

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
MAY 13, 2019

Mayor Wojnicz called the meeting to order at 5:00 PM. Notice of the meeting was provided to the Dells Events, WNNO/WDLS Radio, and posted in accordance with State Statutes.

1. Present: Mayor Ed Wojnicz, Ald. Mike Freel, Fire Chief Pat Gavinski, Chris Lechnir, Lisa Delmore, Phil Helley, and Ted Theiler
 Others: City Planner/Zoning Administrator Chris Tollaksen, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, City Treasurer Karen Terry, Ald. Anderson, Ald. Marshall, Ald. Holzem, Kasia Kowalski, Asli Hizli, Janice Sewielski, Adam Nykaza, Atty. Peter Curran, Jay and Melissa Hansen, Adam Makowski, Richard Clark, Ivan Chemshirov, Kyle Wedel, Christine Nowak, and Peter Culver from the Dells Events
2. Motion by Theiler and seconded by Delmore approve the April 8, 2019 meeting minutes. Motion carried.
3. Wojnicz declared the public hearing open for anyone to speak for or against the recommendation to deny renewal of a Seasonal Workforce Housing License to Fairview located at 2960 Wisconsin Dells Parkway, Sauk County. Attorney Peter Kern representing Fairview said that as a preliminary matter, he apologized stating that he received most of the information today. Atty. Kern, based on his understanding, stated the following:
 - 1) His client is willing to correct the issues, but did not have enough time between the inspection report date and the meeting date to complete.
 - 2) He reviewed the inspection report and did not see any significant issues that have not already been addressed, with the closure of some buildings. It came down to removing some foam in the basement and putting a gate on stairs. It is in his clients' best interest to get it done quickly with the housing season approaching.
 - 3) He is requesting a period for them to correct the errors; then schedule another inspection for review prior to ruling on any denial of their application.

With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed

4. Replacing the second floor balcony is cost prohibitive and the access will be closed. Whatever areas are open for rent need to pass inspection. Motion by Ald. Freel and seconded by Delmore recommend to council approve the Seasonal Workforce Housing License to Fairview located at 2960 Wisconsin Dells Parkway with the following contingencies:
 - 1) The applicant addresses key issues for safety, including closing off access to the second floor balcony, removing rigid foam in the basement and large amounts of piled up storage items in the basement.
 - 2) The applicant must pass inspections by the Fire Department and Building Inspector, Kheli Mason.
 - 3) Pay any extra inspection fees over the normal inspection, if deemed necessary. Chris Tollaksen will determine if the amount goes over the normal inspection costs.

If the applicant does not pass inspection, then the applicant will be able to come before the next Plan Commission meeting for the opportunity to be heard. Motion carried with *Lechnir opposing*.

5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Richard Clark for the construction of an amusement ride in excess of 45' in height, a Walk-up Service Window, and Commercial Activity without a permanent building equipped with a washroom at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000. The property is zoned C-4 Commercial-large scale. Ken Fish with General Engineering Company said the amusement ride was at the Mt. Olympus location and was taken down, stored and now the intent is to put on the Makowski property. They have to resubmit their application to the State and get their approvals on the amusement ride and the components of it.

Richard Clark said there was an accident at the Mt. Olympus location where the connection at the top came loose, but said everything is double redundancy now. There used to be one cable pull power point, now they two and both rated at full capacity. Clark said the reason the accident happened was due to human error. An employee did not properly prepare the end where it was epoxyed into the receiver socket. They did not take the grease off the cable before they put it in there. The design and safety of the ride gets approvals by the State. Their State review is July 31, 2019. This was information only for the Commission members. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

6. It was suggested Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Richard Clark for the construction of an amusement ride in excess of 45' in height, a Walk-up Service Window, and Commercial Activity without a permanent building equipped with a washroom at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000 with the following contingencies:
- 1) All associated permits and licenses are obtained and in good standing.
 - 2) Ride plans are reviewed and approved by Dept. of Safety and Professional Services (DSPS) prior to any construction.
 - 3) All Construction is inspected by a structural engineer and a stamped letter of approval is provided to the City prior to the ride being put in use.
 - 4) The area is well maintained and well kept.
 - 5) The site does not generate any nuisances to surround properties, specifically noise nuisances.
 - 6) Additional Site Plan approval will be obtained prior to the installation of any additional rides in the future.
 - 7) The amusement ride has a 60' setback.

