

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description CITY PLAN COMMISSION

Date: WEDNESDAY, MAY 10, 2017 Time: 5:15PM Location: MUNICIPAL BUILDING
300 LA CROSSE STREET, WISCONSIN DELLS,

Committee Members	
Mayor Brian Landers-Chair	Alder. Mike Freel
	Fire Chief Scott Walsh
	Chris Lechnir
	Tifani Jones
	Dan Anchor
	Lisa Delmore
AGENDA ITEMS:	
1	CALL MEETING TO ORDER AND ATTENDANCE
2	APPROVAL OF THE MINUTES FROM THE APRIL 10, 2017 MEETING
3	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM BRAD PREISSEL IN ORDER TO ALLOW GROUP LODGING (SEASONAL WORKFORCE HOUSING) AT 1113 BROADWAY, CITY OF WISCONSIN DELLS PARCEL 1012.1, COLUMBIA COUNTY (AMBER'S HIDEAWAY). THE PROPERTY IS ZONED C-2 COMMERCIAL-DOWNTOWN.
4	DISCUSSION/DECISION ON ITEM #3 (CUP-PREISSEL HOUSING)
5	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM STAGECOACH RESORT dba WOODSIDE DELLS. IN ORDER TO ALLOW GROUP LODGING (SEASONAL WORKFORCE HOUSING) AT 1114 BROADWAY, CITY OF WISCONSIN DELLS PARCEL 1183.2, COLUMBIA COUNTY. THE PROPERTY IS ZONED C-2 COMMERCIAL-DOWNTOWN.
6	DISCUSSION/DECISION ON ITEM #5 (CUP-STAGECOACH HOUSING)
7	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FROM WISCONSIN RIVER KAYAK AND TUBE RENTALS, JEFFREY BEARD AND AMERICAN ZIPLINE CONSULTANTS, GREG SLAYTON IN ORDER TO ALLOW A BOAT DOCK, OUTDOOR RECREATION, WALK-UP SERVICE WINDOW, AND COMMERCIAL ACTIVITY WITHOUT PERMANENT RESTROOM AT 2320 WISCONSIN DELLS PKWY, CITY OF WISCONSIN DELLS PARCELS 291-0101-00000 AND 291-0103-00000, SAUK COUNTY THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.
8	PUBLIC HEARING TO CONSIDER A SITE PLAN APPLICATION FROM WISCONSIN RIVER KAYAK AND TUBE RENTALS, JEFFREY BEARD AND AMERICAN ZIPLINE CONSULTANTS, GREG SLAYTON IN ORDER TO CONSTRUCT A BOAT DOCK, ZIP LINE FACILITIES, SHIPPING CONTAINER TICKET BOOTH, AND STORAGE SHED AT 2320 WISCONSIN DELLS PKWY, CITY OF WISCONSIN DELLS PARCELS 291-0101-00000 AND 291-0103-00000, SAUK COUNTY THE PROPERTY IS ZONED C-4 COMMERCIAL-LARGE SCALE.
9	DISCUSSION/DECISION ON ITEM #7 (CUP)
10	DISCUSSION/DECISION ON ITEM #8 (SITE PLAN)
11	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS
12	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (WEDNESDAY, JUNE 14, 2017)
13	ADJOURNMENT
	Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.
	MAYOR BRIAN LANDERS CHAIRPERSON DISTRIBUTED MAY 5, 2017

Conditional Use Permit – Brad Preissel - Amber's Hideaway

1113 Broadway.

Staff Report for Plan Commission, 05/10/17

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from a potential new owner of Amber's Hideaway for the Group Lodging Facilities at 1113 Broadway. A CUP was issued for this use at this property in January with the condition that the CUP was not transferable. This application is to issue a new permit for the potential new owner. The following is the report from the previous application.

When Amber's Hideaway was purchased and remodeled in 2010, it is understood that apartment quarters were constructed in the basement of the main motel building. It appears these quarters were constructed under the building permit for the remodel, and the appropriate egress windows were installed. These quarters were initially utilized for the on-site maintenance employee. At some point, that maintenance employee moved out and the quarters are now used to house 6 seasonal employees of the motel. The City standard is that any dwelling unit that houses more than 4 unrelated persons should obtain a Group Lodging permit and an annual Workforce housing license. When notified of this requirement, the owners of Amber's Hideaway immediately applied for the proper permit. The living quarters are only occupied during the summer months. It is noted that this housing is for accessory to the motel operation, does not include any motel rooms, and is only for employees of the motel. The primary use of this property will remain as a motel. Motels are only allowed to obtain this housing permit for employees of the motel on the premise.

