

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
SEPTEMBER 1, 2015

Aldersperson Freel called the meeting to order at 5:00 PM. Notice of the meeting was provided to the Dells Events, WNNO/WDLS Radio, and posted in accordance with State Statutes.

1. Present: City Planner/Zoning Administrator Chris Tollaksen, Ald. Mike Freel, Fire Chief Scott Walsh, Jeff Delmore, Chris Lechnir, Dan Anchor, and Tifani Jones
Absent: Mayor Brian Landers
Others: Asst. City Attorney Joseph Hasler, City Clerk Nancy R. Holzem, Public Works Director David W. Holzem, DPW Office Clerk Monica Dorow-Leis, Brian McKee, Chris Jaye, Ald. Brian Holzem, and Ed Legge from the *Dells Events*.
2. Motion by Anchor, seconded by Walsh approve the minutes of the August 12, 2015 meeting.
Motion carried.
3. Chris Tollaksen said there was a request from the applicant to table this item. Apparently, there are no real issues with the lots, but are some things that need to be resolved with the state building codes with the two buildings that are close to each other. The applicant asked to table until he can come in with all the documentation showing these issues have been addressed. Motion by Tollaksen, seconded by Walsh recommend to council table the Certified Survey Map (CSM) for parcel 291-604.05, Columbia County, Wisconsin Dells (Olson). The property is zoned C-2 Commercial-downtown. Motion carried.
4. Tollaksen said this is related to the Pioneer Ridge Development site plan that was discussed at the meeting last month. The survey splits the lots, recreating the parcels needed for the development. Motion by Tollaksen, seconded by Anchor recommend to council approve the Certified Survey Map (CSM) for parcels 291-0031-00000, 291-0032-00000, 291-0033-00000, 291-0034-00000, 291-0035-00000, Sauk County, Wisconsin Dells (Pioneer Drive) contingent on 30' on Pioneer Drive be clearly identified as dedicated public right of way. The property is zoned C-4 Commercial-large scale. Motion carried.
5. Chris said this was an agreement from 2003 where Oak Grove Development, LLC was going to develop condominiums located behind Central Wisconsin Community Action Council, but the market for condominiums did not work out. The area was developed to the north, but the southern part remains undeveloped. They would like to dissolve the condominium association and open the land to develop in some other fashion besides condominiums. Chris said any new development would at least come before the commission in the form of a Site Plan for approval. Chris also spoke about property maintenance, such as vegetation overgrowth on the property, but did not anticipate any problems. Attorney Hasler drafted a deed in 2003 conveying Outlot 1 and Lot 3 and wanted to make sure it was recorded. Motion by Tollaksen, seconded by Walsh recommend to council approve retiring the Oak Grove Agreement contingent on clarifying all issues addressed by Atty. Joe Hasler for council. This includes clarifying whether or not the city has a problem with giving up any prerogatives with respect to the lots the city deeded to them in 2003 based on the understanding of the change it signifies. Motion carried.
6. There were no items for referral to future meetings.
7. The next Plan Commission meeting is scheduled to be on Tuesday, October 6, 2015 at 5:00pm.
8. Motion by Anchor and seconded by Lechnir to adjourn. Motion carried and the meeting adjourned at 5:12pm.

Monica Dorow-Leis
Public Works Office Clerk