

**JOINT MEETING OF THE FINANCE COMMITTEE,  
COMMUNITY DEVELOPMENT AUTHORITY,  
AND CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING ~ 300 LA CROSSE STREET  
WISCONSIN DELLS, WI 53965  
APRIL 16, 2008**

Mayor Helland called the joint meeting to order at 5:00P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

**Finance Committee members present:**

Chairperson Alderperson Joan Ragan, Alderperson Dan Gavinski, Mayor Eric Helland and Alderperson Ed Wojnicz

**Community Development Authority members present:**

Chairperson Ben Borchert, Alderperson Dan Gavinski, Alderperson Brian Holzem, Dan Anchor, Kirk Kettleton, Jesse Leichsenring (until 5:35PM), and Joyce Nelson

**City Plan Commission members present:**

Chairperson Mayor Eric Helland, Alderperson Dan Gavinski, Public Works Director Mike Horkan, Fire Chief Tory Wolfram, Bill Brown, Dan Anchor and Mike Freeland  
Excused: Dave Murray

**Others present:**

City Clerk/Treasurer Dale Darling, Adm. Deputy Clerk/Treasurer Nancy Holzem, Assistant City Attorney Joe Hasler, Assistant Public Works Director Chris Tollaksen, Alderperson Debbie Kinder, Dave Anderson from PFM, Attorney Jeff Clark, Brad Boettcher, Mac McDonald, Ron Flock and Trevor Kupfer from the *Dells Events*.

4. Presented for review by all of the committees in attendance was the proposed Third Amendment to the Annexation and Development Agreement for Grand Cambrian Resort. This agreement was reviewed by city staff on April 3, 2008 and by the City Plan Commission at an open meeting held April 9, 2008. Mayor Helland stated that the proposed amendment does not pertain to the area covered in the Chapter 30 permit.

Attorney Jeff Clark presented an overview of the items covered in the agreement. The agreement addresses in part the following:

- PIP for Phase B construction which is the first sets of condominiums just past the railroad tunnel;
- Provides new language for the installation of a 16-inch sewer force main from point B, which is in the vicinity of the first round-about, to the wastewater treatment plant;
- Addresses the issue of the city needing to obtain the necessary easements for the force main and the possible legal costs involved; Easement issues will continue to be worked on;

- Provides for no parking on the private road unless a parking plan has been submitted and approved by the city;
- Adds \$655,277 in development incentives for reimbursement of the 16-inch sewer force main construction which Cambrian will only receive if this is constructed;
- Extends the construction deadlines for several of the phases by one-year;
- Provides that Flock's not be required to dedicate the necessary right-of-ways until construction of the tunnel and road improvements have been completed satisfactorily;
- Provides that the temporary construction easement be satisfactory only to Cambrian and not the city or the city's attorney;
- Provides for a \$5000 annual lump sum payment from Cambrian for snow removal above and beyond normal snow plowing;

Alderperson Debbie Kinder, a member in the audience, asked several questions regarding the railroad tunnel and if Cambrian has signed agreements with the railroad. Attorney Clark stated that there are four agreements and they have all been signed. Kinder questioned the year extension on some of the development incentive payments and asked if the city was in danger of not being able to sell the bonds due to the construction dates being pushed back. Dave Anderson from PFM stated that he did not feel the city was at risk. Currently Cambrian has about \$4 million worth of development (36 lots assessed around \$100,000 and a \$400,000 model home) before the proposed development has even started. Attorney Clark stated that once the tunnel gives access to the property, it will increase the value of it even more.

Mayor Helland expressed his concerns with the sewer needs of the city and the current capacity levels to handle it. City Engineer Mike Horkan stated that as the city continues to grow it will become an issue. The city will continue to work on resolving the easement issues.

5. Motion by Wojnicz seconded by Gavinski for the **Finance Committee to approve** the Third Amendment to Annexation and Development Agreement for Grand Cambrian Resort. Motion carried unanimously.
6. Motion by Holzem seconded by Nelson for the **Community Development Authority to approve** the Third Amendment to Annexation and Development Agreement for Grand Cambrian Resort. Motion carried unanimously.
7. Motion by Wolfram seconded by Horkan for the **City Plan Commission to approve** the Third Amendment to Annexation and Development Agreement for Grand Cambrian Resort contingent upon the Mayor reviewing and approving the final document before it goes before the Common Council. Motion carried unanimously.

8. Motion by Wojnicz seconded by Gavinski to adjourn the Finance Committee. Motion carried unanimously.
9. Motion by Nelson seconded by Anchor to adjourn the CDA. Motion carried unanimously.
10. Motion by Wolfram seconded by Freel to adjourn the City Plan Commission. Motion carried unanimously and the meeting adjourned at 6:00P.M.

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Nancy R. Holzem  
Adm. Deputy Clerk/Treasurer  
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