

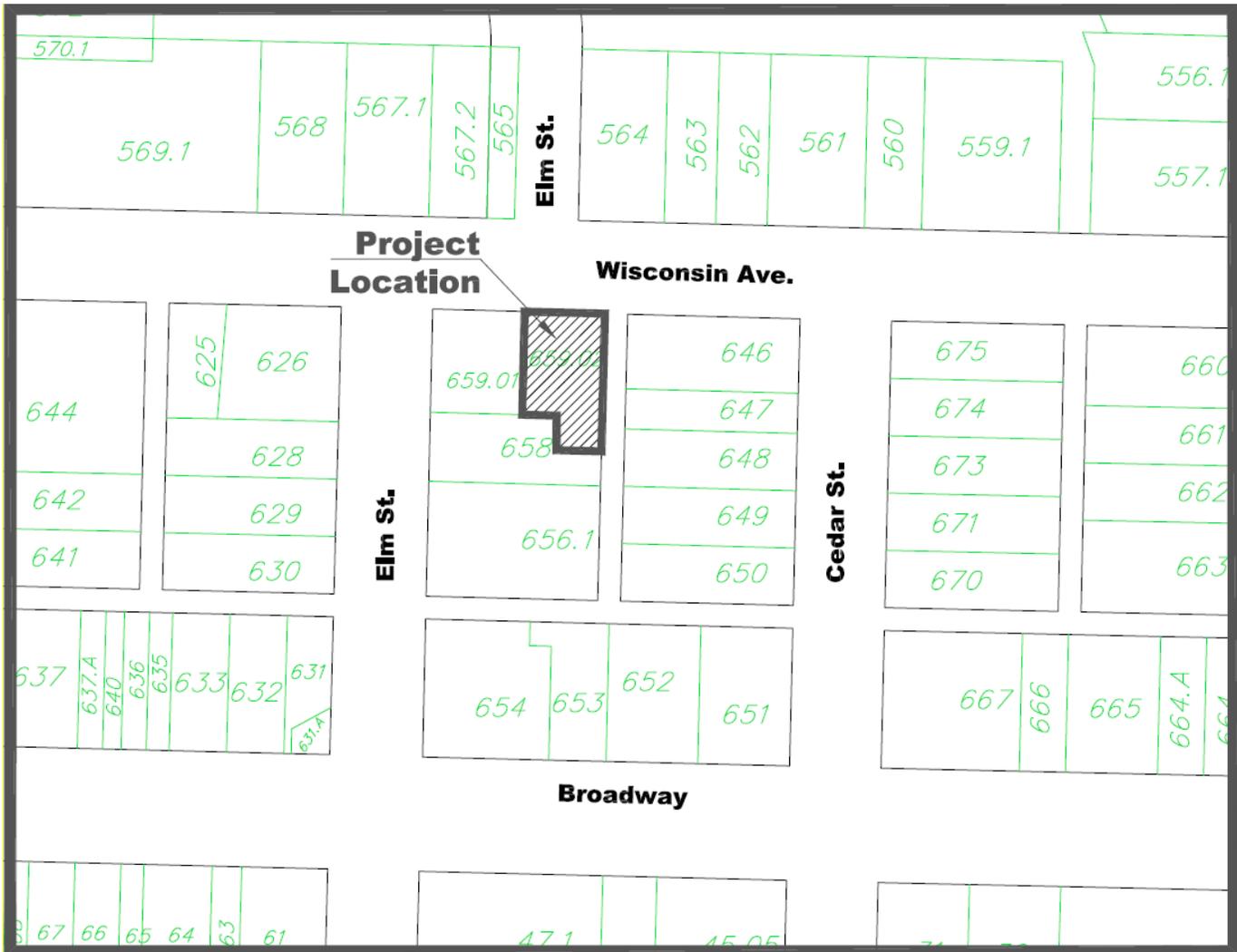
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, December 11, 2017 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(8), requested by Delentria Nash (Nash Properties LLC), in order to allow a new owner of the SEASONAL WORKFORCE HOUSING FACILITY on Columbia Co City of Wisconsin Dells Tax Parcel 291-659.02, located at 410 Wisconsin Ave. Property is zoned C-1 Commercial-neighborhood, which requires a Conditional Use Permit for a Group Lodging Facility per Chapter 19 Article 5 Division 3 of the Municipal Code.

The applicant intends to purchase and take over management of this employee housing facility.

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 22nd of November 2017

Chris Tollaksen
Plan Commission
City of Wisconsin Dells

Publication Dates:
November 29, 2017

Staff Report for Plan Commission, 12/11/17
Conditional Use Permit – Group Lodging Facility
410 Wisconsin Ave. –Seasonal Workforce Housing

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Deletria Nash (Nash Properties, LLC) for a Seasonal Workforce Housing Facility at the 410 Wisconsin Ave.

