N/A

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

N/A

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

N RIVER

REPOSED & WILF RIVER WALK

1' FT ABOVE OHCMM

<10,000 F12

PROPOSED LOT LINES, TYP.

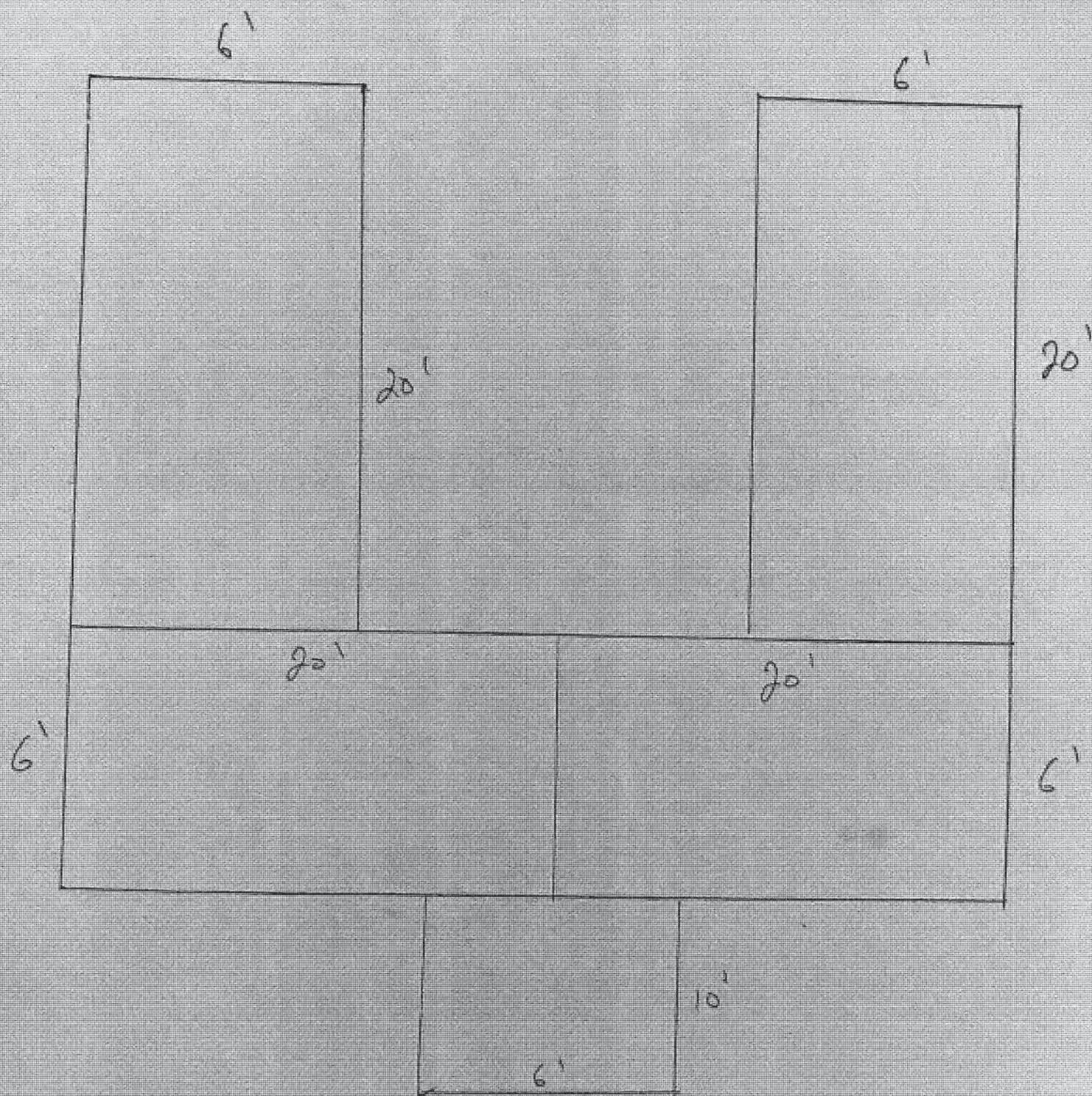


PRELIMINARY PLANS NOT FOR CONSTRUCTION

**ADCI** Architectural Design Consultants, Inc.  
 30 Wisconsin Dells Parkway • P.O. Box 560  
 Lake Delton, WI 53540  
 Phone: (800) 254-6181 Fax: (800) 254-2138  
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RIVER INN RESORT  
 DECK RENOVATION  
 RIVER INN PATIO / DECK LAYOUT

DATE: 11/11/05
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT NO: 05-017
<b>C1.0</b>



CONNECT TO 30' REMOVABLE GANTRYWAY

Staff report – Plan Commission 071717  
CUP - Overnight Lodging  
1202 Chula Vista Parkway (Parcel 291-00290-0040)  
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 the duplex located at 1200 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 the other ½ (1202 Chula Vista Parkway) has already been issued a permit for Overnight lodging. This request would cause the entire structure to be utilized as Overnight lodging.

As an existing home this use should not have any significant effect on traffic flow, the natural environment or future development of the area.

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 may 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 existence 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.

It has also been discovered that the owner of this property is delinquent on taxes owed for other properties in the City. It is the recommendation of the City Clerk and Treasurer that the owner become current with their taxes prior to any permits being issued.

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

1. The facility and facility owner remain current on all obligations to the City.
2. The building has no code or safety issues with the house
3. The overnight rental of the house will be subject to PRT & room tax.
4. The facility obtains and is in good standing with the State motel license and any other required
5. Additional parking spaces will be constructed, to City satisfaction, if deemed necessary by the City in the future.
6. 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  
07/14/2017

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**Wisconsin Dells, Wisconsin**  
 Version: May 21, 2007

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<b>- Office Use Only -</b>	
Initial application fee	\$525.00
Receipt number	160399
Application number	CWR 16-0017

**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>1200 Chula Vista Parkway, Wisconsin Dells, WI</u>
Parcel number	<u>291-00290-0040</u> <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</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.

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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