The property is zoned C-4 Commercial-large scale. Motion carried.

7. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Richard Clark for the construction of an amusement ride in excess of 45' in height at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000. The property is zoned C-4 Commercial-large scale. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

8. Motion by Theiler and seconded by Lechnir recommend to council approve the Site Plan Application from Richard Clark for the construction of an amusement ride in excess of 45' in height at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000 contingent on CUP approval and the following:
- 1) The amusement ride has a 60' setback.
 - 2) Adequate parking and parking/traffic controls are installed to prevent this site from causing parking and/or traffic flow problems on the access roads.
 - 3) The applicant will cooperate with the city to implement any additional parking/traffic control measures deemed necessary by the city/police department in its sole judgment. This could include closure of Wisconsin Dells Parkway access points.
 - 4) This is contingent on CUP Approval.

The property is zoned C-4 Commercial-large scale. Motion carried.

9. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Jay Hansen to allow Overnight Lodging at 1222 River Road, Wisconsin Dells, Columbia County Tax Parcel 11291-350.1. The property is zoned C-1 Commercial-neighborhood. Melissa Hansen said they have had a cottage on River Road for 13 years and have had rental property for about 20 years. The Hansen's are looking to have an Airbnb/Vacation Rentals by Owners (Vrbo) type of rentals. Neighboring property owner of Deer Trail Motel spoke against this request. Janice Sewielski spoke for Kasia Kowalski due to slight language barrier. She spoke about issues with having to call the police for cars parked on her property and other police calls. She said people trespass on her property and some using her pool. Chris Tollaksen said their request is for the home. The property as a whole used to be a motel, then several years ago was converted to apartments, and now they are asking to take the residence on the

property and turn that into short-term rentals. Hansen lives on River Road in the summer. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

10. Motion by Freel and seconded by Delmore approve the Conditional Use Permit Application from Jay Hansen to allow Overnight Lodging at 1222 River Road, Wisconsin Dells, Columbia County Tax Parcel 11291-350.1 with the following contingencies:
 - 1) Valid for one year
 - 2) The building inspector ensures there are no code or safety issues with the house
 - 3) The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
 - 4) The overnight rental of the house will be subject to PRT and Room Tax and the applicant is responsible for providing clear accounting of the rental of this property.
 - 5) Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the City's satisfaction can cause this permit to be revoked.
 - 6) Applicant abide by the following restrictions:
 - a. Owner provides current, local, primary contact information to the police department and zoning office.
 - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance.
 - c. This permit is non-transferrable and any new owner or operator of the property will have to obtain a new Overnight Lodging Permit.

Motion carried.

11. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Wisconsin Dells School District for the construction of a new high school, Wisconsin Dells, Sauk County Tax Parcel 291-0026-120000. The Site Plan Application has the incorrect zoning. The property is actually zoned C-3 Commercial-highway. Kyle Wedel, Professional Engineer with General Engineering was at the meeting to answer any questions. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
12. Motion by Theiler and seconded by Lechnir recommend to council approve the Site Plan Application from Wisconsin Dells School District for the construction of a new high school, Wisconsin Dells, Sauk County Tax Parcel 291-0026-120000 and contingent on final approval from City staff. The property is zoned C-3 Commercial-highway. Motion carried.
13. Mayor Wojnicz declared the public hearing open for anyone to speak for or against Instructional Facility and Short Term Rental updates to the Zoning Code. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
14. Short Term Rental would be a commercial use, but intended to use instead of people just coming to town buying up properties to rent out short term, where they may become party houses. This ordinance is designed to address this. Motion by Theiler and seconded by Delmore recommend council approve Updates to the Zoning Code for Instructional Facilities and Short Term Rentals. Motion carried.
15. There were no other items for referral.
16. Scheduled is the next Plan Commission meeting on June 10, 2019 at 5:00pm.
17. Motion by Freel and seconded by Delmore to adjourn. Motion carried and the meeting adjourned at 6:15pm.

