

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
APRIL 13, 2016

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, Ald. Mike Freel, Fire Chief Scott Walsh, Dan Anchor, Chris Lechnir, and Tifani Jones
Excused: Jeff Delmore
Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy R. Holzem, Ald. Holzem, Public Works Director David W. Holzem, Andrei Toma Faramani, Eric Helland, Mihai Alin Paun, Robert Goree, Ruslan Bocancea, Halina Tarnowski, Robert Steinweg, and Ed Legge from the *Dells Events*
2. Motion by Anchor, seconded by Lechnir approve the minutes of the March 9, 2016 meeting. Motion carried.
3. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit request from Mt. Olympus Enterprises, Inc to allow Land Use 5.3 Group Lodging Facility at 2020 Wisconsin Dells Parkway, Sauk County, City of Wisconsin Dells parcel 291-0148-00000. The property is zoned C-4 Commercial-large scale. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
4. Motion by Ald. Freel, seconded by Anchor recommend council approve the Conditional Use Permit request from Mr. Olympus Enterprises, Inc to allow Land Use 5.3 Group Lodging Facility at 2020 Wisconsin Dells Parkway, Sauk County, City of Wisconsin Dells parcel 291-0148-00000 with the contingencies listed in the staff report. The property is zoned C-4 Commercial-large scale. Motion carried.
5. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit request from Izik Cohen to allow Land Use 5.3 Group Lodging Facility at 817 Oak Street, Columbia County, City of Wisconsin Dells parcel 291-607. The property is zoned C-2 Commercial-downtown. Robert Steinweg said he was not opposed to the housing at that location, but just commented that something needed to be done with keeping the dumpster covers closed. Robert said they are open a lot of the time. With no one else speaking for or against the matter, Mayor Landers declared the public hearing closed.
6. Chris Tollaksen said this property has been a rental facility in the past and said the police department did not receive many complaints. He said the square footage is on the low side per bedroom, but this facility is a home with living room, kitchen and a couple of porches, with plenty of rooms to go to. Chris said they are easily with the city requirements, but if these were just motel rooms, the city would probably not allow that many people, but in this situation, Chris said there is not such a concern. Motion by Ald. Freel, seconded by Lechnir recommend to council approve the Conditional Use Permit request from Izik Cohen to allow Land Use 5.3 Group Lodging Facility at 817 Oak Street, Columbia County, City of Wisconsin Dells parcel 291-607 with the following contingencies:
 - 1) The permit is valid only with the applicant and is non-transferrable
 - 2) If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the city is its sole judgment, citations may be issued immediately and the permit may be revoked
 - 3) Any parking issues that may arise must be addressed to the satisfaction of the cityThe property is zoned C-2 Commercial-downtown. Motion carried.
7. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit request from Smart Staff, LLC (Calin Voicu) d/b/a All Friends to allow Land Use 5.3 Group Lodging Facility at 612 Vine Street, Columbia County, City of Wisconsin Dells parcel 291-

1092. The property is zoned C-1 Commercial-neighborhood. Eric Helland, business owner on Vine Street, spoke in favor of the CUP and said he had no objections. He also said that Mihai and Andre (Andre not in attendance) have been renting from Riverview Boat Lines for the last three years and All Friends staffing. He said they were exemplary tenants and thinks this will be a benefit to the city. He fully endorses them with J-1 housing. With no one else speaking for or against the matter, Mayor Landers declared the public hearing closed.

8. Chris said the current owner Halina Tarnowski lived on the premise and group lodging with 75 existing tenants. Chris said this applicant is proposing around 100 tenants with 50 square feet per person. This facility has several rooms are larger with kitchenettes, common areas and also a common kitchen area. Chris said they have other apartments in town they rent out and there have not been any issues. These other apartments are not group lodging facilities, so they do not require a permit. Mihai Alin Paun said they recruit from Romania and other parts of Europe and want to create a positive outcome and better experience for everyone. He said they are involved and know what is going on. Motion by Ald. Freel, seconded by Anchor recommend to council approve the Conditional Use Permit request from Smart Staff, LLC (Calin Voicu) d/b/a All Friends to allow Land Use 5.3 Group Lodging Facility at 612 Vine Street, Columbia County, City of Wisconsin Dells parcel 291-1092 with the following contingencies:
- 1) This permit is issued to Calin Voicu and is not transferrable, even if Mr. Voicu sells the All Frinds business
 - 2) The facility shall be properly maintained and managed to prevent it from becoming a nuisance
 - 3) The applicant complies with any requests for additional buffering, if determined necessary by the City.

The property is zoned C-1 Commercial-neighborhood. Motion carried.

9. Mayor Landers declared the public hearing open for anyone to speak for or against amending the zoning code to allow private outdoor commercial food and beverage service by right in the C-2 Commercial-downtown, C-3 Commercial-highway and C-4 Commercial-large scale zoning district with updated standards and approval by the Design Review Committee (DRC). With no one speaking for or against the matter, Mayor Landers declared the public hearing closed.
10. Motion by Anchor, seconded by Lechnir recommend to council approve amending the zoning code to allow private outdoor commercial food and beverage service by right in the C-2 Commercial-downtown, C-3 Commercial-highway and C-4 Commercial-large scale zoning district with updated standards and approval by the Design Review Committee (DRC). Motion carried
11. There were no items for referral to future meetings.
12. The next Plan Commission meeting is scheduled to be on **Wednesday, May 11, 2016 at 5:15pm.**
13. Motion by Ald. Freel and seconded by Walsh to adjourn. Motion carried and the meeting adjourned at 5:30 pm.

Monica Dorow-Leis
Public Works Office Clerk