

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
JUNE 15, 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, Dan Anchor, Jeff Delmore and Tifani Jones
Excused: Fire Chief Scott Walsh and Chris Lechnir
Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy R. Holzem, Public Works Director David W. Holzem, Justin Draper, Dave Dearth, Aaron Tollaksen, Tanner Brethorst, Dan Wimann, Dennis Wimann, Eric Helland and Ed Legge from the *Dells Events*
2. Motion by Ald. Freel, seconded by Anchor approve the minutes of the May 26, 2016 meeting.
Motion carried.
3. Mayor Landers declared the public hearing open for anyone to speak for or against amending the Zoning Code, City Ordinance 19.825 "Industrial District Retail" to clarify outdoor retail activities would be evaluated using the existing standards for those uses in the commercial districts. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
4. Chris Tollaksen said this is sort of a clarification in the code. There is a situation where if there is a manufacturing process where you can sell whatever you are manufacturing as a retail use at your manufacturing facility with clauses that allow that, so the city allows it as an accessory use that requires a Conditional Use Permit (CUP). Chris said that in other cases there might be other accessory uses to the retail use. Chris said he is clarifying that any accessory use to the retail use is going to be evaluated the same way it is in the commercial zone. Chris said he particularly called out C-4 Commercial-large scale zoning, partly because it seemed to fit. He went through the municipal code and every accessory use was pretty much the same. Motion by Ald. Freel and seconded by Anchor recommend to council approve amending the zoning code, City Ordinance 19.825 "Industrial District Retail" to clarify outdoor retail activities will be evaluated using the existing standards for those uses in the commercial districts. Motion carried.
5. Ald. Freel declared the public hearing open for anyone to speak for or against the CUP request from Port Huron Brewing Co., LLC in order to allow Large-Scale Private Outdoor Commercial Food and Beverage Service, Commercial Activity without a Permanent Structure, Outdoor Vendor, and a Walk-up Service Window at 805 Business Park Rd., Columbia Co., City of Wisconsin Dells Parcel 1497.4. The property is zoned I-1 Industrial, which allows commercial activities accessory to a manufacturing process with a CUP. With no one speaking on the matter, Ald. Freel declared the public hearing closed.
6. Chris said the outdoor service is an accessory to the retail sales. The commission is evaluating on a Land Use aspect. If granted, then this would still need to go to Design Review Committee. At this time, parking is not needed, but if it is, then they have to develop additional parking. The outdoor area will be fully enclosed with access only through the business. Motion by Delmore and seconded by Jones recommend to council approve the CUP request from Port Huron Brewing Co., LLC in order to allow Large-Scale Private Outdoor Commercial Food and Beverage Service, Commercial Activity without a Permanent Structure, Outdoor Vendor, and a Walk-up Service Window at 805 Business Park Rd., Columbia Co., City of Wisconsin Dells tax parcel 1497.4 with the following conditions:
 - 1) The outdoor area is well managed
 - 2) Any issues are addressed to the satisfaction of the City.The property is zoned I-1 Industrial. Motion carried with Mayor Landers abstaining.

