

**CITY OF PRINCETON
PLAN COMMISSION**

Tuesday, APRIL 30, 2019 at 9:00 a.m.

Council Chambers, 431 W. Main Street, Princeton WI

1. **Call to Order**
2. **Approval of Minutes from November 20, 2018 minutes**
3. **Conditional Use Permit Application, 544 Water Street Adventures, Matt Trotter & Alex Pearsall for property at 544 W Water Street Princeton to convert the mixed use retail/office space to a boutique hotel.**
RECOMMENDATION: Review application as presented, discussion on conditions and recommendations on application to forward to the Common Council for a public hearing at the May 28, 2019 City Council meeting.
4. **Conditional Use Permit Application. Twister LLC and Dennis & Kristin Galatowitsch, for property at 602 W Water Street, Princeton to provide a temporary lodging facility on their property**
RECOMMENDATION: Review application as presented, discussion on conditions and recommendations on application to forward to the Common Council for a public hearing at the May 28, 2019 City Council meeting.
5. **Update on Conditional Use Permit received for Mike and Beth Peterson, 900 Sunnyview which was received November 21, 2018,**
RECOMMENDATION: Action as appropriate.
6. **Adjourn**

**CITY OF PRINCETON
PLAN COMMISSION**

Tuesday, November 20, 2018 5:30 p.m.
431 W. Main Street, Princeton WI

1. **Call to Order.** Meeting was called to order at 5:30 p.m. by Chrnm Wielgosh. Present: Charlie Wielgosh, Mary Ernest, Dave Bednarek, Les Mosolf, and Arwin Moldenhauer. Also in attendance was Bob Mosolf and Mike Peterson. The Pledge of Allegiance was recited.

2. **Approval of Minutes from September 18, 2018 minutes.** Minutes were approved on a motion by Bednarek, 2nd by Moldenhauer. Motion carried.

3. **Conditional Use Permit Application, Mike and Beth Peterson, 900 Sunnyview**

RECOMMENDATION: Review Conditions set for the property at 900 Sunnyview, recommendation to Common Council for public hearing to follow at the November 20, 2018 6:00 p.m. Council meeting.

The listing of conditions included in the packet were reviewed which were acceptable to the Commission. Les Mosolf questioned the need for additional smoke detectors/fire suppression items, however Bob Mosolf stated the storage unit he rents does not have fire suppression either inside or outside of the building, only a fire extinguisher.

With no further questions, Bednarek made the motion to forward the request to the Common Council for the public hearing and approval, 2nd by Moldenhauer. 5 Ayes 0 Nays Motion carried.

4. **Adjourn** Meeting was then adjourned at 5:45 on a motion by Moldenhauer, 2nd by Bednarek. Motion carried.

There are two new Conditional Use Permits (CUP) before the Plan Commission for consideration and discussion on a previously issued CUP

Attached is the code section for the B-1 (Business downtown) district, and also the rules for the Conditional Use Permit consideration.

The two requests are for

- 1) 544 W Water Street for conversion of the building (most recently occupied by Princeton Audio),
- 2) 602 W Water Street for tourist rental unit in back yard of property; and
- 3) Discussion on the CUP provided to Mike and Beth Peterson for the former Sunnyview nursing home property.

All recommendations will go to the City Council for issuance and a public hearing will be held at the Council meeting.

Mary Lou

City of Princeton, WI
Thursday, April 25, 2019

Chapter 430. Zoning

Article III. Zoning Districts

§ 430-18. B-1 Central Business District.

Conditional
Uses Page 4

- A. Purpose. The B-1 District is intended to provide an area for the business, financial, professional, and commercial needs of the community, especially those which can be most suitably located in a compact, centrally located traditional business district. The B-1 District is intended to establish and preserve an intensive business district that serves as a retail, entertainment and service center. The Central Business District should be conducive to pedestrian movement in addition to accommodating vehicular traffic.
- B. Permitted uses. The following uses of land are permitted in the B-1 District:
- (1) Paint, glass and wallpaper stores. [523]
 - (2) Hardware stores. [525]
 - (3) Department stores, variety stores, general merchandise stores. [53]
 - (4) General grocery stores, supermarkets, fruit and vegetable stores, delicatessens, meat and fish stores and miscellaneous food stores. [54]
 - (5) Candy, nut or confectionery stores. [544]
 - (6) Dairy products stores, including ice cream stores. [545]
 - (7) Retail bakeries, including those which produce some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery. [546]
 - (8) Clothing and shoe stores. [56]
 - (9) Furniture, home furnishings, floor covering and upholstery shops/stores. [57]

- (10) Restaurants, lunchrooms and other eating places, except drive-in-type establishments. [5812]
- (11) Taverns, bars and other drinking places with permit by Common Council. [5813]
- (12) Drugstores and pharmacies. [591]
- (13) Liquor stores. [592]
- (14) Antique stores and secondhand stores. [593]
- (15) Sporting goods stores and bicycle shops. [5941]
- (16) Bookstores, not including adult books. [5942]
- (17) Stationery stores. [5943]
- (18) Jewelry and clock stores. [5944]
- (19) Camera and photographic supply stores. [5946]
- (20) Gift, novelty and souvenir shops. [5947]
- (21) Florist shops. [5992]
- (22) Tobacco and smokers' supplies stores. [5993]
- (23) News dealers and newsstands. [5994]
- (24) Wholesale merchandise establishments, only for retail items listed above; e.g., Subsection **B(19)** would allow wholesale camera sales.
- (25) Banks and other financial institutions. [60-62]
- (26) Offices of insurance companies, agents, brokers and service representatives. [63-64]
- (27) Offices of real estate agents, brokers, managers and title companies. [65-67]
- (28) Miscellaneous business and professional offices.
- (29) Heating and plumbing supplies.
- (30) Retail laundry and dry-cleaning outlets, including coin-operated laundries and dry-cleaning establishments, commonly called "laundromats" and "laundrettes." Tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments. [721]
- (31)

Photographic studios and commercial photography establishments. [722]

- (32) Barbershops, beauty shops and hairdressers. [723-4]
- (33) Shoe repair shops and shoe shine parlors. [725]
- (34) Trade and contractor's offices (office only).
- (35) Advertising agencies, consumer credit reporting, news agencies, employment agencies. [731-2, 735-6]
- (36) Duplicating, blueprinting, photocopying, addressing, mailing, mailing list and stenographic services; small print shops. [733]
- (37) Computer services. [737]
- (38) Commercial parking lots, parking garages, parking structures. [752]
- (39) Watch, clock and jewelry repair services. [763]
- (40) Motion-picture theaters, not including drive-in theaters. [7832]
- (41) Miscellaneous retail stores. [5999]
- (42) Offices/clinics of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists and chiropractors, but not veterinarian's offices. [801-4]
- (43) Law offices. [811]
- (44) The offices, meeting places, churches, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other nonprofit membership organizations. [86]
- (45) Engineering and architectural firms or consultants. [891-3]
- (46) Accounting, auditing and bookkeeping firms or services. [8721]
- (47) Professional, scientific, or educational firms, agencies, offices, or services, but not research laboratories or manufacturing operations. [899]
- (48) The offices of governmental agencies and post offices. [91-92, 431]
- (49) Public transportation passenger stations, taxicab company offices, taxicab stands, but not vehicle storage lots or garages. [411-14]
- (50) Telephone and telegraph offices. [481-2]

(51) Residential units located on the second story of a commercial structure, provided proper living area, sanitary facilities and adequate means of ingress/egress exist.