Monica Dorow-Leis
Public Works Office Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, June 10, 2019 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(7), requested by Maurer’s Market in order to allow a Outdoor Commercial food and beverage service, Outdoor Vendors, and Itinerant sales at 216 Washington Ave, Columbia Co. City of Wis. Dells tax parcel 11291-158. The applicant would like to hold a once a year 4th of July evening outdoor event in their parking lot, which would include: closure of the store and vehicle parking, food and beverage services for on-site consumption and entertainment. At other times the applicant would like to continue their outdoor sales promotions from the parking lot while the store is open.

The property is zoned C-2 Commercial-downtown, which requires a Conditional Use Permit for a Outdoor Commercial food and beverage service, Outdoor Vendor and Itinerant sales. The Markets display arrangements and exterior activities require approval from the Design Review Committee (DRC). Copies of the application are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



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

Dated this 17th of May 2019
 Chris Tollaksen
 Planning & Zoning
 City of Wisconsin Dells

Publication Dates:
 May 23, 2019
 May 30, 2019

216 Washington

Conditional Use Permit –

Staff Report for Plan Commission, 06/10/19

The Planning & Zoning office has received a Conditional Use Permit application from Maurer's Market for: Outdoor Commercial food and beverage service, Outdoor Vender, and Itinerant Sales in the parking lot of Maurer's Market at 216 Washington Ave, tax parcel 11291-158, which is in the C-2 Commercial – Downtown Zoning District. Maurer's would like to close the store in the evening of July 4th, barricade off their parking lot, and set up an Outdoor Entertainment Venue that would include Outdoor food service from a number of different stands, but all serviced with food from Maurer's themselves. They would also like to include as well as a band or DJ, and kids games and inflatable play structures. There is the potential use of the Kiwanis July 4th Vending and beer sales through a local service group (possibly the Fire Department),. Access would remain into the store bathrooms, and they would bring in portable bathrooms for the event. They would like to utilize a portion of the adjacent City alley to place the portable bathrooms and an inflatable play structures. It is noted that a portion of the alley will likely be disturbed as part of the Superior St. construction. Any use of the alley would need to stay out of the construction area.

All Outdoor sales areas must be approved by the Design Review Committee. The applicant has received conceptual approval from the DRC, especially for the 2019 event, given the construction going on. There may be a desire to review and revise the design of the event for future years. The applicant has found that there parking lot is overrun during the City 4th of July celebration, and they are unable to effectively operate the store during that time. The applicant would like to hold this event every year. This would be a one a year 4th of July event only.

As a separate item, the applicants State retail food license allows for a certain amount outdoor sales as a normal part of the operation of a grocery. The previous owner did some amount of outdoor sales, but it appears Maurer's has increased the frequency of their outdoor sales promotional events. It seems prudent for approval of this application to include official recognition of the applicant's right to engage in outdoor sales that are permitted under their State grocery license.

Suggested Conditional to any approval:

- 1) The property is well maintained, well managed, and not allowed to be the source of a nuisance.
- 2) The applicant obtains and be in good standing with any other licenses and/or permits required.
- 3) The applicant is subject to fees for any additional City services that may be required for this event (e.g. extra garbage pick-up)
- 4) The applicant cooperates with the City to address any concerns that may arise.

Prepared by:

Chris Tollaksen

City of Wisconsin Dells

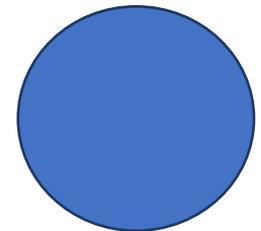
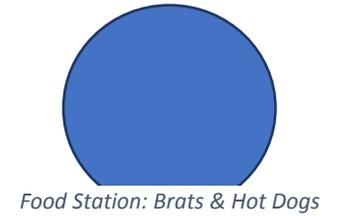
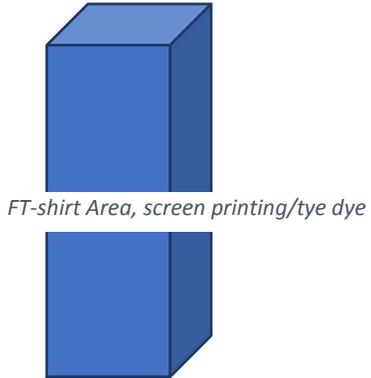
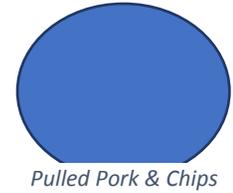
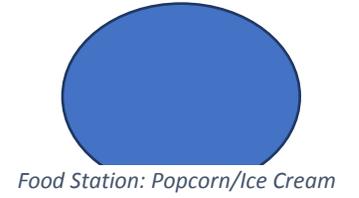
Alley



