

NOTICE OF PUBLIC HEARING

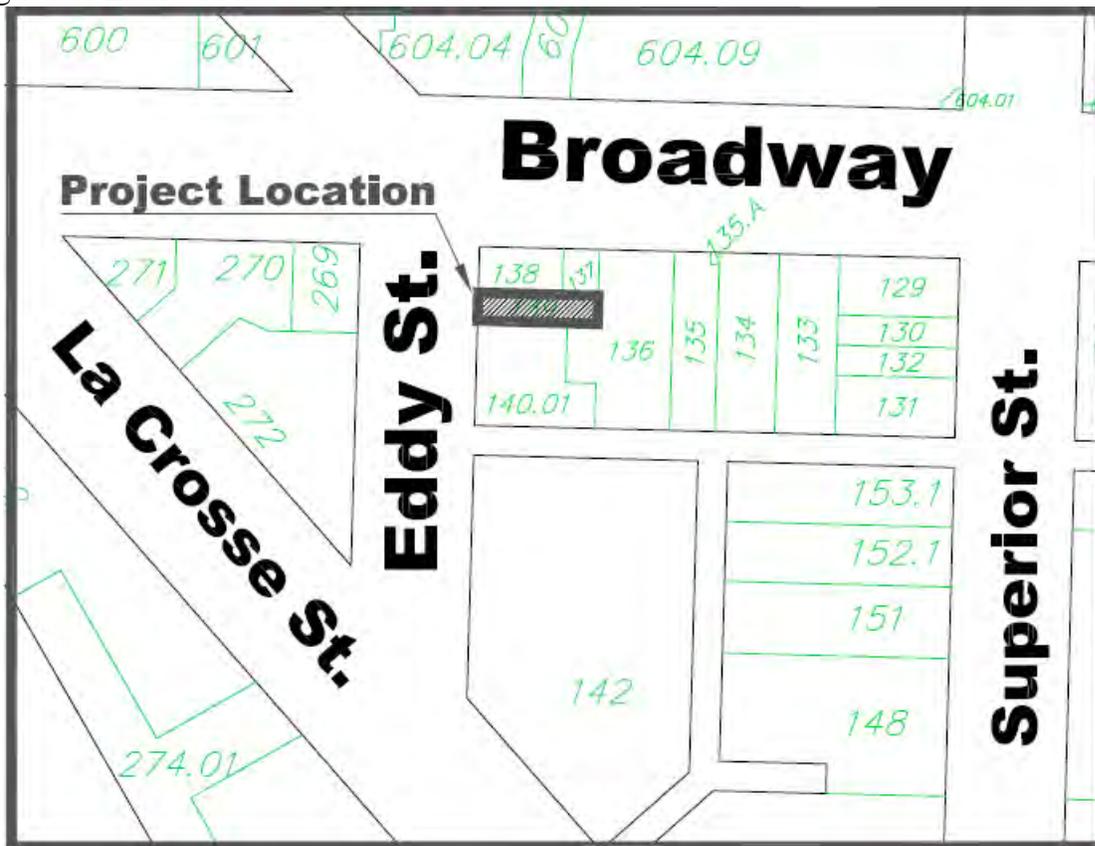
NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, December 10, 2018 at 5:30PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit, per Municipal Code sec. 19.371(8), requested by Jordan Heesch, in order to allow a COFFEE ROASTER on Columbia County, City of Wisconsin Dells Parcel 11291-139 which is located at 744 Eddy St.

This property is zoned C-2 Commercial-downtown, which would normally allow this type of use as permitted in this Zoning District. However, the Zoning office has become aware of some instances where the odor from a coffee roaster was considered a nuisance.

Per Chapter 19 Article 5 Division 3 of the Municipal Code: Any commercial or industrial land use that is shown as permitted in exhibits 5-1, 5-2, or 5-3 that emits potentially offensive odors outside of the building, shall be considered a conditional use in every circumstance.

