

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

Mayor Landers called the meeting to order at 6:37 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, Fire Chief Scott Walsh, Dan Anchor, Chris Lechnir, Jeff Delmore, and Tifani Jones
Excused: Ald. Mike Freel
Others: Asst. City Attorney Joseph Hasler, City Clerk Nancy R. Holzem, Public Works Director David W. Holzem, DPW Office Clerk Monica Dorow-Leis, Ald. Fox, Ald. Wojnicz, Police Chief Jody Ward, Fred Hebert, Nihat Almas, Corey Kissack, Wayne Schult, Kristin Oines, and Ed Legge from the *Dells Events*.
2. Motion by Anchor, seconded by Walsh approve the minutes of the May 6, 2015 meeting. Motion carried.
3. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Nihat Almas in order to allow a Sidewalk Café with hookah service at 404 ½ and 406 ½ Broadway (parcel 47.1 Columbia County). The Sidewalk Café would be located on the second floor canopy over the sidewalk. The property is zoned C-2 Commercial-downtown. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
4. Chris Tollaksen said this is the first step of the process when someone wants to be able to put table and chairs onto the public sidewalk. Nihat Almas said it would mainly be a sidewalk café, but if a person wanted hookah, he would serve the hookah to them. He said the hookah product is nicotine and tobacco free. Chris said the real question comes up as to whether or not the city wants to be promoting smoking on the sidewalk in front of businesses. They have already been working on the revitalization process downtown and this would seem to be going the opposite direction. Almas has a letter from the property owner and another business on the second floor of the building supporting his business idea. He said they would have a menu with dry food items, such as cheesecake and soda, pizza and would not have a kitchen. Landers said there are many things to consider where many people are hesitant allowing a hookah bar downtown, which that concern is a secondary issue. Landers said his concern is for the last three plus years, he has been trying to get something no other city has, which is a governance of a public highway giving control, without cost to the city, of what to allow on right of ways owned by the state, so we can promote cafés. Landers said the city does not have covenants over the highway. The city is close to leasing controlling rights of the right of way from the state, but not finalized. The city has been negotiating with WiDOT for over three years. Landers said he did not think this was a politically smart move for the city to approve this. Landers said the state is trying to formulate the numbers for a privilege agreement and they would have a policy where the city would collect privilege agreement funding internally for the state. Landers said the major hurdles are done, where the hold up is the formulation of the numbers for a privilege agreement and finalizing numbers on that. He said he told the State they would have a Design Review Committee in place and then plan to look at these things in the first part of July, and felt someone from the state could attend one of the meetings to present the policy for our approval. Chris said it will end up with DOT giving the City the right of making these decisions and any approval would be contingent on DOT approval. Motion by Chris Tollaksen, seconded by Lechnir recommend to council deny the Conditional Use Permit Application from Nihat Almas in order to allow a Sidewalk Café with hookah service at 404 ½ and 406 ½ Broadway (parcel 47.1 Columbia County). The property is zoned C-2 Commercial-downtown. Motion carried. Landers said the city does not have authority at this time to grant any sidewalk café along state right of way property until the city gets blanket approval from the state for Broadway, which we are very close to getting. Tifani Jones mentioned the following points if the city gets approval from the state:
 - 1) Being a public space from a loft or from a dining perspective, has the city accounted for the space?

- 2) Is there anything else that could be going in there that it would interfere with as far as the sidewalk, not the business?

Chris said if the city gets this blanket approval, he would contact the applicant letting him know they could submit another application.

5. There is a single-family home that borders this property to the east and they want to ensure the buffer is adequate. The city may ask them to create additional buffering or vegetation in the future, if needed. If they get funding approval, they would have to submit a Site Plan to the Plan Commission for approval. Motion by Walsh, Seconded by Delmore approve to extend the Conditional Use Permit approval for Central Wisconsin Community Action for Residence, Multi-family (Senior Housing) on tax parcel 716.02 (near the intersection of Michigan Avenue and Hwy 13) with the following contingencies:
 - 1) The applicant takes control of the property.
 - 2) The wooded buffer area to the north of the building will be created to buffer the existing single-family residences from this new 3-story building. The developer will work in good faith with the City to ensure this buffer is adequate.
 - 3) Additional parking will be constructed if deemed necessary by the city, at the city's sole discretion.
 - 4) The facility used only for senior housing, renting to individual age 55 years and up. (55 years and up is a HUD rule)

Motion carried.

6. Chris Tollaksen said Southfork Campground need to get a campground license through the state. They annexed earlier this year and CUP approval to open the campground. They have some plans for utility improvements to get hooked up to the water and plan to use a holding tank for sewer the first year. When they are ready to hook up to city utilities, they need to get full approval from Public Works Director David Holzem. In a blanket statement in the zoning code, there should be a 40' setback along the perimeter of the property. The current plan meets that setback along the existing perimeter of the property. With the township, the property line went to the center of the road, but with the future dedication of the road right of way to the city, the setback will be 20' from the road. Motion by Tollaksen, seconded by Anchor approve the Site Plan for Southfork Campground with the following contingencies:
 - 1) Approval is for Phase 1 only. Future construction phases will need additional site plan approvals.
 - 2) The Vine Street and Grand Cambrian Drive right of way is dedicated to the City.
 - 3) Adequate buffers are maintained between the campsites and surrounding properties.The city clarified they were all right with the 20' setback from the road as long as the applicant agreed to cooperate with the city if additional buffers are requested by the city. Motion carried. (The Public Hearing was held at April 8, 2015 Plan Commission meeting).

7. Motion by Tollaksen, seconded by Anchor recommend to council approve the Certified Survey Map for the Southfork Campground with notes on the CSM dedicating O.L.1 and O.L.2 Vine Street and Cambrian Drive to public right of way. Motion carried.

8. There were no items for referral to future meetings.

9. The next Plan Commission meeting will be Wednesday, July 1, 2015 at 5:15 pm.

10. Motion by Anchor and seconded by Walsh to adjourn. Motion carried and the meeting adjourned at 7:12 pm.

Monica Dorow-Leis
Public Works Office Clerk