

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
APRIL 8, 2015

Mayor Landers called the meeting to order at 5:15 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, City Planner/Zoning Administrator Chris Tollaksen, Ald. Mike Freel, Fire Chief Scott Walsh, Dan Anchor, Shaun Tofson, and Chris Lechnir

Excused: Jeff Delmore

Others: City Clerk Nancy R. Holzem, PW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, Brad Boettcher, Eric Helland and Jason Cuevas from the *Dells Events*.
2. Motion by Tofson, seconded by Walsh approve the minutes of the March 4, 2015 meeting. Motion carried.
3. Motion by Freel, seconded by Tollaksen recommend to council approve the Petition for Direct Annexation submitted by Property Owner Tru-Ax, LLC (Rhonda Oines) for Columbia County Town of Newport parcels 11028-81.A, 11028-81A1, and 11028.66B located at W15197 Vine Street, which is Southwest of Vine Street/Grand Cambrian Drive/Hwy 16 intersection. Motion carried.
4. Mayor Landers declared the public hearing open for anyone to speak for or against establishing permanent zoning of C-4 Commercial-large scale for Town of Newport parcels 11028-81.A, 11028-81.A1, and 11028-66.B located at W15197 Vine Street, which is Southwest of Vine Street/Grand Cambrian Drive/Hwy 16 intersection. Eric Helland has property across the way and had the following concerns:
 - ❖ If establishing C-4 Commercial-large scale zoning, then the city is opening the property to other things permitted by right in C-4 zoning.
 - ❖ He would like a more rigid noise ordinance enforced.Chris Tollaksen did say that if something such as an amusement were permitted, they would still need to get Site Plan approval. Mayor Landers said there is not only enforcement action, but procurement action also.

Brad Boettcher with General Engineering said Wayne Schult of Southfork Campground was unable to attend the meeting, but if the commission had any questions, he was there to answer them. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
5. Motion by Tollaksen, seconded by Anchor recommend to council approve establishing the permanent zoning of C-4 Commercial-large scale for Town of Newport parcels 11028-81.A, 11028-81.A1, and 11028-66.B located at W15197 Vine Street, which is Southwest of Vine Street/Grand Cambrian Drive/Hwy 16 intersection with the following contingencies:
 - 1) The property is annexed into the City of Wisconsin Dells.
 - 2) All associated road right of way is dedicated to the City.
 - 3) The property is connected to city water immediately and city sewer in the spring of 2016.Motion carried.
6. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit application from Wayne Schult of Southfork Campground to allow Land Use 5.1 Campground on annexed Columbia County, Town of Newport parcels 11028-81.A, 11028-81.A1, and 11028-66.B. With no one speaking on the matter, Mayor Landers declared the public hearing closed.

7. They plan to have seasonal sites. Motion by Freel, seconded by Walsh recommend to council to approve the Conditional Use Permit Application from Wayne Schult of Southfork to allow Land Use 5.1 Campground on annexed Columbia County, Town of Newport parcels 11028-81.A, 11028-81.A1 and 11028-81.B with the following contingencies.
 - 1) The septic holding tanks comply with all existing requirements, including any county permitting.
 - 2) The campground maintains a valid state license.
 - 3) The campground and seasonal sites are managed to ensure they do not become a nuisance.
 - 4) The owner/operator cooperates with the city to address any concerns that may arise.Motion carried.
8. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from Wayne Schult of Southfork Campground to allow Land Use 5.1 Campground on annexed Columbia County, Town of Newport parcels 11028-81.A, 11028-81.A1, and 11028-66.B. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
9. A concept Site Plan was presented at this meeting, but since changes are needed for setback requirements Boettcher suggested to table until next month and present the commission with more information and better information. Motion by Freel, seconded by Walsh table the discussion and decision until next month's Plan Commission meeting. Motion carried.
10. There were no items for referral to future meetings.
11. The next Plan Commission meeting will be Wednesday, May 6, 2015 at 5:15 pm.
12. Motion by Anchor and seconded by Tofson to adjourn. Motion carried and the meeting adjourned at 5:30 pm.

Monica Dorow-Leis
Public Works Office Clerk