Current City Ordinance requires 50 sq ft per person in the sleeping room. The City has encouraged new facilities to provide more space per person in facilities that contain only sleeping quarters, such as a motel. However, consideration has been given for homes with separate living and dining space to allow closer to 50 square feet in the sleeping rooms.

City standards require 1 parking stall for each 400 sq ft in each sleeping room.

City standards require at least 1 bathroom for 8 occupants.

An inspection of the facilities found them to be in quite good condition. The living quarters consist of 2 separate areas built into the basement laundry and storage area of the main motel building. The entire basement area of the building was in a orderly and well kept condition. One of the areas constructed houses the kitchen and bathroom facilities. The other area is divided into 2 sleeping rooms with a total of 550 sq ft, providing approximately 90 sq ft per person for the 6 occupants. The ceiling height in the sleeping rooms is a little lower than what is ideal, but seems acceptable for this temporary occupancy.

Each of the sleeping rooms has a compliant egress window directly to the outdoors. In addition there are at least 2 exits from the basement area to the outdoors.

The sizes of the sleeping rooms in this facility are larger than the minimum requirement. The access to a separate kitchen facility is also benefit. This facility has a large parking lot for the motel, with additional room for parking in the back.

As with any other lodging facility, the management of the facility is of the utmost importance. The fact that the owner/operator of the facility has been maintaining motel operations in the City to a high standard alleviates these concerns. The fact that the owner of the facility is the employer of the tenants also alleviates tenant conduct concerns. Usually employer owner housing generate less nuisances. Generally employers are encouraged to provide housing for their employees.

A concern for housing applications is a change in the ownership or management of the facility. As such, the standard condition that approval is to the applicant only and is non-transferrable would apply. Any new owner or manager of the facility would have to obtain their own CUP for the seasonal workforce housing at this facility.

As with all such applications for a Group Lodging Facility, it should be stated approval is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the neighborhood, the permit may be revoked.

Conditions that have been applied to other Group lodging facility CUPs include:

1. Permit is valid only with the applicant and is non-transferrable.
2. If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the City is its sole judgment, citations may be issued immediately and the permit may be revoked.

Chris Tollaksen

City of Wis. Dells Public Works

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	_____
Application number	_____

1. Applicant information

Applicant name **Brad Preissel**

Street address **1113 Broadway**

City **Wisconsin Dells**

State and zip code **53965**

Daytime telephone number **608-393-0876**

Fax number, if any _____

E-mail, if any _____

2. Subject property information

Street address	1113 Broadway
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)	C2 – Commercial downtown
Describe the current use	Motel

3. Proposed use. Describe the proposed use.

Housing for J1 students employed at the motel

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

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Conditional Use Permit – Group Lodging Facility
Stage Coach Resort dba Woodside Dells
1114 Broadway.
Staff Report for Plan Commission, 05/10/17

The City of Wis. Dells has received a Conditional Use Permit (CUP) application from Stagecoach Resort dba Woodside Dells for a Group Lodging Facility at 1114 Broadway. The applicant is remodeling the motel and would like to provide housing for 6 employees of the motel.

The applicant will construct bedrooms in the basement of the motel that are accessed through a common area that used to be the living quarters for the maintenance personnel.

It is noted that this housing is accessory to the motel operation, does not include any motel rooms, and is only for employees of the motel. The primary use of this property will remain as a motel. Motels are only allowed to obtain this housing permit for employees of the motel on the premise.

Current City Ordinance requires 50 sq ft per person in the sleeping room. The City has encouraged new facilities to provide more space per person in facilities that contain only sleeping quarters, such as a motel. However, consideration has been given for homes with separate living and dining space to allow closer to 50 square feet in the sleeping rooms.

City standards require 1 parking stall for each 400 sq ft in each sleeping room.

City standards require at least 1 bathroom for 8 occupants.

