

**CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
JULY 1, 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, Jeff Delmore, and Tifani Jones
Excused: Chris Lechnir and Dan Anchor
Others: Asst. City Attorney Joseph Hasler, City Clerk Nancy R. Holzem, Public Works Director David W. Holzem, DPW Office Clerk Monica Dorow-Leis, Brian Holzem, Dar Mor, Ed Wojnicz, Adam Seymer, Jason Field and Ed Legge from the *Dells Events*.
2. Motion by Tollaksen, seconded by Walsh approve the minutes of the June 8, 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 A&J Entertainment LLC in order to allow an expanded group lodging facility at 510 Vine Street, parcel 1106, Columbia County, Wisconsin Dells. The property is zoned C-1 Commercial-neighborhood. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
4. Chris Tollaksen said the process for approval would be to approve the land use with increased density first and then submit a site plan application around August that would include detailed information. He first wanted to know if the city would be open to this *use* and open to the increased density on this lot. He said the two units are manufactured and not portable and would have to be a permanent structure. Jeff Delmore questioned the denial of a recent application for six tenants in a home. Tollaksen said although he was open to the idea of allowing six tenants (down from 10 tenants listed on that application), there were differences where this particular applicant is an employer on-site and in town renting out to many of his own employees with no nuisances and a good track record. Chris said dealing with employee housing in the last 8 or 9 years there is an indescribable difference between an out of town landlord not paying attention, than an in town landlord housing their own employees. Chris said the ability to reduce the potential nuisances is huge. Ald. Freel also noted that the other application was for lodging in a single-family home, whereas this application is not. Tollaksen said this particular applicant has been there and operating for years with no issues and thinks the neighbors know that and probably why they are not seeing the same residents attending this meeting. The lodging applicant at 613 Vine Street had owned that house was an unknown entity, and had already received a nuisance property violation having multiple police calls.

Jason Field spoke with the neighboring property owners and had positive feedback, but Jason suggested the commission table this, because since they applied for the CUP, they may have a different concept. The applicants have been thinking of abandoning this plan and looking at building a structure similar to the existing structure. Alderperson Holzem said he has no problem with this application, but does not want the whole neighborhood become student housing. He understands the need for housing, being an employer himself. He said the housing is taking over at locations that were previously run as small motels, and now they are talking about student housing in homes. The city needs to look at the expanded area and the direction of where the city wants to have group housing, because if it continues to expand to mostly residential areas, more residents may oppose this. There needs to be residential boundaries. Ald. Holzem and Ald. Mor agreed with Chris' earlier comment where landlords housing their own employees here tend to be able to control and stay on top of things at their property.

Motion by Ald. Freel and seconded by Walsh recommend to council approve the Conditional Use Permit for up to an additional 24 workforce housing beds, so they can work through the specifics, and submit only a Site Plan for final approval in the future with the following contingencies:

- 1) The permit is issued to Adam Seymer and Jason Field and is not transferrable (even if A&J Entertainment, LLC is sold).
- 2) The new buildings are permanent and placed on full footing and frost walls.
- 3) The city approves the “look” of the new structures and surroundings landscaping.
- 4) The facility shall be properly maintained and managed to prevent it from becoming a nuisance.

Motion carried.

5. Chris said we have a zoning code that defines what you can do and where, whether or not allowed or not or conditionally permitted, but the zoning code also has a standards section similar to the downtown design standards. Mayor Landers likes the concept with senior housing and identifying areas where we promote those areas. He looks at potential property west of the river as being ideal for employee and workforce housing. Chris said the Comprehensive Plan was done, but getting outdated, but they did update it and identify four areas for multi-family housing. Chris suggested looking at the Comprehensive Plan with a plan for areas for employee housing. This item is work in progress and information only.
6. There were no items for referral to future meetings.
7. The next Plan Commission meeting was not set at this time.
8. Motion by Walsh and seconded by Ald. Freel to adjourn. Motion carried and the meeting adjourned at 5:52 pm.

Monica Dorow-Leis
Public Works Office Clerk