C. Conditional uses. The following are permitted as conditional uses in the B-1 District; provided that no nuisance shall be afforded to the public through noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk, or other conditions generally regarded as nuisances; and provided that where operations necessary or incident to the proper performance of these services or occupations would tend to afford such nuisances, areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from any and all such nuisances. These uses shall be subject to the consideration of the Common Council with regard to such matters.

- (1) Miscellaneous repair shops and related services. [769]
- (2) Garment pressing establishments, hand laundries, hat cleaning and blocking shops and coin-operated dry-cleaning establishments. [721]
- (3) Establishments engaged in the publishing and printing of newspapers, periodicals or books. [2711]
- (4) Residential units which are secondary to the principal use and located on the second story of a commercial structure, provided proper living area, sanitary facilities and adequate means of ingress/egress exist.
- (5) Farm supplies, wholesale trade. [5191]
- (6) Establishments engaged in the retail sale of automobiles, trailers, mobile homes, or campers. [551-2, 556]
- (7) Stores for the sale and installation of tires, batteries, mufflers or other automotive accessories. [553]
- (8) Gasoline service stations; provided, further, that all gasoline pumps, storage tanks and accessory equipment must be located at least 30 feet from any existing or officially proposed street line. [5541]
- (9) Establishments engaged in the daily or extended-term rental or leasing of house trailers, mobile homes or campers. [703]
- (10) Establishments engaged in daily or extended-term rental or leasing of passenger automobiles, limousines or trucks, without drivers, or of truck trailers or utility trailers. [751]
- (11) Establishments for the washing, cleaning or polishing of automobiles, including self-service car washes. [754]

(12) Hotels, motor hotels, motels, tourist courts, tourist rooms, etc. [70]

(13) Mini shopping malls.

(14) Multifamily dwelling units.

(15) Light manufacturing or assembly.

(16) Day-care centers.

[Added 1-9-2007 by Ord. No. 2007-01]

(NOTE: Drive-in facilities; wholesale, farm implement, building supply establishments; and similar uses are not permitted and are more appropriate to the B-3 District.)

D. Lot, yard and building requirements.

(1) Lot frontage: no minimum.

(2) Lot area: no minimum.

(3) Principal building.

(a) Front yard: The required setback shall be determined by the setback of the majority of the existing buildings on the block.

(b) Side yard: none.

(c) Rear yard: 15 feet shall be provided for the purpose of loading/unloading where the rear yard abuts a public or private street or alley. If there is no alley, there is no minimum rear setback.

(4) Building height: maximum 60 feet.

City of Princeton, WI
Tuesday, May 1, 2018

Chapter 430. Zoning

Article V. Conditional Uses

§ 430-36. Initiation of conditional use.

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an application to use such land for one or more of the conditional uses provided for in this article in the zoning district in which such land is located.

§ 430-37. Application for conditional use.

An application for a conditional use shall be filed on a form prescribed by the City and a fee paid as prescribed in Chapter 182, Fees. The application shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures, the existing and proposed use of each structure and lot, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in § 430-40 hereinafter. The application shall also be accompanied by a list of the names and addresses of all persons owning land within 300 feet of the property for which the conditional use permit is requested. The Plan Commission or Common Council may require such other information as may be necessary to determine and provide for an enforcement of this chapter, including a plan showing contours and soil types; high-water mark and groundwater conditions; bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning; location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping; plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

§ 430-38. Hearing on application.

All requests for conditional uses shall be to the Plan Commission and Common Council, or either body can, on their own motion, apply conditional uses when applications for rezoning come before it. Upon receipt of the application and statement referred to in § 430-37 above, the Plan Commission will accept the request and review it for conformance with the code. The item is then forwarded

to the Common Council for a public hearing and final action taken by the Council on each application for a conditional use within 30 days after such request is filed at such time and place as shall be established by the Commission. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures as the Plan Commission shall, by rule, prescribe from time to time.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

§ 430-39. Notice of hearing on application.

Notice of the time, place and purpose of such hearing shall be given by publication of a Class 1 notice under the Wisconsin Statutes in the official City newspaper. Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the Zoning Administrator, members of the Common Council and Plan Commission, and the owners of record as listed in the office of the City Assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least 10 days prior to the date of such public hearing.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

§ 430-40. Standards for conditional uses.

- A. Standards. No application for a conditional use shall be recommended for approval by the Plan Commission or granted by the Common Council, unless these bodies shall find all of the following conditions are present:
- (1) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
 - (2) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
 - (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
 - (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
 - (6) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

- (7) That the proposed use does not violate floodplain regulations governing the site.
 - (8) That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.
- B. Application of standards. When applying the above standards to any new construction of a building or an addition to an existing building, the Common Council and Plan Commission shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
- C. Additional considerations. In addition, in passing upon a conditional use permit, the Plan Commission shall also evaluate the effect of the proposed use upon:
- (1) The maintenance of safe and healthful conditions.
 - (2) The prevention and control of water pollution including sedimentation.
 - (3) Existing topographic and drainage features and vegetative cover on the site.
 - (4) The location of the site with respect to floodplains and floodways of rivers and streams.
 - (5) The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - (6) The location of the site with respect to existing or future access roads.
 - (7) The need of the proposed use for a shoreland location.
 - (8) Its compatibility with uses on adjacent land.
 - (9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

§ 430-41. Denial of application for conditional use permit.

When an advisory recommendation of denial of a conditional use application is made by the Plan Commission or an actual denial by the Common Council, the City shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons the Commission and/or Council has used in determining that each standard was not met.

§ 430-42. Conditions and guarantees.

The following conditions shall apply to all conditional uses:

- A. Conditions. Prior to the granting of any conditional use, the Plan Commission may recommend and the Common Council may stipulate such conditions and

restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in § 430-40 above. In all cases in which conditional uses are granted, the City shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

- (1) Landscaping;
 - (2) Type of construction;
 - (3) Construction commencement and completion dates;
 - (4) Sureties;
 - (5) Lighting;
 - (6) Fencing;
 - (7) Operational control;
 - (8) Hours of operation;
 - (9) Traffic circulation;
 - (10) Deed restrictions;
 - (11) Access restrictions;
 - (12) Setbacks and yards;
 - (13) Type of shore cover;
 - (14) Specified sewage disposal and water supply systems;
 - (15) Planting screens;
 - (16) Piers and docks;
 - (17) Increased parking; or
 - (18) Any other requirements necessary to fulfill the purpose and intent of this chapter.
- B. Site review. In making its recommendation, the Plan Commission shall evaluate each application and may request assistance from any source which can provide technical assistance. The Commission may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.
- C. Alteration of conditional use. No alteration of a conditional use shall be permitted unless approved by the Common Council, upon the recommendation of the Plan Commission.

- D. Architectural treatment. Proposed architectural treatment will be in general harmony with surrounding uses and the landscape. To this end, the Common Council, upon the recommendation of the Plan Commission, may require the use of certain general types of exterior construction materials and/or architectural treatment.
- E. Sloped sites; unsuitable soils. Where slopes exceed 6% and/or where a use is proposed to be located on areas indicated as having soils that are unsuitable or marginal for development, on-site soil tests and/or construction plans shall be provided that clearly indicate that the soil conditions are adequate to accommodate the development contemplated and/or that any inherent soil condition or slope problems will be overcome by special construction techniques. Such special construction might include, among other techniques, terracing, retaining walls, oversized foundations and footings, drain tile, etc.

