

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
MARCH 9, 2016**

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

1. Present: Mayor Brian Landers, Ald. Mike Freel, Dan Anchor, Chris Lechnir, Jeff Delmore and Tifani Jones  
Excused: Fire Chief Scott Walsh  
Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy R. Holzem, Ald. Holzem, Public Works Director David W. Holzem, Mark Sweet, Bill Nehring, Alan Hanson and Ed Legge from the *Dells Events*
2. Motion by Ald. Freel, seconded by Anchor approve the minutes of the February 8, 2016 meeting. Motion carried.
3. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from William Nehring to construct an outdoor maze at 2255 Wisconsin Dells Parkway, parcel 291-0109-00000, Sauk County. The property is zoned C-4 Commercial-large scale. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
4. Motion by Delmore, seconded by Lechnir recommend to council approve the Site Plan Application request from William Nehring to construct an outdoor maze at 2255 Wisconsin Dells Parkway, parcel 291-0109-00000, Sauk County. The property is zoned C-4 Commercial-large scale. Motion carried. Ald. Freel asked if there was plenty of parking and Chris said yes and said there was room for additional parking as well.
5. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from Timbavati/Animal Entertainment to remove the remaining go-carts and construct a fence around the south end of parcel 291-0106-00000 located at 2150 Wisconsin Dells Parkway. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
6. Motion by Ald. Freel, seconded by Jones recommend to council approve the Site Plan Application from Timbaviti/Animal Entertainment to remove the remaining go-carts and construct a fence around the south end of parcel 291-0106-00000 located at 2150 Wisconsin Dells Parkway. The property is zoned C-4 Commercial-large scale. Motion carried.
7. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit request from Cheesecake Heaven (Nancy Kimps) for a business without a permanent structure and outdoor commercial food and beverage service at 215 Broadway (parcel 614, Columbia County). The request is to operate a coffee cart in the HH Bennett Courtyard. Alan Hanson, director at HH Bennett Studio said it has been on their list for quite a while to get a beverage cart in the courtyard. He said that Zebra Dog had suggested this as well. They approached several businesses in town and met with Nancy Kimps of Cheesecake Heaven. Kimps has an established business in town and has a similar situation with UW Green Bay. Alan Hanson said they have adequate garbage and bathrooms. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
8. Ald. Holzem asked about restroom access from the courtyard. Alan Hanson said there was. Motion by Anchor, seconded by Delmore recommend to council approve the Conditional Use Permit Application from Cheesecake Heaven (Nancy Kimps) for a business without a permanent structure and outdoor commercial food and beverage service at 215 Broadway (parcel 614, Columbia County) with the following contingencies:

- 1) The conditional use permit will be valid for one year
- 2) The applicant addresses, to the sole satisfaction of the City, any and all nuisances that may occur at this service area, including:
  - a) Maintenance of all rubbish, on and surrounding the outdoor service area
  - b) Preventing/abating any obstruction of the public sidewalk
  - c) Preventing/abating any noise disturbances with surrounding properties
  - d) Preventing/abating any other nuisance

The request is to operate a coffee cart in the HH Bennett Courtyard. Motion carried.

9. Mayor Landers declared the public hearing open for anyone to speak for or against considering the update of the City of Wisconsin Dells Ordinance Chapter 20 "Floodplain Zoning", to accommodate the new Columbia County Flood Insurance Study (FIS) and associated flood insurance rate map (FIRM) effective May 16, 2016. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
10. Motion by Ald. Freel, seconded by Anchor recommend to council approve the update of the City of Wisconsin Dells Ordinance Chapter 20 "Floodplain Zoning", to accommodate the new Columbia County Flood Insurance Study (FIS) and associated flood insurance rate map (FIRM) effective May 16, 2016. Motion carried
11. Mayor Landers declared the public hearing open for anyone to speak for or against amending the zoning code to allow sidewalk cafés by right in the C-2 Commercial-downtown zoning district with updated standards and approval by the Design Review Committee (DRC). Approvals would go to DRC and then to Council. They would not go before the Plan Commission. With no one speaking for or against the matter, Mayor Landers declared the public hearing closed.
12. Chris said sidewalks cafés are defined as public areas. Mayor Landers said public property would still go through committees who vacate that public property or to grant that, so someone could not just set up shops within the café zone, so there would still be city oversight where those zones are at. Chris Tollaksen said it would be maintained through DRC, Parking Board and Public Works to review, but then would streamline the process. The standards were already in the code and existed and have been tweaked a bit. The main tweak allows it to occur in adjacent areas, but with city control over that area. Chris said he thinks potentially it is fine for this year, but would like to develop a more formal process with an official license. He further said the minimum sidewalk is 4' and 6' per DOT standards on Broadway, but the DRC could request more. Motion by Ald. Freel, seconded by Anchor recommend to council approve amending the zoning code to allow sidewalk cafés by right in the C-2 Commercial-downtown zoning district with updated standards and approval by the Design Review Committee (DRC). Motion carried.
13. Outdoor dining on private property will be on the next agenda.
14. The next Plan Commission meeting is scheduled to be on **Wednesday, April 13, 2016 at 5:15pm.**
15. Motion by Anchor and seconded by Ald. Freel to adjourn. Motion carried and the meeting adjourned at 6:00 pm.

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Monica Dorow-Leis  
Public Works Office Clerk