7. Mayor Landers declared the public hearing open for anyone to speak for or against the CUP request from Riverview Boat Line in order to allow Large-Scale Private Outdoor Commercial Food and Beverage Service, Commercial Activity without a Permanent Structure, Outdoor Vendor, and a Walk-up Service Window at 15 through 27 Broadway, Columbia Co., City of Wisconsin Dells tax parcel 600. The property is zoned C-2 Commercial-downtown. Motion carried. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
8. Chris Tollaksen said the application is unique, because this project is in the process of development. There is currently "The Cheesey Tomato" business at the location with an outdoor seating area and has reached the maximum occupancy that it should have. Chris said at the same time, this same sort of area is being proposed for future redevelopment. The building has been torn down and has an open patio area and the long-term plan seems to be to develop the patio area, as far as access to it, the structure below would stay the same with an outdoor open air space and a relatively large investment to make the structurally sound and safe. The second area under development is sort of proposed to remain with no permanent structure for outdoor activities. In the code, it states that no commercial activity should happen without a permanent structure or washroom. There will be a permanent structure housing permanent washrooms. The other concern is where a food vendor/food truck in reference to taxes, values, maintenance, management and similar things. Chris said with discussions with the owner, there is a possibility of making the food trucks into more of a semi-permanent type of thing with more of a permanent thing for water and sewer. Eric Helland said the idea is to move more to a permanent structure. He wants the structures to be as eye catching as the rest of it is. He further said he would have electric, water, sewer and gas at each of the locations, making them permanent, but does not want them to look permanent. Eric said there is an eight inch pour on the lower deck and is going to take some time, but added that the State plan won't go through until July 9. Chris said there are two areas for review, the Cheesey Tomato area, where they are already in operation and needs a decision to be made at this meeting, and the plaza area. The Design Review Committee (DRC) will want to review it when they are further along with their final plans. Chris asked the commission if they wanted to make a decision at this meeting or do they want to see the final plans before a decision. He also asked if the committee wants to focus mainly on the Land Use and if the Plan Commission is all right with the conceptual aspect, they could approve it, then the final design would go through the DRC. Eric said he would like to get approval to include the Cheesey Tomato for the outdoor use, but wanted to show the commission that the concept use is for both levels. Eric said he would like to get the Cheesey Tomato portion poured and the fence up this year. The seating area furnishings at the Cheesey Tomato are more of a DRC item, but Chris pointed out that the city may want this taken care of in the future. Chris said they may want to approve the current seating furnishings until the end of the year, and then next year where the City's design standards would be clearer they would provide furnishings that are inline with the standards. Mayor Landers said the commission should base approval on the concept, but contingent upon DRC review. Motion by Ald. Freel and seconded by Anchor recommend to council approve the CUP request from Riverview Boat Line in order to allow Large-Scale Private Outdoor Commercial Food and Beverage Service, Commercial Activity without a Permanent Structure, Outdoor Vendor, and a Walk-up Service Window at 15 through 27 Broadway, Columbia Co., City of Wisconsin Dells Tax Parcel 600 with the following conditions:
 - 1) All associated licenses are obtained and in good standing.
 - 2) The property is well maintained, well managed and not allowed to be the source of a nuisance.
 - 3) The city approves the railing along the cliff.The property is zoned C-2 Commercial-downtown. Motion carried.
9. Mayor Landers declared the public hearing open for anyone to speak for or against the CUP request from Laser Ops Compound-Fort Dells, Kim Dearth and Dave in order to allow Outdoor Entertainment/Recreation at 2191 Wisconsin Dells Parkway, Sauk Co., City of Wisconsin Dells Tax Parcel 291-0107-10000. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
10. Dave with Laser Ops said the noise is subdued and not any louder than the people speaking at the meeting and all within State and Federal regulations. Motion by Anchor and seconded by Delmore recommend to council approve the CUP request from Laser Ops Compound-Fort Dells, Kim Dearth

& David in order to allow Outdoor Entertainment/Recreation at 2191 Wisconsin Dells Parkway, Sauk County, City of Wisconsin Dells Tax Parcel 291-0107-10000 with the following conditions:

- 1) The outdoor area is well managed and maintained.
- 2) Any issues are addressed to the satisfaction of the City.

The property is zoned C-4 Commercial-large scale. Motion carried.

11. Mayor Landers declared the public hearing open for anyone to speak for or against the CUP request from Chula Vista Golf Resort Inc. in order to allow a LED Variable Message Sign at 1000 Chula Vista Parkway, Adams Co., City of Wisconsin Dells tax parcel 291-00390-00000. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
12. Motion by Ald. Freel and seconded by Jones recommend to council approve the CUP request from Chula Vista Golf Resort Inc. in order to allow a LED Variable Message Sign at 1000 Chula Vista Parkway, Adams Co., City of Wisconsin Dells Tax Parcel 291-00390-00000 with the condition that they maintain a 36" clearance from the fire hydrant. Motion carried.
13. A zoning change request will be on the next agenda.
14. The next Plan Commission meeting is scheduled to be on **Tuesday, July 12, 2016 at 5:15pm.**
15. Motion by Ald. Freel and seconded by Anchor to adjourn. Motion carried and the meeting adjourned at 5:40 pm.

Monica Dorow-Leis
Public Works Office Clerk