§ 430-43. Validity of conditional use permit.

Where a conditional use application has been approved or conditionally approved, such approval shall become null and void within 24 months of the date of the approval unless the use is commenced, construction is underway or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently performed. Approximately 45 days prior to the automatic revocation of such permit, the Zoning Administrator shall notify the holder by certified mail of such revocation. The Common Council may extend such permit for a period of 90 days for justifiable cause, if application is made to the Common Council at least 30 days before the expiration of said permit.

§ 430-44. Complaints regarding conditional uses.

The Common Council shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Zoning Administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this code. Upon written complaint by any citizen or official, the Common Council shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in § 430-40 above, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in § 430-39 above. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The Common Council may, in order to bring the subject conditional use into compliance with the standards set forth in § 430-40 or conditions previously imposed by the Common Council, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. In the event that no reasonable modification of such

conditional use can be made in order to assure that § ~~430-40A~~ and **B** will be met, the Common Council may revoke the subject conditional approval and direct the Zoning Administrator and the City Attorney to seek elimination of the subject use. Following any such hearing, the decision of the Common Council shall be furnished to the current owner of the conditional use in writing stating the reasons therefor.

CONDITIONAL USE PERMIT APPLICATION

Please Print Clearly

APPLICANT INFORMATION

Name of Applicant: 544 WATER STREET ADVENTURES
ATTN: MATT TROTTER OR ALEX PEARSALL

Business Address: 544 W. WATER STREET PRINCETON, WI 54968

Mailing Address: P.O. BOX 201 PRINCETON, WI 54968
if different from above

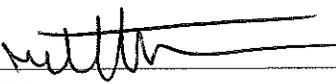
City, State, ZIP: PRINCETON, WI 54968

Work Phone: 920-980-2572

Mobile Phone: 920-980-2572

This application shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures, the existing and proposed use of each structure and lot, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in Section 13-1-66 hereinafter. The application shall also be accompanied by a list of the names and addresses of all persons owning land within 300 feet of the property for which the conditional use permit is requested. Other such information may be requested as relevant to determine and provide for enforcement of this Chapter.

IMPORTANT: I understand that the issuance of a permit is subject to the accuracy of the information supplied on this form, and the adherence to all City of Princeton ordinances, policies, and regulations regarding said application in the City of Princeton. Further, I understand that the City of Princeton retains the right to revoke this permit anytime prior to or during the permit season. My signature constitutes my agreement with these stipulations.


Signature

4-15-19
Date

Received By:

City Administrator

Date

CONDITIONAL USE PERMIT APPLICATION
544 W WATER STREET
PRINCETON, WI

The application shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures:
See attached.

Existing and proposed use of each structure and lot:

544 W Water Street is currently a mixed use retail/office space. Our plan is to renovate the building utilizing the existing footprint to create an approximately 10-room boutique hotel (*A boutique hotel is a small, intimate hotel which typically has between 10 and 100 rooms in distinct settings with unique accommodations and individualized unique selling points (USPs)*).

Statement in writing by the applicant showing that the proposed conditional use shall conform to the standards set forth in § 430-40 hereinafter:

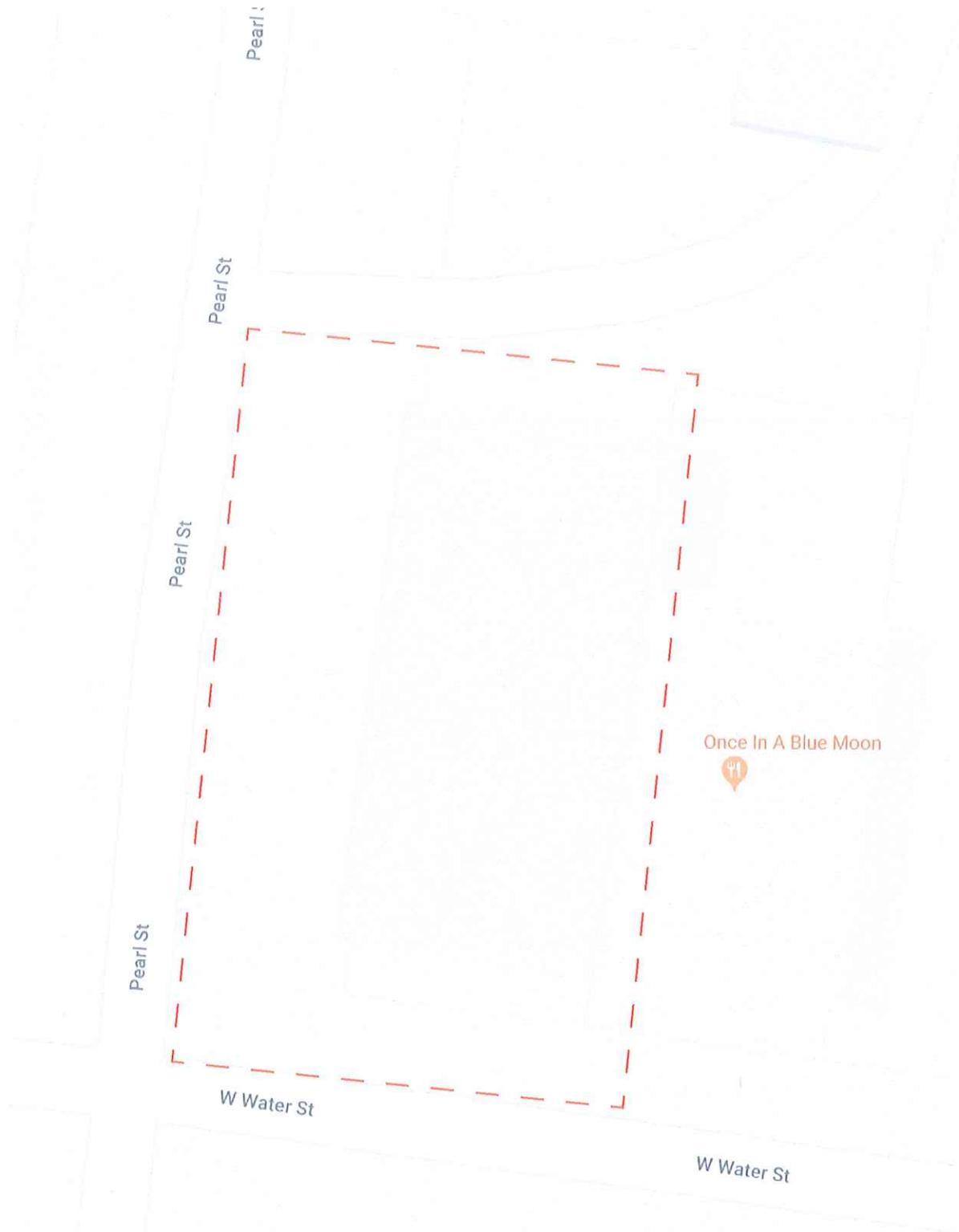
We would, as a condition of this Conditional Use Permit Application, agree that we will meet and/or agree to meet all of the requirements/ordinances/laws/rules and conditions specified by State, County, and/or City and/or additional requirements imposed by the City of Princeton Board of Review and/or the City of Princeton Common Council.

Adequate evidence showing that the proposed conditional use shall conform to the standards set forth in § 430-40 hereinafter:

See attached.