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 20th of November 2018

Chris Tollaksen
Plan Commission
City of Wisconsin Dells

Publication Dates:
November 29, 2018
December 6, 2018

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Jordan Heesch to operate a Coffee Roaster at 744 Eddy St. The Zoning office would classify this use as “Specialty Sales” and/or “Artisan Shop”. This location is zoned C-2 Commercial-downtown, which allows “Specialty Sales” and “Artisan Shops” as a Permitted Uses. However, the Zoning office has become aware that Coffee Roasting can produce odors that can be considered undesirable. It appears that the smell of coffee roasting is different than the smell of coffee brewing. Per the following section of the Zoning Code, any use with the potential to create an undesirable odor shall be considered a Conditional Use.

19.635 Certain land uses shown as permitted may be a conditional use

Any commercial or industrial land use that is shown as permitted in exhibits 5-1, 5-2, or 5-3 that emits air contaminants, fugitive dust, or potentially offensive odors outside of the building, or that handles radioactive materials, hazardous substances, hazardous waste, or regulated substances shall be considered a conditional use in every circumstance.

The applicant has stated that this use will include retail sales of the coffee, as well as some exhibition of the coffee roasting process. Due to the small scale and retail atmosphere of the proposal, this operation appears to be more of an artisan shop than a production operation.

The applicant has acknowledged the potential for coffee roasting to produce an odor. However, they have stated that the more offensive odors are from heavy roasting or burning of the coffee beans. The applicant has stated that their roasting method is much lighter to produce smoother tasting coffee. The applicant has stated that this lighter roasting produces much less of an odor. The applicant also intends to pipe the exhaust from the roaster to the top of the second story of this building, to aid in the dissipation of any odors that may emanate from the exhaust.

The applicant had been performing this operation from the Bridge Mall location on Stand Rock Road. When this operation started at the previous location, this Zoning office was not aware of the potential for offensive odors. As this office was not aware of the potential odor, no specific investigation was performed on any odors that may have been occurring. However, no odors have ever been detected by the Zoning Administrator and no reports of any odors were ever received by the Zoning office. While the lack of any odor issue at the previous location does appear to corroborate the assertion that this particular roasting operation does not generate a significant odor, the previous location was much less densely populated, and it is possible the odors were able to dissipate before being noticed. Given the new location is right in the heart of the more densely populated downtown commercial area, it seems prudent for this review to occur.

This applicant has a history of operating the Bella Goose Coffee house and roaster in the City of Wisconsin Dells. This applicant has demonstrated their willingness to cooperate with the City in the operation of their business. It is also the opinion of the Zoning Administrator that Bella Goose Coffee is the type of business that would be a positive addition to the downtown, and specifically this location at 744 Eddy St, which has been vacant. Therefore, it seems reasonable to allow this use to begin, if the applicant understands that if a nuisance occurs that cannot be addressed to the satisfaction of the City in its sole judgment, then the use will have to stop.

Approval of this use should come with the following conditions:

1. If the City determines, at its sole discretion, that an odor nuisance is being produced, the applicant shall take whatever steps necessary to resolve the odor issue.
These may include, but are not limited to:
 - modifying roasting hours to occur when the area is not occupied,
 - installation of exhaust treatments (scrubber, afterburner ect.) to remove the odor, or
 - discontinuance of all roasting activities completely.
2. The City has the right to order a new public hearing and approval in response to any odor nuisance that may be reported at this location. The City retains the right to revoke the approval of this use on the grounds of an unresolved odor nuisance.

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	Jordan Heesch
Street address	PO Box 265
City	Wisconsin Dells
State and zip code	WI 53965
Daytime telephone number	6089636717
Fax number, if any	_____
E-mail, if any	jordan@bridgepointmc.org

2. Subject property information

Street address	644 Eddy St.	
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)	Commercial downtown	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: www.citywd.org
Describe the current use	vacant	

3. Proposed use. Describe the proposed use.

Bella Goose Coffee retail merchandise and coffee roasting.

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

Hours of operation: Retail will vary. Primarily 8am to 7pm Roasting will take place primarily from 7am-10am

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.

Hot air/odor coming out ONLY DURING ROASTING.