Bathrooms

Obstacle Course and Inflatables games

Sidewalk



Front

Door







MADISON TOP
— EVENT SERVICES —

WE BRING THE PARTY TO YOU
Our Event Services will come to you and offer an engaging and exciting experience for all!



FUNDRAISERS **GOLF OUTINGS**

A promotional flyer for Madison Top Event Services. The flyer features a central photograph of a colorful, abstract art installation or display. The text is arranged in a clean, modern layout. The top left corner contains the company logo and name. The top right corner contains a headline and a short paragraph. The bottom of the flyer is divided into two sections, each with a bold heading: "FUNDRAISERS" and "GOLF OUTINGS".

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee \$525.00

Receipt number _____

Application number _____

1. Applicant information

Applicant name Mauers Market

Street address 216 Washington Ave.

City Wisconsin Dells

State and zip code WI 53965

Daytime telephone number 608-963-1171

Fax number, if any _____

E-mail, if any jmaurer@myurbanmarket.com

2. Subject property information

Street address	<u>216 Washington Ave Wisconsin Dells</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>Commercial</u>
Describe the current use	<u>Supermarket</u>

3. Proposed use. Describe the proposed use.

Close our store at 4pm on 4th of July and use our parking lot as an entertainment venue while people watch the firework display. We plan to have our food for sale - hope to have fire dept. serve beer and games for kids

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

4pm - 11pm on 4th July 2019

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

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.

Noise from potential band and participants

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

Yes

- 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

Create a community event where people can come together to enjoy food-games- fireworks

- 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

More people in the Washington / Superior area

- 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

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

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.

	5/14/19
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.

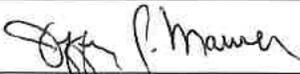
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7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

	5/14/19
Applicant Signature	Date

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: July 23, 2011

Project Map Checklist

Project Information	Included ?
Project name (e.g., business name, subdivision name)	<input checked="" type="checkbox"/>
Applicant name	<input checked="" type="checkbox"/>
Preparation date	<input checked="" type="checkbox"/>
Survey Information	
North arrow and graphic scale	<input checked="" type="checkbox"/>
Address of subject parcel or legal description	<input type="checkbox"/>
Property boundaries	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Woodlands	<input checked="" type="checkbox"/>
Wildlife habitat, including critical wildlife habitat	<input checked="" type="checkbox"/>
Environmentally sensitive features	<input checked="" type="checkbox"/>
Water resources (rivers, ponds, etc.)	<input checked="" type="checkbox"/>
Floodplain boundaries	<input checked="" 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 checked="" type="checkbox"/>
Fences, buffers, and berms	<input checked="" type="checkbox"/>
Existing trees and other prominent vegetation	<input checked="" 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"/>