List of the names and addresses of all persons owning land within 300 feet of the property for which the conditional use permit is requested:

See attached.



**544 W. WATER ST
PRINCETON, WI
54968**



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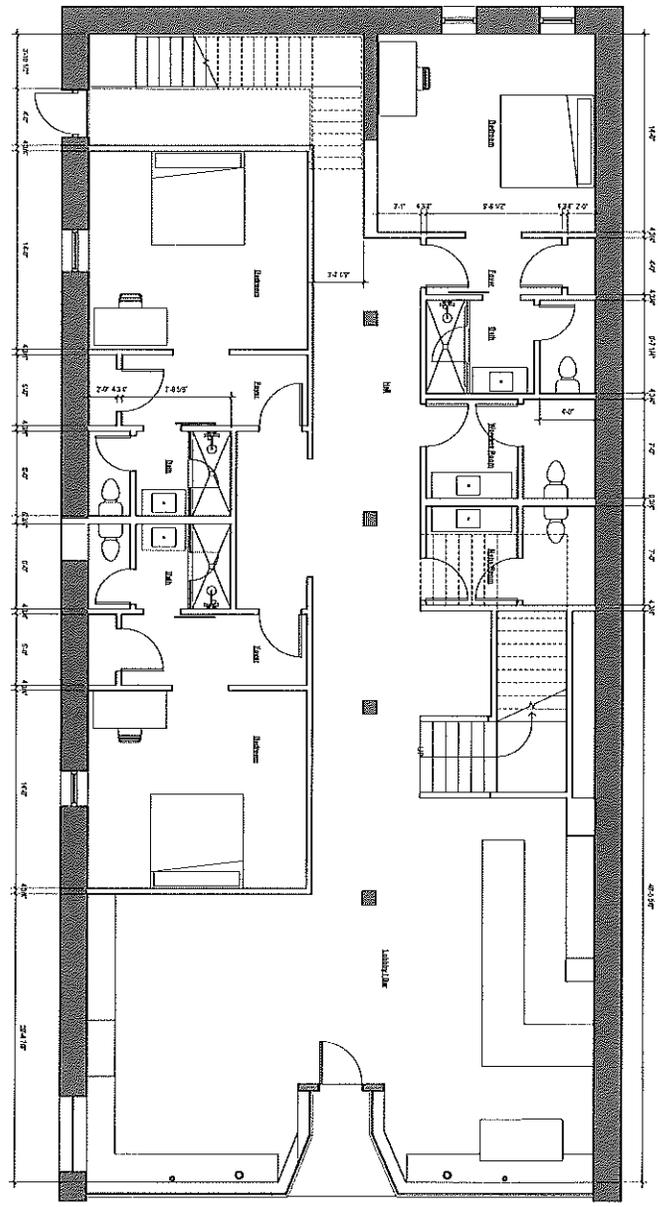
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PARK ST

WATER ST

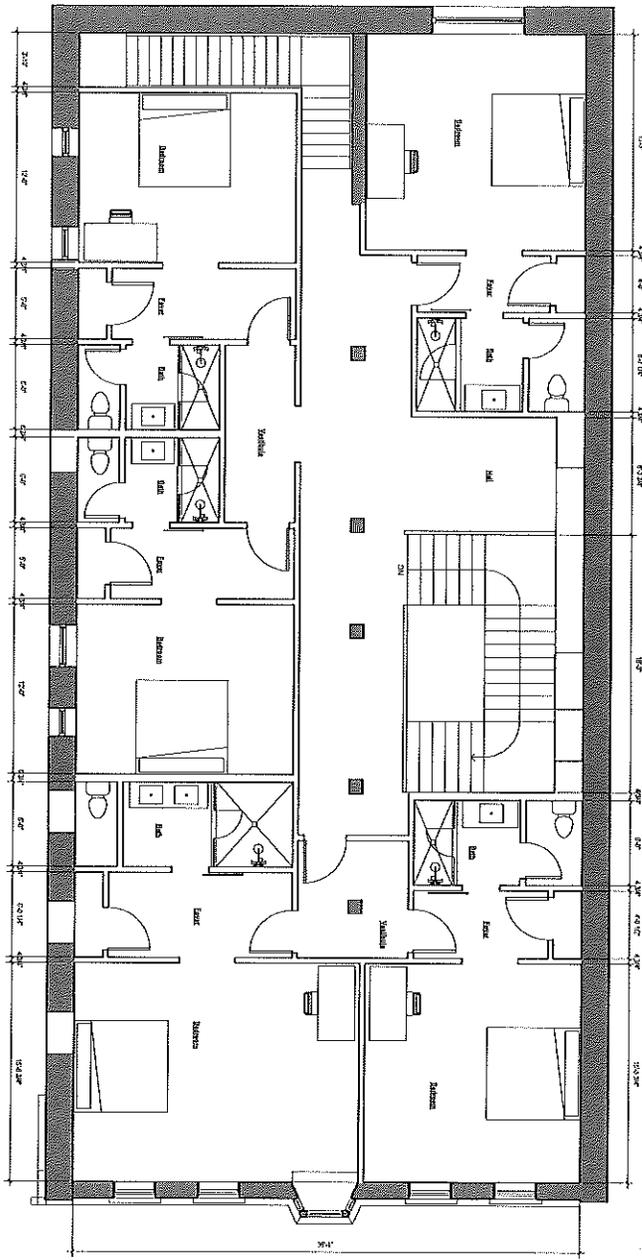
1. 1st Floor Plan
 1/4" = 1'-0"



1st Floor

544 Water St

EL ORANIO TALSMAN ARCHITECTURE	
11111 Woodward Ave., Suite 11227, Detroit, Michigan 48202 Tel: 313.963.1111 Fax: 313.963.1112 www.eltalsma.com	
PROJECT: 544 Water St DATE: 11/20/2011 11:28 AM PM DRAWING: PA Hotel SCALE: 1/4" = 1'-0" SHEET: 1st Floor Plan PROJECT: Green Lake Adventures	
A101	



1 2nd Floor Plan
1/4" = 1'-0"

2nd Floor

544 Water St

EL ORNAMO TALSWA A. E. C. E. P. E.	
10101 Biscayne Blvd., 4th Floor, Miami, Florida 33151 Phone: (305) 755-1111 Fax: (305) 755-1112 Email: info@elornamo.com	
PROJECT: 2nd Floor Plan CLIENT: Central Life Adventures DATE: 11/20/2011 DRAWING: SECOND FLOOR PLAN	
A102	

CONDITIONAL USE PERMIT APPLICATION

Please Print Clearly

APPLICANT INFORMATION

Name of Applicant: TWISTER, LLC and
Dennis & Kristin Galatowitsch

Business Address: 602 W. Water St.

Mailing Address: PO Box 113
if different from above

City, State, ZIP: Princeton NJ 08540

Work Phone: 920-299-2385

Mobile Phone: 920-299-2385

This application shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures, the existing and proposed use of each structure and lot, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in Section 13-1-66 hereinafter. The application shall also be accompanied by a list of the names and addresses of all persons owning land within 300 feet of the property for which the conditional use permit is requested. Other such information may be requested as relevant to determine and provide for enforcement of this Chapter.

IMPORTANT: I understand that the issuance of a permit is subject to the accuracy of the information supplied on this form, and the adherence to all City of Princeton ordinances, policies, and regulations regarding said application in the City of Princeton. Further, I understand that the City of Princeton retains the right to revoke this permit anytime prior to or during the permit season. My signature constitutes my agreement with these stipulations.