This facility has been operated as a Seasonal Workforce Housing facility for several years. Ms. Nash and her husband intend to purchase the facility and continue to run it for Seasonal Workforce Housing. The current permit for this use was issued with the contingency that any new owner/operator would need to obtain a new CUP. The new operators of a Seasonal Workforce housing facility must obtain a one-time CUP for the use and then annually renew the Workforce Housing license.

The applicant has stated that as owner he will be actively managing the facility daily. The applicant lives in the area and the applicant's husband, Jay Nash, works in the area. Mr. Nash has stated he will visit the property daily or more if necessary to ensure it is properly managed. He can review the property every morning on the way to work and visit the property every evening after work.

The current management of the property has been very good, and the applicant intends to continue with the same management style and rules. The applicant intends to operate the facility in a similar manner as the existing use, with 3 occupants per room. This provides approximately 65 sq ft per occupant, which exceeds the minimum 50 sq ft requirement of the Workforce housing license.

There are 7 motel rooms. The Zoning Code requires 1 space per room, so there are 7 parking spaces required. The existing layout has 8 spaces in front of the motel rooms and 3 spaces in front of the garage for the house, so the existing facility has 11 of the required parking spaces.

It has been past practice that any approval of a Seasonal Workforce Housing Facility use is granted solely to the current applicant, and cannot be transferred to another party. Any sale of the property will terminate the permit, and any subsequent owner will be required to obtain a separate CUP for this facility. Another past practice is to make it clear to the applicant that approval is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the surrounding properties, the permit may be revoked.

This property is located in a commercial area that is near a full grocery store, laundry, library, and other services the residences may need. This facility is off the main commercial area but is still close to the center of town. This use should not have a significant impact on the traffic circulation in this area.

As this use will take place in an existing facility, the effects on the natural environment will be minimal.

This use could have a negative effect on surrounding commercial properties, as employee housing can become a nuisance property if not properly managed. This property currently is in need of maintenance and the applicant is expected to address these items.

Approval of this CUP may contain the following contingencies.

1. The permit is issued to Deletria Nash and is not transferrable (even if Nash Properties, LLC remains the owner)
2. The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
3. The applicant will be the manager of the facility. The City may contact the applicant with any issues at the facility. That contact, included verbal only, will be considered "Official notice" of any enforcement items, and may be followed up with enforcement actions such as the issuing of citations and ultimately revocation of this permit.
4. The applicant will ensure the City always has current contact information on record.

Chris Tollaksen
City of Wis. Dells

**PLAN OF OPERATION FOR THE J-1 PROPERTY
@ 410 WISCONSIN, WISCONSIN DELLS, WI 53965**

December 06, 2017

My wife, Deletria Nash, and I reside in Wisconsin Dells at 9 Spruce Trail. I work in the Dells at the Get It Now Store and I travel pass the property on a daily basis to and from work, which makes it very easy for me to monitor the property and be accessible for any issues or concerns of the students. Also, the property is equipped with security cameras, which I can monitor from my cell phone. The cameras monitor the exterior and the common areas of the property.

Regarding the rules and daily operation of the property, we plan to adapt the general rules that the seller, Jason, currently has in place. The property is very clean and appears to be running smoothly with the rules that he has in place. Therefore, we don't want to make significant changes; any changes we make will be very insignificant.

We plan to use the J-1 sponsors to obtain the majority of the student occupants. We anticipate offering housing to students year round if possible.

If you have any questions concerning this plan of operation please do not hesitate to contact me at the number(s) listed below.



Jay Nash
9 Spruce Trail
Wisconsin Dells, WI 53965
608/350-9370 cell
608/254-7977 work

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>62326</u>
Application number	<u>CUP 20-2017</u>

1. Applicant information

Applicant name DELETRIA NASH (NASH PROPERTIES LLC)
 Street address 9 SPRUCE TRAIL
 City WISCONSIN DELLS
 State and zip code WI 53965
 Daytime telephone number 608-350-9370
 Fax number, if any _____
 E-mail, if any JayNash1997@gmail.com

2. Subject property information

Street address	<u>410 WISCONSIN</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)		
Describe the current use	<u>Student Housing</u>	

3. Proposed use. Describe the proposed use.

JI Student(s) and student housing

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

QUIET TIMES WILL BE 10:00pm. - 8:00a.m.

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

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.

NO KNOWN OFF-SITE EFFECTS.

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 property offers students safe and clean housing.

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

Reduced vehicle traffic

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

The property is currently student housing

- d. Effects of the proposed use 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

Applicant will be purchasing the current website of www.DellsStudentHousing.com and using the general rules of current owner.

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

Applicant does not anticipate any effects on the development and improvement of the surrounding property.

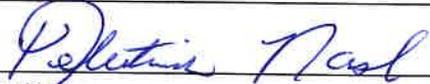
- g. Effects of the proposed use on the city's financial ability to provide public services

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

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.

	11-21-17
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.
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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.

	11/21/17
Applicant Signature	Date

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

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"/>