↑ N

Washington Ave

Entrance
Blocked

Entrance
blocked

Food

TABLE

TABLE

Food

TABLE

TABLE

Beer

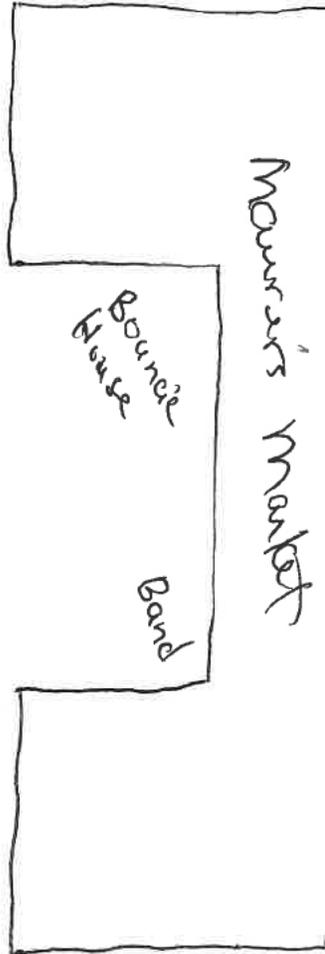
TABLE

Food

Games

Kid's
Games

Food



Maurice's Market

Bounce
House

Band

Senior St

Entrance
Blocked to
Cars

Alley

Site Plan Application

Picnic Shelter

Staff Report for Plan Commission, 06/10/19

The City has received a Site Plan application from the DNL of Wisconsin LLC to construct a picnic shelter in the behind the camp cabins located at 300 CTH A. All commercial buildings require site plan approval.

This picnic shelter will be 40 ft x 50 ft and will be located approx 50' from the main commons building in the center of the camp cabins. The shelter will consist of a concrete pad, open sides and a metal roof.

This picnic shelter is to be located in an existing campground area. This structure is intended to provide shelter for the occupants of the cabins. Parking and solid waste for this area will be handled same as it currently is.

Chris Tollaksen

City of Wis Dells

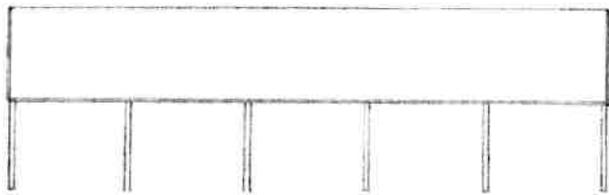
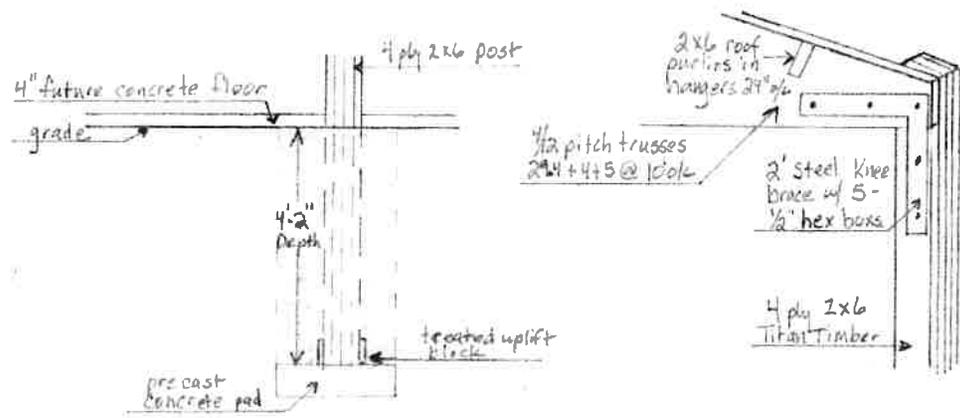
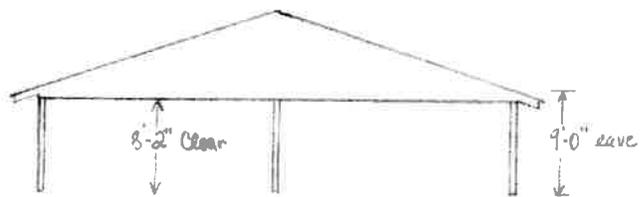
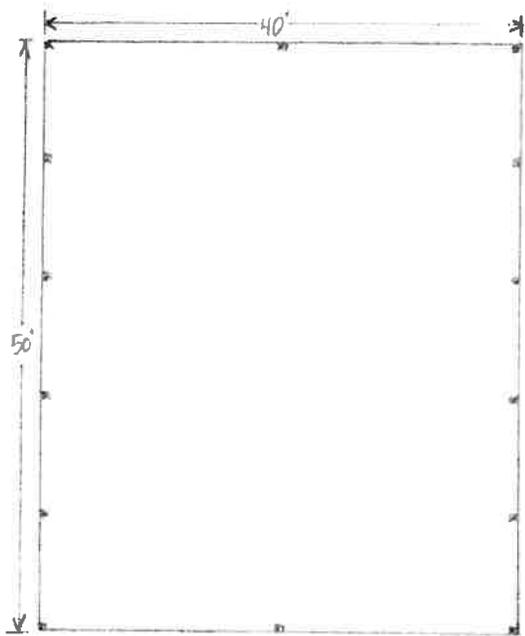
40X50 pavilion