 Signature

4-10-19
4-10-19
 Date

Received By:

John S Weidl, City Administrator

Date

Dear Princeton Plan Commission

It is with great pleasure I submit my proposal to bring a high quality tourist accommodation to Princeton, WI.

For the last 22 years I have lived and worked in Princeton WI and for 20 years operated a high quality retail establishment and coffee shop named TWISTER in the City of Princeton. I am always on the lookout for new opportunities to help Princeton capture tourist attention and tourist dollars.

The competition for tourist dollars is fierce and making a decision to invest in Princeton is always done very carefully. It has been quite a rollercoaster over the last 20 years as we have witnessed a retail revolution with the internet, a tough recession and yet seen continued high quality retail and restaurant success and expansion.

I have been very pleased with my stores performance and see great new businesses opening or recently opened. Horseradish, Renards, four separate Airbnb rentals downtown, Candies Corner, Shilo, the Body Building, Skinlove, Fords Gathering, Treats Landing, the return of Hannabarger Photo, Princeton Garage, Dover St. Home, Wes Hunting Gallery, an unnamed new gallery headlining a nationally recognized artist opening this summer, Shameless and RiverBank Dry Goods.

All of these new, coming and existing retailers and restaurants need customers.

As I am sure most of you are aware the Heidel House will be closing on May 20th. This poses a risk and opportunity to our community. It is our understanding that the Heidel House had over 24,000 room rentals and over 100 wedding parties last year. We know for sure that it employees 111 persons. Needless to say it will be a big loss to the area. While we do not know the impact of the loss on Princeton businesses, in my opinion it is going to pose significant challenges to the boutique retail and restaurant trades.

Without new lodging capacity to replace that which we are losing the entire area could suffer.

In an effort to confront the loss of all the lodging capacity provided by the Heidel House there are two new businesses proposing lodging in downtown Princeton. Matt Trotter is part of a group that purchased the Princeton Audio Building and is proposing a 5 room boutique hotel and there is my complimentary proposal which is described below.

New lodging right here, far from being offensive, would benefit Princeton in so many exciting ways. Developing "Top of Mind" in the consumer is an important goal of tourism. When visitors stayed at the Heidel House their stay was defined by the name "Heidel House" and the lake and it's namesake city "Green Lake". Our proposed development, the existing Airbnb's and Matt Trotters proposed Hotel will give Princeton an opportunity to further develop Princeton's already impressive "Top of Mind" that the Flea Market and our great retail and restaurants create. Visitors staying in our facilities

would now have their entire experience centered around Princeton, the flea market, the restaurants, the retail, the river and more. This Princeton centric view, helped by local lodging, can provide another important "Top of Mind" channel into the cluttered consumers mind. Plus I have always felt that Princeton has enough to offer and thus think it is fair to believe that these visitors will primarily eat, shop and entertain themselves right here in Princeton.

Princeton has very little lodging capacity and would benefit significantly from having additional lodging customers spending first dollars on retail and dining in Princeton. There is a huge opportunity for Princeton to establish lodging capacity before the surrounding communities. There will be high demand over the next few years for lodging in the area and a shortage of rooms due to the Heidel House closing. Businesses that can establish themselves early will have an once in a lifetime opportunity, due to the temporary lodging shortage in the area, to have high occupancy from the start. These businesses, if run well will be able to create customer loyalty, pay down their investments and create an environment for long term success.

My proposal specifically, and all the lodging and lodging proposals in Princeton generally, in my opinion would have no discernible negative impacts on the community or surrounding properties. Each of these lodging business is very small in scale and all have access to nearby parking lots (Triangle Parking Lot and US Bank Lot). Each of these lodging businesses would bring in customers that I as a downtown retailer can assure you we need and want. If the guests car is parked in Princeton then the person(s) is at a minimum dining in Princeton. I would argue and personally want these customers parking in Princeton because as lodging guests they need food and have time to shop.

I am proposing to create an Urban Glamping Experience for up to 4 persons in downtown Princeton in an AirStream Lodging Trailer. Urban Glamping is a new concept in lodging that is becoming very popular. Urban meaning "in the city" and Glamping being a combination of Glamorous and Camping. Thus Downtown Glamorous or luxury lodging in an Airstream Lodging Trailer.

The development would comply with all laws and setback requirements of the State of Wisconsin, Green Lake County, the City of Princeton and be would fully insured for it's intended purpose. Lodging facilities, other then Bed and Breakfasts, are considered a conditional use in the B1, B2 and B3 and thus can only be developed as conditional uses in the City of Princeton and only in B1, B2 and B3 districts. Thus granting a conditional use permit for my operation would not have any impact or create any precedent or expectation in any other zoning district.

The operation would require permits from the State and County to ensure that the public is protected from improper operation and sanitation. All waste, fresh water, cleaning, sanitation and related issues are addressed in the permitting required by the State and County. Thus the operation will be well regulated and not be detrimental or endanger the public health, safety, morals, comfort or general welfare.

As can be seen by the provided map the surrounding properties are all commercial in nature and much of it vacant lands. As a boutique property it will be managed very strictly. The Airstream Lodging Trailer is very expensive and the owners have an incentive to protect their investment by only allowing well behaved guests. Additionally, at this time, the owners live on the property where the Airstream Lodging Trailer will be placed and will be the most affected by any bad behavior and will not tolerate it.

Since August 2016 the owners have owned and managed a lodging property in Minnesota on a lake with neighbors in close proximity. We rent around 180 days per year to parties of up to 12 persons. Our House Rules in Minnesota partly read:

NO EXTRA GUESTS. NO PARTIES. NO COMMERCIAL PHOTOGRAPHY, FILMING/ ACTIVITY:

DO NOT rent this property if you are looking for a party house. Parties are prohibited. Our neighbors quiet enjoyment is our first priority. When we first started hosting we had one issue, generating the need for this paragraph, with some college buddies who packed 30 people in, partied loudly all night, slept through their checkout, left a mess and caused damage. Since including this paragraph In 2016 we have had very few abuses and thank you in advance for being great guests. Using this property for any commercial purpose, without written permission, is strictly prohibited.

As you can see we are serious about managing bad behavior and are not afraid to evict guests who do not comply with our rules. It is important to us that our facility not impinge on the values and enjoyment of the other property in the neighborhood. We intend to in no foreseeable manner substantially impair or diminish, by our establishment, maintenance or operation, the use of adjacent lands. Further we can not see how the establishment of our operation would impede the normal and orderly development and improvement of the surrounding properties for uses permitted in the district.

The development would be totally private, basically unseen by the public, and require no construction, landscaping, or site work to be implemented. Being placed on an already developed property and completely fenced in eliminates the need to evaluate the project for landscaping, erosion, etc. The only improvements that would be made would be to improve the facilities behind the fence to enhance the lodging guests experience and support the operation of the Airstream Lodging Trailer.

To archive the purpose we are looking to place a single 22 foot, 2017 Airstream Lodging Trailer on our commercial property located at 602 W Water Street, otherwise known as TWISTER. This property has a fully enclosed yard. The Airstream Lodging Trailer would be placed on the north side of the vacant yard space. A gate would be constructed into the fence to allow access to and for the Airstream Lodging Trailer. Parking would be as allowed by law. Currently there is excess parking capacity in the

Bank Lot behind Twigs, the Triangle Parking Lot by the library and street parking during certain months of the year.

If our proof of concept work proves successful it could pave the way for even more exciting lodging developments in the future.