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
- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
will bring additional foot traffic to eddy st. during the day
- c. The suitability of the subject property for the proposed use
very suitable
- 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
bringing additional foot-traffic to surrounding businesses
- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district
minimal
- g. Effects of the proposed use on the city's financial ability to provide public services
N/A

Sheet 1 of 2 sheets

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

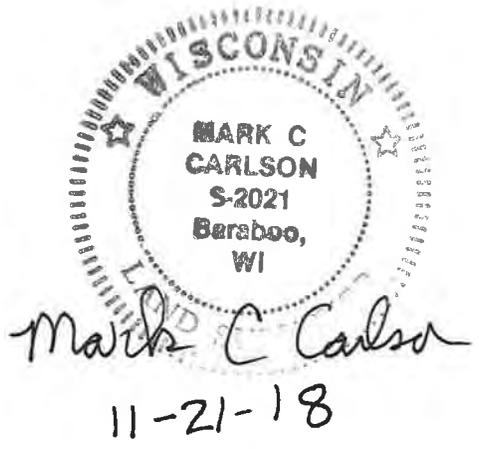
Located in part of Lot 1, CSM No. 1656 and Lot 1, CSM No. 1655, SW1/4-NW1/4 and NW1/4-NW1/4, Section 9, NE1/4-NE1/4 and SE1/4-NE1/4, Section 8, all T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin.

Owner: Riverview Boat Line, PO Box 410, Wisconsin Dells, WI, 53913

Carlson Surveying, Div. of General Engineering, P O Box 340, Portage, WI, 53901 Phone (608) 742.2169

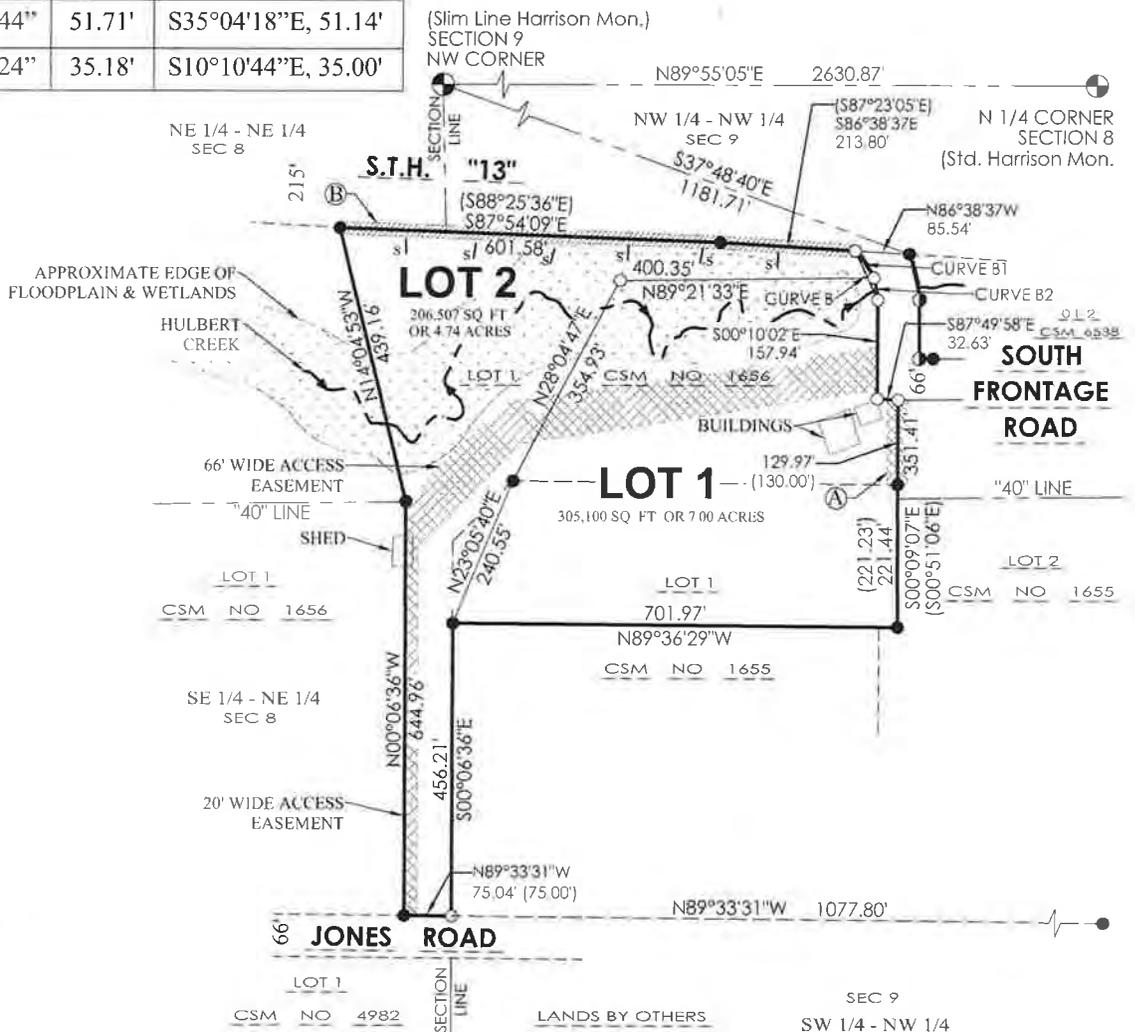
Bearings are referenced to north line of NW1/4 of Section 9 which bears N89°55'05"E, Grid North, Sauk County Coordinate System, NAD83(91).

