

PUBLIC WORKS COMMITTEE
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
NOVEMBER 14, 2016

Chairperson Mor called the meeting to order at 5:45 PM. Notice of the meeting was provided to the Dells Events, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Ald. Dar Mor, Mayor Landers, Ald. Ed Wojnicz and Ald. Brian Holzem
Others: Public Works Director David Holzem, City Planner Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy Holzem, Treasurer Karen Terry, Ald. Ed Fox, Ald. Mike Freel, Chuck Bongard w/MSA, Chris Hau w/Quorum Architects, Mike Christensen, CEO Grace Lutheran Communities, Mary Panzer w/Riverwood Eagle's Nest, Pat Gavinski, Luis and Veronica Martinez w/San Antonio Restaurant and Ed Legge from the Dells Events
2. Motion by Ald. Wojnicz seconded by Ald. Holzem, to approve the minutes of the October 10, 2016 meeting. Motion carried.
3. Motion by Ald. Wojnicz seconded by Mayor Landers to table this item. Motion carried.
4. a) Motion by Mayor Landers, seconded by Ald. Wojnicz recommend to council to approve MSA Task Order Project No. 00085071 for Bauer Street Reconstruction. Motion carried.
b) Motion by Mayor Landers, seconded by Ald. Holzem recommend to council to approve MSA Task Order Project No. 00085072 for Michigan Avenue and Plum Street Surveying and Fieldwork. Motion carried.
5. David Holzem informed the members that the four lanes on the Kilbourn Bridge may be reduced to two lanes including weekends during the WiDOT Wisconsin River Bridge Project. This item was information only.
6. Some of the projects listed are not going to be finalized until spring, but all in all they are coming along good. This item was updated information only.
7. Discussion on REU (Residential Equivalent Unit) fees as it relates to a change in use. David said there is a restaurant that is expanding creating a change in use from retail to a restaurant with the expansion. The original REU was based on retail use, which is 1 REU, and now the use is a restaurant, which is up to 1 REU per 12 seats. With 300 seats, the charge would be around \$50,000 (25 REU's x +/- \$2,000 per REU). Chris looked at some of San Antonio's consumption numbers with seating capacity of 60 seats. David said when you look at the proper REU fee, you look at how it affects the sewer system and the fee seems to be quite excessive. Comparing their 60 seats to 300 seats, which is theoretically five times as much, would be about \$15,000. Chris said they can do more research in the coming months, but to at least let the owners know an amount so they can incorporate the amount with their project plan. Motion by Mayor Landers, seconded by Ald. Holzem recommend to council approve the increased REU fee for San Antonio's Restaurant not to exceed \$15,000 and let the process fall under review. Motion carried.
8. Discussion on San Antonio's Restaurant project as it pertains to the alley, exit and exhaust. The current door to the east accesses and swings out to the alley. The following things were noted:
 - An exit door is required and the exit cannot go through the kitchen.
 - Their plan is to move the kitchen to the neighboring building.
 - Existing door will be for deliveries, etc and the other door would be for emergency exit only.
 - Would like to put the exhaust in the city air space, but not occupying this space.

Motion by Mayor Landers and seconded by Ald. Holzem recommend to council approve the plans and the door used for emergency only. Motion carried.

9. Presented is the first draft of the ordinance for Use/Occupancy of Rights-Of-Way. Motion by Mayor Landers and seconded by Ald. Holzem table this item for review. Motion carried.
10. The roads in the Riverwood PDD (Planned Development District) will remain private. The utilities are proposed to be installed by the developer and to turn over to the city. The city requires 66' of right of way. Ald. Mor asked if there was enough room in the easement areas. Ald. Mor said they needed to see a complete site plan before any approvals. Suggested coming up with adequate numbers with easements. The Site Plan that will be presented to the Plan Commission should cover this. David Holzem said he would like to come up with an adequate number of what the city wants with widths for easements. The Site Plan Application presented to Plan Commission should cover that. This item was information only at this time.
11. Referred to a future meeting included Utility Permit Application fees and regulating/permitting the use of public right of ways. David said at some point we are going to have some type of ordinance related to our right of ways and how we can regulate them.
12. Next meeting is scheduled for Monday, December 12, 2016 at 5:45pm.
13. Motion by Ald. Holzem and seconded by Mayor Landers to adjourn. Motion carried and the meeting adjourned at 6:08 pm.

Monica Dorow-Leis
Public Works Office Clerk