

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
OCTOBER 6, 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: Ald. Mike Freel, City Planner/Zoning Administrator Chris Tollaksen, Fire Chief Scott Walsh, Chris Lechnir, and Tifani Jones  
Absent: Mayor Brian Landers, Dan Anchor and Jeff Delmore  
Others: Asst. City Attorney Joseph Hasler, City Clerk Nancy R. Holzem, Public Works Director David W. Holzem, DPW Office Clerk Monica Dorow-Leis, Jason Field, Adam Seymer, Ashley Barton, Ald. Holzem, Ald. Ed Fox, Don Gavinski, Jason Hollowell and Ed Legge from the *Dells Events*.
2. Motion by Jones, seconded by Walsh approve the minutes of the September 1, 2015 meeting. Motion carried.
3. Chris said the property owner has two residences on a parcel and the property owner would like to split the parcel to sell them independently. There was a slight size issue with the homes being built in the past, but that went through the proper process and a variance was granted at the July 29, 2015 Board of Appeals meeting. Motion by Lechnir and seconded by Tollaksen recommend to council approve the Certified Survey Map (CSM) for parcel 291-801, Columbia County, Wisconsin Dells (Donald Gavinski). The property is zoned R-3 Residential-mixed use. Motion carried.
4. Seasonal workforce housing is something that needs to be discussed as to what direction the city would like to take. Chris said the BID Committee has discussed in the past about employee housing in the downtown commercial area. They had talked about their main concern being where a whole motel converted into employee housing, whereas a residence on the upper floor of a commercial business on the main floor would not necessarily be a bad situation. The zoning code standards for Seasonal Workforce Housing presented, where the preference would be where we do not want full motels in the C-2 Commercial-downtown district converted to seasonal workforce housing. This would be a general guideline where the Plan Commission and Common Council would have some leeway to vote. Chris wanted to bring this up at this meeting, but if the city proceeds with this, it would require publication and common council approval. Jason Field, resident said there has been discussion with Vine Street or Pioneer Drive as being a housing corridor and commented suggesting the Pioneer Drive location seemed more suitable for more of commercial development, whereas Vine Street already had about five J-1 housing units on it. Chris said he would also like to discuss housing outside of the C-2 district as to whether or not allowed. Right now, the city is evaluating each on a case-by-case basis and is housing is essentially allowed in most areas through the CUP process. Chris asked for input creating certain zones or areas in a grouped fashion that may be suitable for housing. Chris said this would give the city basis to make a decision, being in or out of preferred zones. Chris said his recommendation in identifying areas in a Comprehensive Plan would not change the CUP process, although it would give the city some sort of basis for making their decision. If the application were for an area within one of those zones, the onus would be on the city to defend any denials. If the application is outside of a zone, he thought they would have more justification of a denial. Chris said hypothetically, if Vine Street was designated for housing, he believes the city would still be able to deny an application based on the applicant not having strong management for the property. Ald. Holzem said he did not want seasonal housing to leap frog and be in areas all over the city. He is not against designating Vine Street and no reason to continue. Where it is going to be and not leap frog across alleys and streets, where now it is not defined. He said he would prefer seasonal housing in commercial zones rather than residential zones. Ald. Freel said there does not seem a problem if the property is managed well. Chris Tollaksen was directed to notify property owners from the first alley south of Broadway on Vine continuing south and draft language to discuss at the next meeting and move forward with a public hearing. This item was discussion only.
5. There were no items for referral to future meetings.
6. The next Plan Commission meeting was not set.
7. Motion by Walsh and seconded by Jones to adjourn. Motion carried and the meeting adjourned at 5:35pm.

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Monica Dorow-Leis  
Public Works Office Clerk