The living quarters consist of a bedroom area in the basement for 6 occupants that is 500 sq ft, providing 83 sq ft per person. There is an additional 400 sq ft of common living space adjacent to sleeping room in the basement. There is an upstairs area that will have 3 bathrooms with 3 showers, a stove, and a refrigerator.

The sleeping rooms below grade have a compliant egress window directly to the outdoors in addition to the main entrance/exit through the first floor.

The sizes of the sleeping rooms in this facility are larger than the minimum requirement. The access to separate common areas is also benefit. This facility has a large parking lot for the motel, with additional room for parking in the back.

As with any other lodging facility, the management of the facility is of the utmost importance. The fact that the owner of the facility is the employer of the tenants also alleviates tenant conduct concerns. Usually employer owned housing generate less nuisances. Generally employers are encouraged to provide housing for their employees.

A main concern for housing applications would be a change in the ownership or management of the facility. As such, the standard condition that approval is to the applicant only and is non-transferrable would apply. Any new owner or manager of the facility would have to obtain their own Conditional Use Permit for the seasonal workforce housing at this facility.

As with all such applications for a Group Lodging Facility, it should be stated approval is contingent on continued diligence to the proper management of the facility. If the facility is deemed to become a nuisance to the neighborhood, the permit may be revoked.

Conditions that have been applied to other Group lodging facility CUPs include:

1. Permit is valid only with the applicant and is non-transferrable.
2. If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the City is its sole judgment, citations may be issued immediately and the permit may be revoked.

Chris Tollaksen
City of Wis. Dells Public Works

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	59758
Application number	_____

1. Applicant information

Applicant name

STAGE Coach Resort d/b/a Woodside Dells

Street address

1114 Broadway

City

W. Dells

State and zip code

53965

Daytime telephone number

608 432-3700

Fax number, if any

E-mail, if any

2. Subject property information

Street address	<u>1114 Broadway</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>Hotel</u>	

3. Proposed use. Describe the proposed use.

31 Housing

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

N/A

6 students: Bedroom area is 500 sq ft
 living Room area is 466 sq ft.
 Upstairs: 3 showers/Bathrooms
 Stove Refridge 180 sq ft

Staff Report for Plan Commission, 05/10/17

CUP and Site Plan Application– Boat Dock, Outdoor recreation, Commercial Activity WITHOUT a permanent structure with a washroom, and a Walk-up Service Window
2320 Wisconsin Dells Parkway (Parcels 101 & 103)

The Planning & Zoning office has received a Conditional Use Permit and Site Plan application from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zipline Consultants, Greg Slayton, in order to allow a Boat Dock, Outdoor recreation, Commercial Activity WITHOUT a permanent structure with a washroom, and a Walk-up Service Window at 2320 Wisconsin Dells Parkway, located on Sauk Co, City of Wisconsin Dells tax parcels 291-0101-00000 and 291-0103-00000 (lower Dells).

The applicant intends to lease property in the parking lot north of Timbavati. They would like to move in a storage container and shed. The shed will be placed on level ground behind the parking lot and the storage container will be placed on the sloped parking lot. The rendering submitted indicates the container will be placed directly on the sloped parking lot, but it is understood the intention will be to use piers to elevate the north side of the container so it will be level. Steps would be constructed to the door of the container. The container will not have any plumbing.

Patrons would enter the container to purchase kayak and tube rentals that will launch from the requested new dock at the private boat launch on the lower Dells. The kayaks and tubes would be stored near the dock and not around the ticket booth in the parking lot. Patrons would use the kayaks and tubes without a guide to go down the River and be picked up at Newport Park in Lake Delton.

In the future the applicant may also like to construct a Zip line that would run from the river's edge behind the ticket booth, over the bay of the river to a landing near Mexicali Rose. As the applicant is only moving forward with the kayak rentals at this time, they do not yet have all of the details of the Zipline. They would like to get the City's response to the concept of the Zip line and how much additional information the Committee would require.

The applicant would sell limited items such as bug spray and suntan lotion from the ticket booth. It is assumed they applicant may at some time want to sell merchandise with the business name on it. However, the applicant has stated that the ticket booth will not be used for any other retail sales. The applicant would like to install vending machines to sell water, soda, and pre-packaged snack foods.