- ⊙ = Found government corner (as noted, all ties found and verified)
- = Found 3/4" round iron rod
- ⦿ = Found 1 1/4" iron pipe
- = Set 3/4"x24" round iron rod weighing 1.5#/lin. Ft.
- Ⓐ = Ex. Access Easement
- Ⓑ = Restricted direct access to S. T. H. "13"
- () = Recorded as
- sl = existing billboard sign



CURVE DATA

Curve	Radius:	Delta:	Arc:	Chord:
B	100.00'	49°47'08"	86.89'	S24°59'36"E, 84.18'
B1	100.00'	29°37'44"	51.71'	S35°04'18"E, 51.14'
B2	100.00'	20°08'24"	35.18'	S10°10'44"E, 35.00'



SURVEYOR'S CERTIFICATE:

I, Mark C. Carlson, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in part of Lot 1, CSM No. 1656 and Lot 1, CSM No. 1655, SW1/4-NW1/4 and NW1/4-NW1/4, Section 9, NE1/4-NE1/4 and SE1/4-NE1/4, Section 8, all T13N, R6E, City of Wisconsin Dells, Sauk County, Wisconsin bounded by the following described line:

Commencing at the northwest corner of said Section 9; thence S37°48'40"E, 1181.71 feet to the northwest corner of Out Lot 2, CSM No. 6538; thence N86°38'37"W along the south line of S. T. H. "13", 85.54 feet to point of beginning;

thence Southerly on a curve to the right along the west line of South Frontage Road, radius 100.00 feet, whose chord bears S24°59'36"E, 84.18 feet; thence S0°10'02"E along said west line, 157.94 feet; thence S89°49'58"E along the south line of South Frontage Road, 32.63 feet to west line of Lot 2, CSM No. 1656; thence S0°09'07"E along said west line, 351.41 feet to southwest corner of said Lot 2; thence N89°36'29"W, 701.97 feet to east line of Lot 1, CSM No. 1656; thence S0°06'36"E along east line of said Lot 1, CSM No. 1656, 456.21 feet to north line of Jones Road; thence N89°33'31"W along said north line, 75.04 feet; thence N0°06'36"W, 644.96 feet; thence N14°04'53"W, 439.16 feet to south line of S. T. H. "13"; thence S87°51'09"E along said south line, 601.58 feet; thence S86°38'37"E, 213.80 feet to point of beginning.

Said described parcel contains 511,607 square feet or 11.74 acres and is subject to existing access easement and other easements of record.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, A-E 7 of the Wisconsin Administrative Code and the land division ordinance of the City of Wisconsin Dells to the best of my knowledge, information and belief in surveying, mapping and dividing the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey under the direction of Eric Helland.



11-21-18
Date

Mark C Carlson
Mark C. Carlson

CITY OF WISCONSIN DELLS APPROVAL:

Resolved by the Common Council of the City of Wisconsin Dells, Wisconsin that this Certified Survey Map, filed by Eric Helland is hereby approved and accepted by the City.

Dated: _____ day of _____, 2018.