I would as a condition of this Conditional Use Permit Application agree that I will meet and/or agree to meet all of the requirements/ordinances/laws/rules and conditions specified by State, County, and/or City and/or additional requirements imposed by the City of Princeton Plan Commission and/or the City of Princeton Common Council.



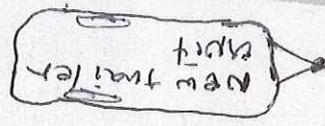
Search here



United States Postal Service



Mail Box to Remain



Vacant Back Yard Lot
SIZE IS ±40'x55'

New Fence

ADD Gate for Guests + Trailer

Existing Fence

Existing Garden

Side walk



Pearl St

Pearl St

Pearl St

Pearl St

Twister Princeton



Explore food & drinks near you



Search here

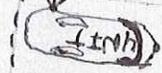
W Main St

Pearl St

Sidewa / K

United States Postal Service

New Twister unit



New Fence

Existing Fence

Twister Princeton

Pearl St

Pearl St

Pearl St

Princeton Historical Society Museum

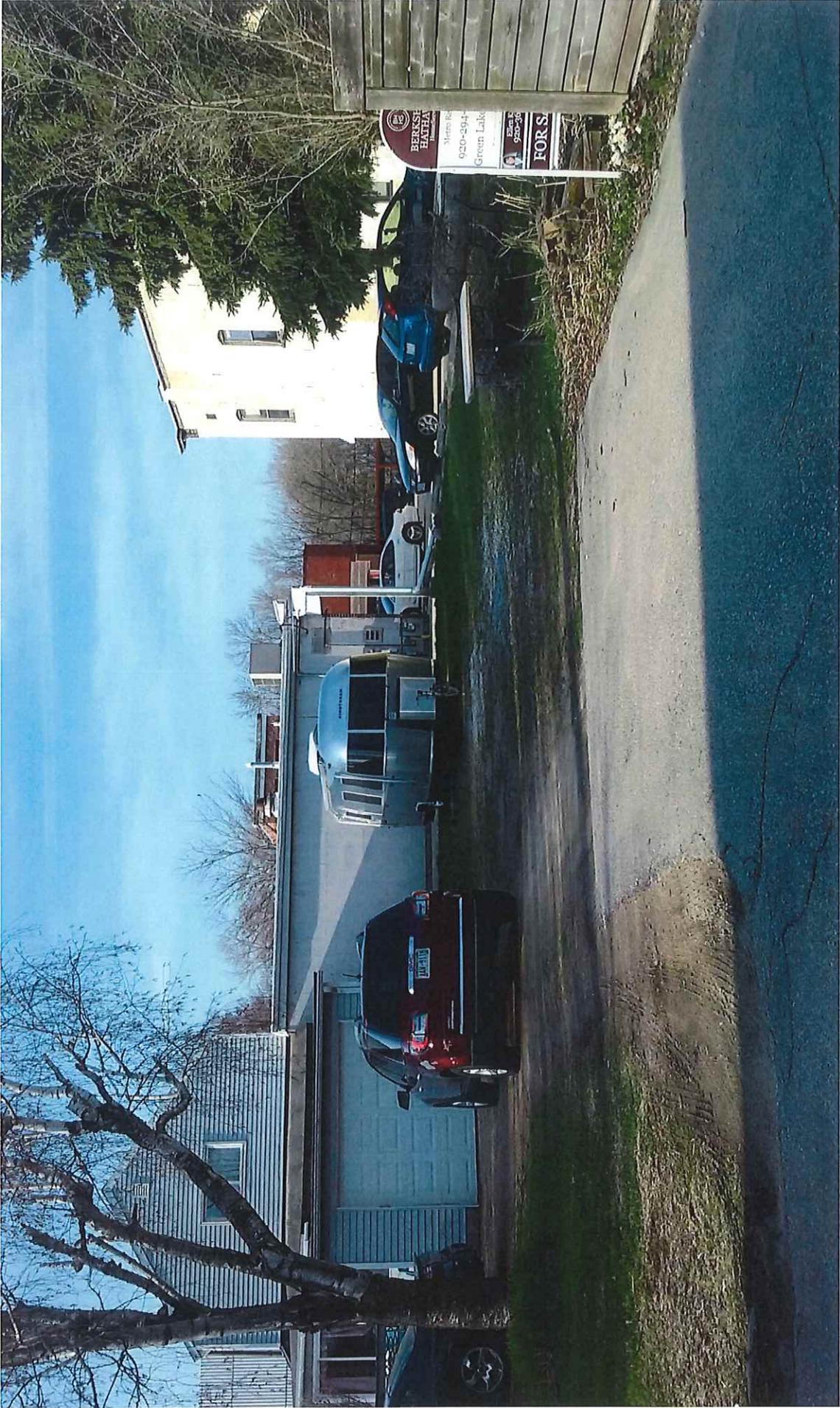
W Water St

W Water



Explore food & drinks near you





4/25/2019

Examples Of Urban Glamping:

The Luxury Collection hotel is named after Chicago sculptress Gwen Lux, who designed the mythological stone bas relief on the facade of the historic building. Replicas of her original work adorn the hotel entry and bronze metal screens and plush blue velvet couches accent the lobby. This summer, The Gwen is taking luxury in a new direction with a glamping package that offers urban adventure in a way that's never before been seen in Chicago.

1:15 PM Sun Apr 14

forbes.com

44%

Forbes

Urban Glamping? This Chicago Hotel Offers A Suite Adventure



Amber Gibson Contributor

Travel

I write about luxury travel, food and wine.

TWEET THIS

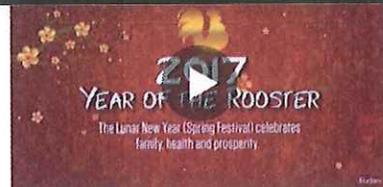


This summer, The Gwen is taking luxury in a new direction with a glamping package that offers urban adventure in a way that's never before been seen in Chicago.