The applicant intends to utilize the existing billboard signs just south of the storage shed. They also intend to install a sign on the roof of the container.

Patrons would have to utilize the public restrooms available in the Mexicali courtyard, which is located approximately 700 ft from the ticket booth and 500 ft from the boat dock. Restroom facilities generally should be within 500 ft. As a seasonal business out of a somewhat temporary accessory structure it may be acceptable for the restrooms to be further away. There is the option to allow a portable restroom in the area, out of site from the public ROW. However, this City has historically been against any seasonal use of portable restrooms.

The Zoning code does have standards for storage containers that do not allow storage containers to be placed in a parking lot. The code defines storage containers as being used to store merchandise, rather than the occupied use being proposed.

As the applicant will be leasing space in a large unused parking lot, there are ample parking spaces available.

It is not uncommon for temporary type uses such as this to be approved for one-year.

Any approval of this use should carry the following contingency:

1. The applicant registers for sales tax in the City of Wisconsin Dells.
2. The applicant does not expand the retail sales from the ticket booth.
3. The applicant obtain a necessary DNR approvals.
4. The applicant obtain and remain current with any other required approvals.
5. The applicants cooperate with the City to address any concerns that may arise.

Optional: Approval is for 1 year.

Prepared by: Chris Tollaksen

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Items 7 & 9

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	59581
Application number	

1. Applicant information

WISCONSIN RIVER KAYAK AND TUBE RENTALS

Applicant name Jeffrey Beard and AMERICAN ZIPLINE CONSULTANTS, Greg Slayton

Street address PO Box 1

City Lake Delton

State and zip code WI 53940

Daytime telephone number 608 393 2526

Fax number, if any _____

E-mail, if any jakeb@hotmail.com & gregwiswoods@hotmail.com

2. Subject property information

Street address	<u>Adjacent to 2370 wis Dells Parkway</u>	
Parcel number	<u>291-0103-00000</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>A COMMERCIAL</u>	
Describe the current use	<u>PARKING AND EXISTING BOAT RAMP. SIGN STRUCTURES ARE IN PLACE</u>	

3. Proposed use. Describe the proposed use.

OPERATE A KAYAK AND TUBE Rental Retail ticket sales, and a retail ticket sales for a zipline business. IN Addition we would like to have vending machines for water, soda and packaged SNACK food. AN 8' x 40' container UNIT with Electric AIR AND Lights is where we would like to conduct our ticketsales we would ALSO like to sell Retail items associated with both businesses, i.e Bug spray, SUNSCREEN etc.

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

8:00 AM - 7:00 pm KAYAK + TUBES
 8:00 AM - 9:00 pm ZIPLINE

No conditions that will affect surrounding properties

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	59581
Application number	

1. **Applicant information** WISCONSIN RIVER KAYAK AND TUBE RENTAL
 Applicant name Jeffrey Beard and American Zipline Consultants, Greg Skayton
 Street address PO Box 1
 City Lake Delton
 State and zip code WI 53940
 Daytime telephone number 608-393-2526
 Fax number, if any _____
 E-mail, if any jjakeb@hotmail.com + gregwiswoods@hotmail.com

2. **Subject property information**

Street address	<u>Adjacent to 2370 Wis Dells Parkway</u>	
Parcel number	<u>291-0103-00000</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>A Commercial</u>	
Describe the current use	<u>Parking and existing boat launch. Sign structures are in place</u>	

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

Requesting Approval for (1) 8'x40' container unit (1) 8'x20' garden shed (1) take off tower for zipline 40'x44'x60'(H) (1) landing dock for zipline 30'x44' above flood plane and inside OHM