Motioned by: _____ Approved: _____

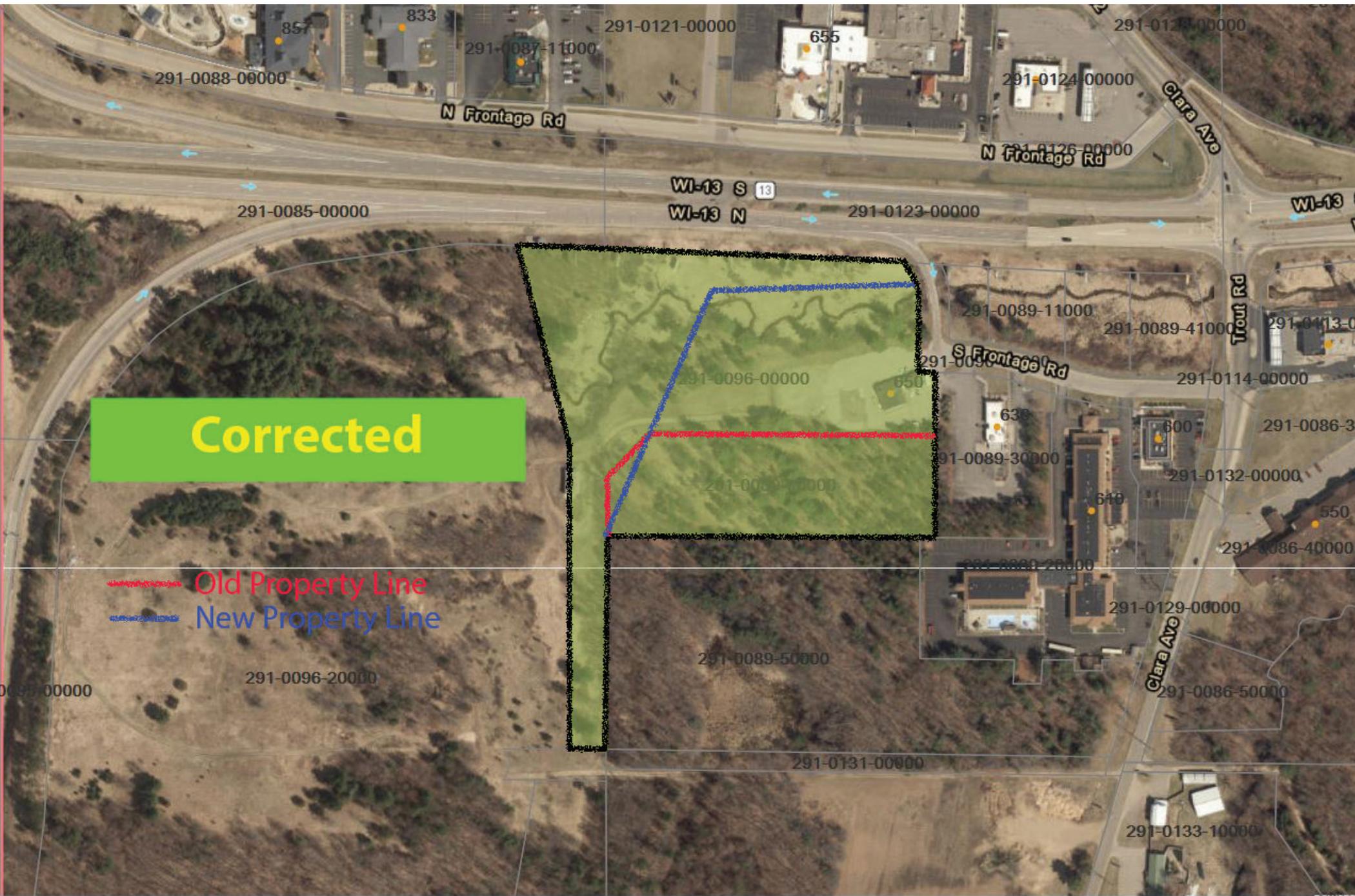
Second by: _____ Attest: _____

I certify that the foregoing is a correct representation of a resolution adopted by the City of Wisconsin Dells, at a regular meeting, a quorum being present on the _____ day of _____, 2018.

City Clerk



Old Property Line
New Property Line



Corrected

Old Property Line
New Property Line