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in



Looking For Top Rated Hotel

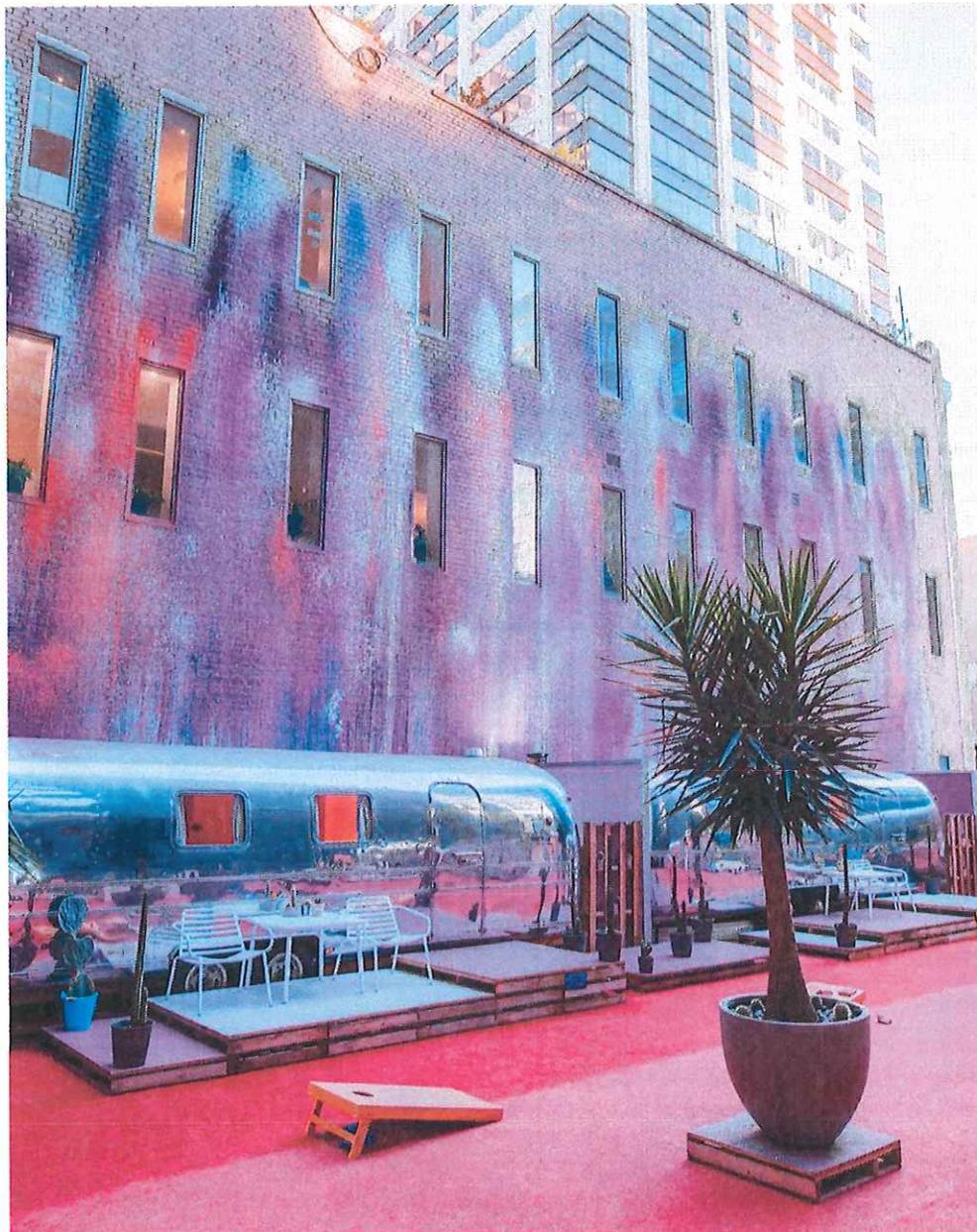
Fully Renovated AllSuitesHotel

Top Rated Hotel with Bistro and Golf Course Surrounding
choicehotels.com

OPEN

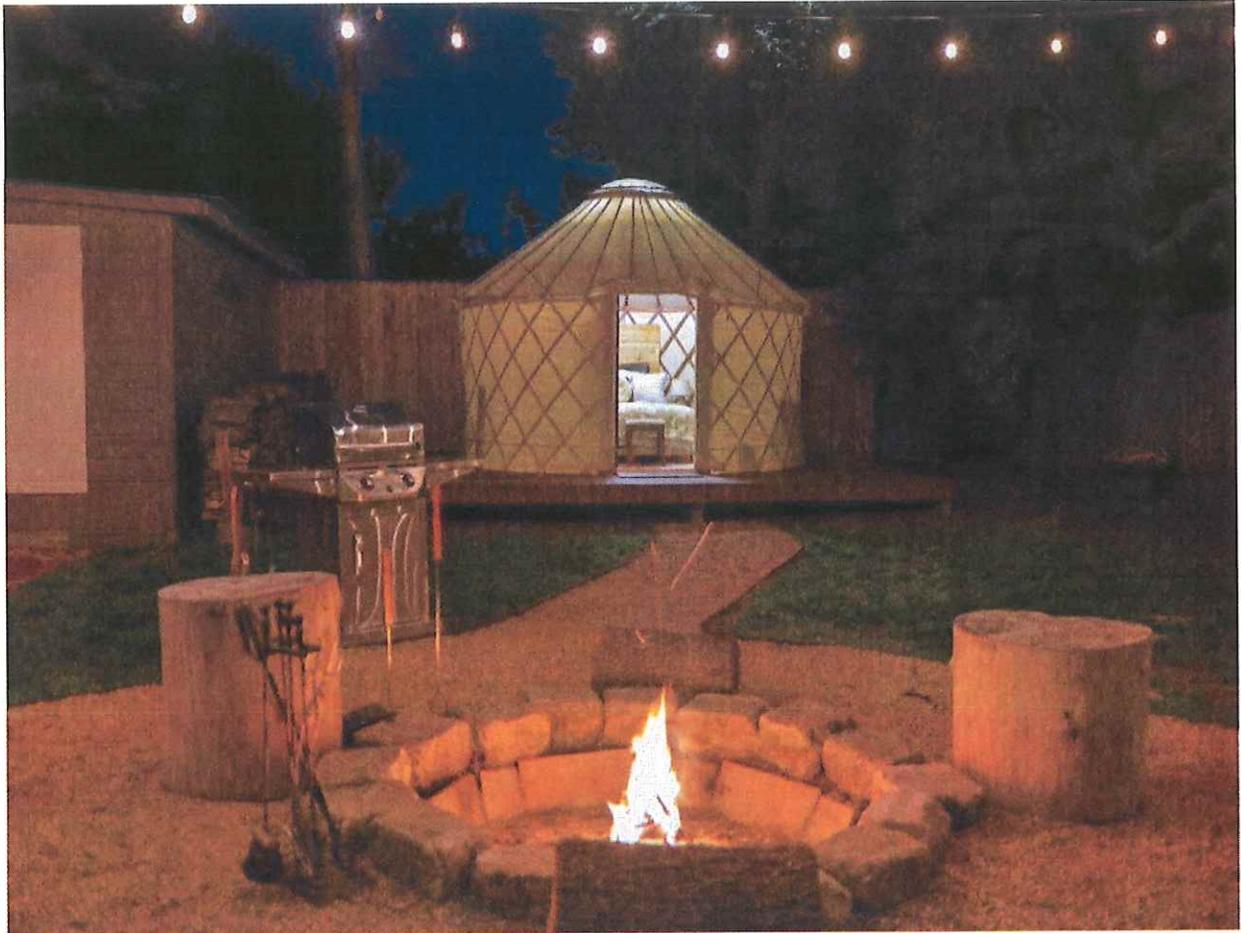
Notel - Melbourne, Australia

Perched on a roof of a parking lot in Melbourne, Australia, Notel is urban glamping at its finest. Here you'll find six chrome airstream trailers that are refitted as a designer urban accommodation. Each suite has its own deck that opens onto a communal area, where you can chill out with Wi-Fi and an iPad Pro loaded with Netflix and recommendations for the best places to eat, drink and play in the city. Rest easy in the 31-foot trailer with a queen-size bed with luxury linens, pillows and throws, then enjoy its complementary toiletries, ensuite bathroom and heating and cooling system. Make sure to cheers with local craft beer and bubbles in the fully stocked fridge.



The Urban Yurt - Austin, Texas

You'll be located in the heart of the city when staying in The Urban Yurt, which boasts a communal fire pit, private outdoor shower and HD Projector for watching movies under the stars. The first and only yurt inside the city of Austin, this glamping property is perfect for experiencing the best of both worlds where you're just a short distance from the city's best restaurants, bars and attractions. At the Urban Yurt you'll share the property with two other vintage campers and have access to Wi-Fi, a small kitchen and temperature controls.