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

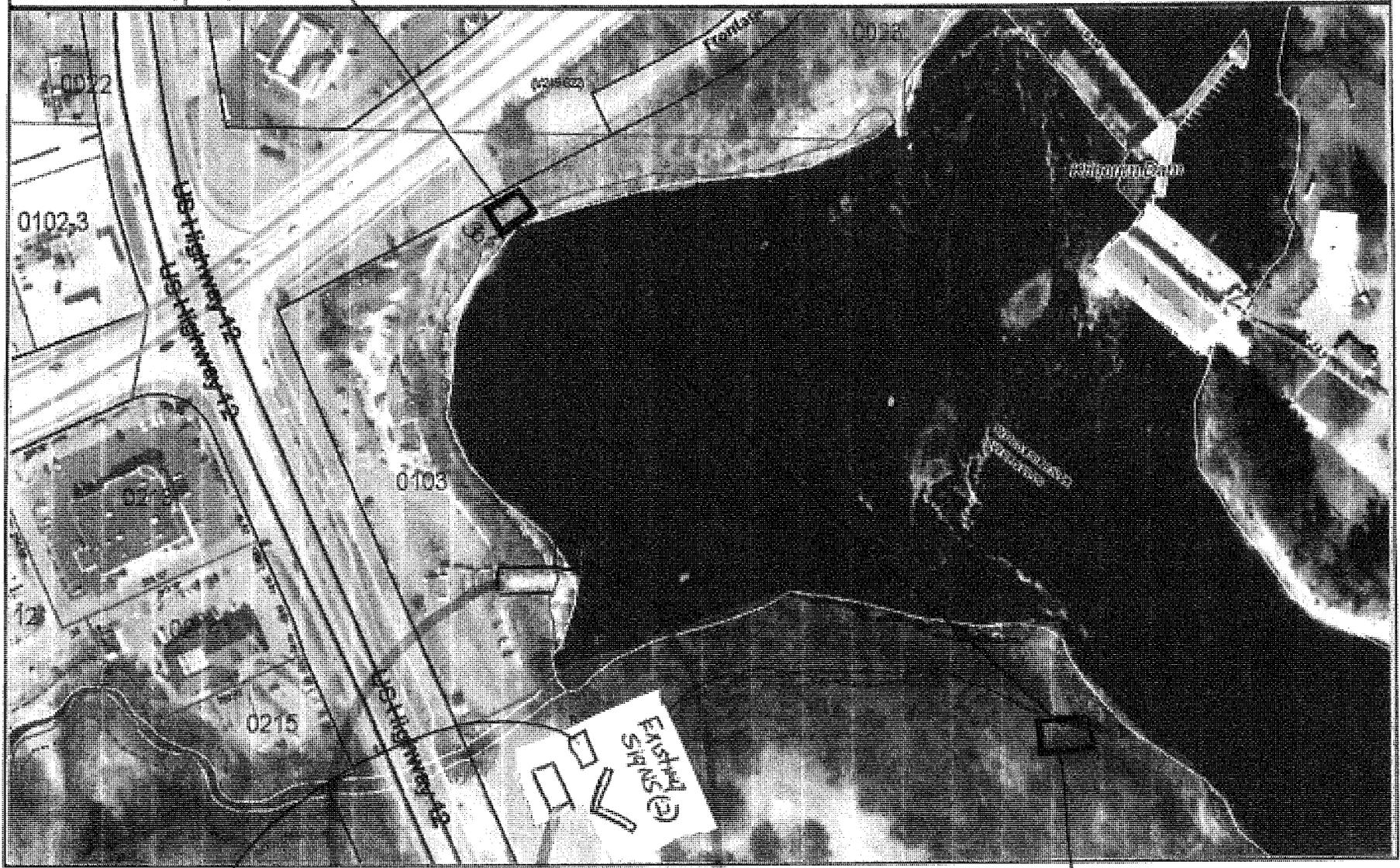
8:00 AM - 7:00 PM KAYAK + TUBES
8:00 AM - 9:00 PM Zipline
NO conditions

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.

UCNR

Above Floor PLANE Zipline Landing Deck
outside OHM 30' x 44'