50ft Between Buildings

310 COUNTY RD A



300 County A Campground Pavilion
DNL of Wisconsin LLC
Parcel: 291 142-00000
300 County Road A, Wisconsin Dells, WI
June 5, 2019



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	\$ 300
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name DNL of Wisconsin LLC
 Street address P.O. Box 5
 City Wisconsin Dells
 State and zip code WI 53965
 Daytime telephone number 608-253-8441
 Fax number, if any 608-253-7703
 E-mail, if any beth@mtolympuspark.com

2. Subject property information

Street address	<u>300 County Rd A</u>	
Parcel number	<u>291 0142-00000</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>Commercial</u>	
Describe the current use	<u>Vacant</u>	

3. Proposed use. Describe the proposed use.

Pavilion for Cabin Campground

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

May - September campground customer usage

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 - off main roadway behind camp store

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

6. **Review criteria.** In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 19.393 of the Municipal Code.)

a. Consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any

provide a shelter for customers to enjoy as part of their camping experience.

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

None

c. Effects of the project on the natural environment

None

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

None

e. The overall appearance of the project

Open air Roofed pavilion with picnic tables

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

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

2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

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

3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

Open air pavilion - picnic area

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

NA

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

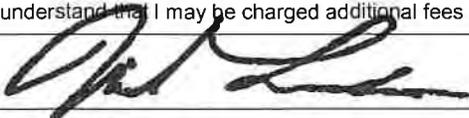
NA

6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

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

8. Applicant certification

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



6/5/19

Applicant Signature

Date

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

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

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.

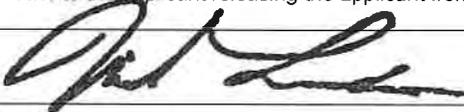
If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7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



6/5/19

Applicant Signature

Date

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

Site Plan Check List

Project Information	Included ? Yes / No
Project name (e.g., business name, subdivision name)	Y / N
Applicant name	Y / N
Preparation date	Y / N
Survey Information	
North arrow and graphic scale	Y / N
Address of subject parcel or legal description	Y / N
Property boundaries	Y / N
Acreage of subject parcel	Y / N
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	Y / N
Common areas/conservancy areas (location, purpose, ownership)	Y / N
Setting	
Property boundaries within 50' of the subject parcel	Y / N
Land uses within 50' of the subject parcel	Y / N
Zoning district boundaries within 50' of the subject parcel	Y / N
Municipal boundaries within 50' of the subject parcel	Y / N
Site Features (Existing and Proposed)	
Ground contours when any slope exceeds 10 percent	Y / N
Wetlands	Y / N
Woodlands	Y / N
Wildlife habitat, including critical wildlife habitat	Y / N
Environmentally sensitive features	Y / N
Water resources (rivers, ponds, etc.)	Y / N
Floodplain boundaries	Y / N
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	Y / N
Fences, buffers, and berms	Y / N
Pervious and impervious surfaces by type	Y / N
Site amenities (benches, fountains, etc.)	Y / N
Existing trees and other prominent vegetation	Y / N
Trees / shrubs to be planted, including a plant list and specs.	Y / N
Trees / shrubs to be retained	Y / N
Outdoor Lighting (Existing and Proposed)	
Location	Y / N
Fixture specifications	Y / N
Utilities (Existing and Proposed)	
Location	Y / N
Type (sewer, telephone, etc.) (buried or overhead, if applicable)	Y / N
Stormwater Facilities (Existing and Proposed)	
Location	Y / N
Specifications for each facility	Y / N
Solid Waste Collection	
Location	Y / N
Enclosed	Y / N

Transportation Facilities (Existing and Proposed)	Included ? Yes / No
Streets	Y / N
Driveways and road access onto public and private roads	Y / N
Sidewalks / trails	Y / N
Clear visibility triangles (location and dimensions)	Y / N
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	Y / N
Existing within 50' of subject parcel	Y / N
Signs (Existing and Proposed)	
Location	Y / N
Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the	Y / N
Parking	
Number of stalls	Y / N
Dimensions of stalls	Y / N