Le Meridien - Denver, Colorado

Enjoy the ultimate glamping experience at Le Meridien in Denver, Colorado, where you can rent out the rooftop for an entire night. Gaze at the stunning cityscape views and spend the night stargazing as you enjoy the rooftop tent that holds a comfy bed and offers private rooftop access to a traditional Le Meridien room. It also comes with fun perks like a romantic campfire, plush blankets, a Reflector Telescope set and a bottle of Dom Perignon. The package also includes a private Range Rover car service from the airport, a 5-course dinner, curated art experience with a local artist and a mixology class.



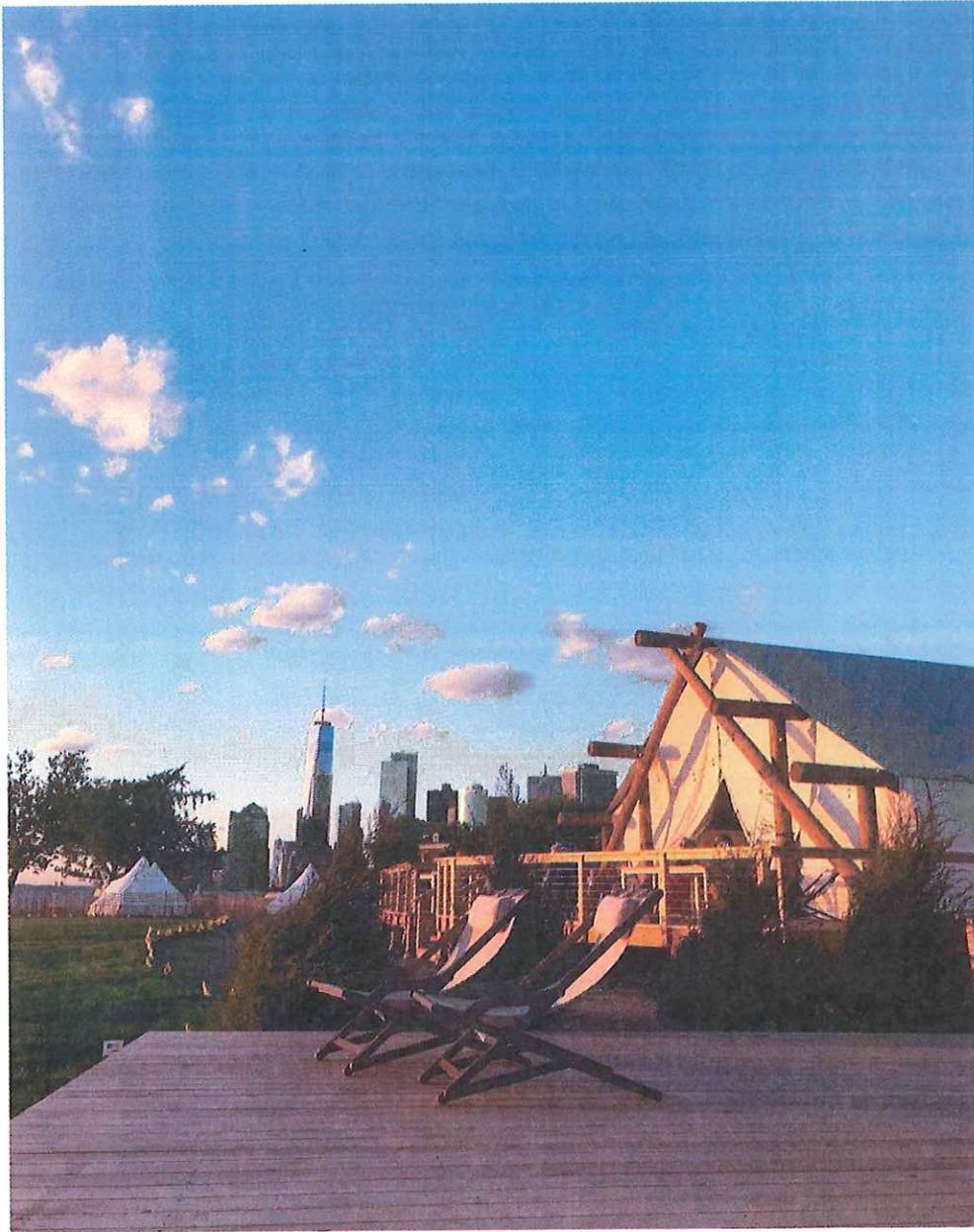
Vintage Caravan - Oakland, California

Take a step back in time at this vintage caravan in Oakland, California, where you'll have access to a variety of modern conveniences such as a mini kitchen and short distance to BART and popular local restaurants. Fry up from fresh eggs from the property's chickens, sip tea in the tranquil garden space or browse the internet on the fast Wi-Fi, while San Francisco can be reached in 25 minutes. The family-friendly spot has a full bathroom and small separate shower, while the mini kitchen has a microwave and fridge. There's even a friendly cat on the property.



Collective Retreat's Governors Island - Governors Island, NYC

If you want to experience New York City like you have never seen it before, head to this unique glamping site. The Collective Retreat's Governors Island site is just a quick ferry ride from downtown Manhattan but feels a world's away with its picturesque surroundings and unobstructed views of the Statue of Liberty across the New York Harbor. Pick from the Summit Tent to the eclectic elegance of the Journey Tent to discover king-size beds, private decks, bed-side sockets, rain-style showers, complimentary daily breakfast and campfire s'mores kit and plush Turkish towels.





Try gas stations, ATMs

Parking lots, food, vacant lands
IN GREEN





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Charlie Wielgosh

City Administrator
Mary Lou Neubauer



City Alderpersons
Lara Roehl
Patti Garro
Dave Bednarek
Jasper Kallenbach
Mary Ernest
Dan Kallas

531 S. Fulton Street, P O Box 53 Princeton WI 54968
(920) 295-6612

Where recreation and relaxation come together.....

Conditional Use Permit – Conditions to be incorporated for conversion
Mike Peterson, 900 Sunnyview (former nursing home)

The following items shall be included in the approval consideration for the conversion project.

The Conditional Use Permit will be considering the following uses:

- a) The U-Haul rental business
 - b) Storage units – north wing and south wing
 - c) Princeton Food Pantry
 - d) Office area for owner to work out of
-
- 1) Plans and specifications shall be submitted showing all modifications to be done.
 - 2) All modifications must be done to the applicable State Building Codes. Building design and alterations must be signed off through either submittal of state building plans and approved by the state or approved by an authorized architect or engineer as applicable for the project and approved by the local Building Inspector (as allowed by State Building Code).
 - 3) All modifications must meet the State Fire Code regulations.
 - 4) All modification shall be completed prior to the rental of any further storage units.
 - 5) Remainder of the property shall be closed off and not accessible to the general public.
 - 6) Property shall be accessible to the local building inspector and fire inspector as required by law.
 - 7) All work shall be completed no later than 1 March 2019.
Any extensions to that deadline proposed by the applicant shall be 30 days in advance of the deadline and will be considered by the Planning Commission of the City of Princeton. Extensions are not automatic and a reasonable cause must be stated for consideration.
 - 8) Hours of operation shall be normal operating hours of 7:00 a.m. to 8:00 p.m.
 - 9) No new construction is planned (change to the footprint of the building) and if any change is proposed, the CUP must be amended.
 - 10) No additional uses other than those mentioned above are allowed, and if there is a change in use proposed, the CUP must be amended.