Exhibit "A" 1



WISCONSIN RIVER KAYAK AND TUBE RENTAL

BOAT RAMP + STORAGE BOAT DOCK

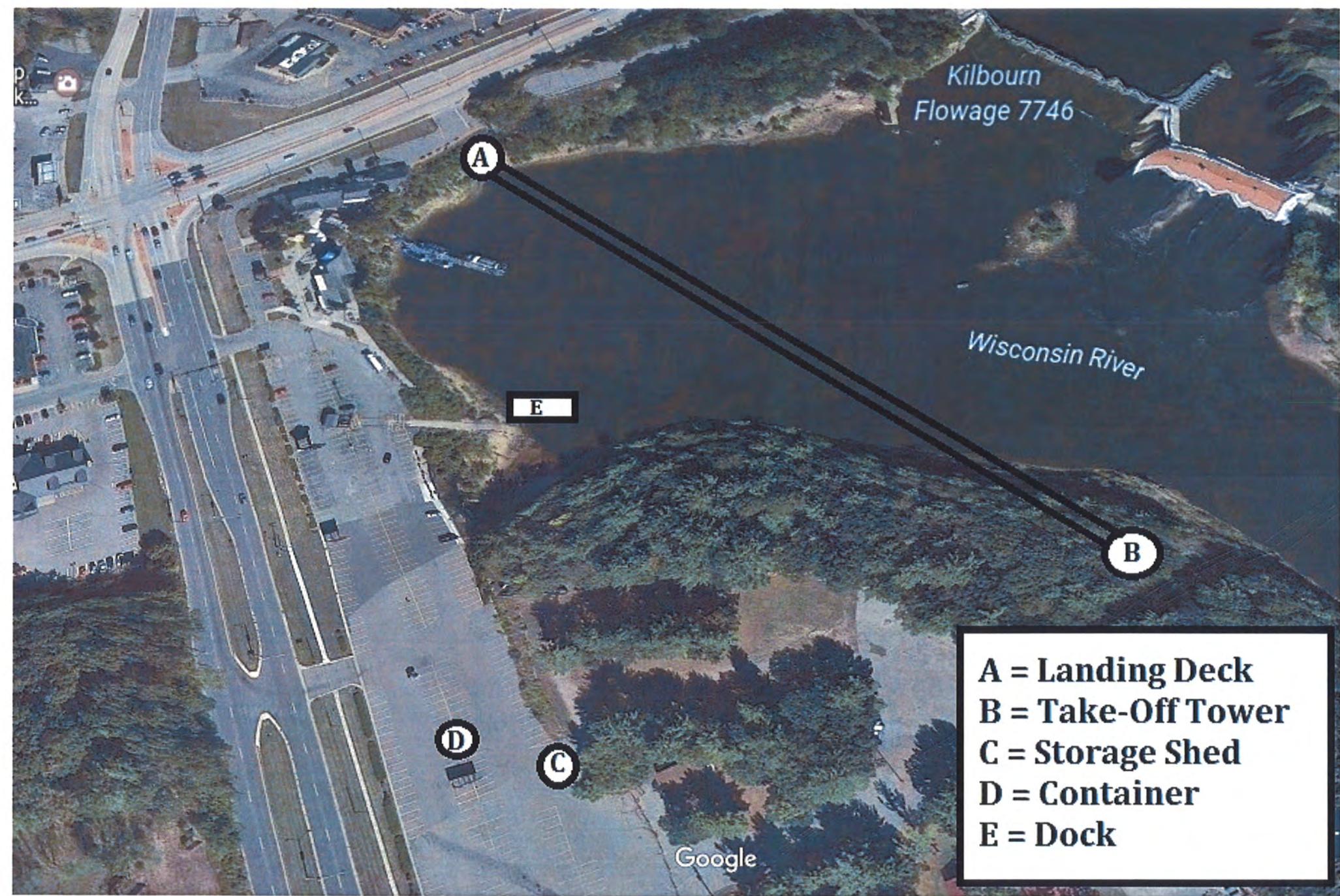
GARDEN SHED
8' x 20'

CONTAINER UNIT 8' x 40'
with (1) Rooftop sign 8' x 20'

101.485 0 101.485 202.97

ZIPLINE TAKE OFF TOWER

40' x 44'
Approximately 60' HEIGHT



Kilbourn
Flowage 7746

Wisconsin River

A

B

E

D

C

A = Landing Deck
B = Take-Off Tower
C = Storage Shed
D = Container
E = Dock

Google



ENTER
HERE

JET BOAT ADVENTURES
DELLS BOAT TOURS

TRADITIONAL
ANGLER
HEADS



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Google Earth



5

5
018
1580

Pac-Van
www.pacvan.com
800.546.1050

CAUTION
8'6" HIGH
CONTAINER



LOW PRICE
GUARANTEE

SHELVES



