

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
SEPTEMBER 12, 2016**

Mayor Landers called the meeting to order at 6:20 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, Chris Lechnir, Dan Anchor, and Tifani Jones  
Excused: Fire Chief Scott Walsh and 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, City Treasurer Karen Terry, Public Works Director David W. Holzem, Ald. Mor, Ald. Holzem, Ald. Ed Fox, Jason Hallowell, Trajche Ilijeski, Ivan Vorsilev, Atanas Georgiev, Kelli Trumble, Justin Draper, and Ed Legge from the *Dells Events*
2. Motion by Freel, seconded by Anchor approve the minutes of the August 8, 2016 meeting. Motion carried.
3. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit application from Trajche Ilijeski (EBAGO Airbrush Tattoo) to operate as an "Outdoor Vendor" from a walk-up service booth at 125 Broadway, part of Columbia County, City of Wisconsin Dells tax parcel 291-604.09. The property is zoned C-2 Commercial-downtown. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
4. Chris Tollaksen said this application is different from the annual CUP application for the area by Dairy Queen where the space is not a rented permanent building space. This applicant is renting real estate and said is on rented building space, and not just on the sidewalk. Motion by Freel, seconded by Anchor recommend to council approve the Conditional Use Permit application from Trajche Ilijeski (EBAGO Airbrush Tattoo) to operate as an "Outdoor Vendor" from a walk-up service booth at 125 Broadway, part of Columbia County, City of Wisconsin Dells tax parcel 291-604.09 with the following contingencies:
  - 1) The business keeps its premise and the adjoining public sidewalk clean and free of any litter or debris.
  - 2) The business has permission of the adjacent business to occupy the private sidewalk in front of the neighboring business.
  - 3) No part of the business crosses over onto the public sidewalk.
  - 4) The business does not "bark" or in any way disturb the pedestrians in the public ROW to attract their attention. The business will comply with any city request to stop any practice that the city feels disturbs or disrupts pedestrians in the public right of way.
  - 5) The business updates their signage and façade to comply with the Downtown Design Standards, and obtain the approval of the Design Review Committee.
  - 6) Any issues that may arise are addressed to the satisfaction of the City.
  - 7) Pressure washing of the sidewalksThe property is zoned C-2 Commercial-downtown. Motion carried.
5. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit application from Atanas Georgiev to allow a "Group Lodging Facility" at 322 Wisconsin Avenue, Columbia County, City tax parcel 291-625. The property is zoned C-1 Commercial-neighborhood. Jason Hallowell was concerned about this location being operational as group lodging already, and asked, does the city set precedence by now saying you got away with it and now got caught and now they get approved anyway? He said does that state to future people to do what they want to do, but if the city catches them, they will be approved anyway. He said the applicant already experienced a reduction in overhead, by operating before this, and although having a biased view himself, being an owner of a Group Lodging Facility, he would think this would be an opportunity to perhaps get concessions from the possibility of granting the permit. Mayor Landers said if there was a violation and was investigated, and then it would go through a separate due process. Landers said he does not know what the status of that process is, so does not feel comfortable in commenting on it. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
6. Chris Tollaksen said it has been a couple of years when the property owner came to the city office and were told that if they wanted to rent the property to more than 4 people they were told to get a permit. As time went by, the city suspected the applicant was renting and investigated. In this case, the applicant knew they needed a permit and operated without one. Chris said generally likes to have the applicant in the system, so they are going there as a matter of practice annually with a fee and expected to be inspected and checked. Chris said it would be a chronic nuisance if they would deny this and in fact found they were continuing to have group lodging, followed by an investigation and follow up. Chris said the applicant received notice and be fined if they did not comply. Mayor Landers said this committee is looking to take action on the CUP presented at this meeting. Motion by Freel, seconded by Jones recommend to council approve the Conditional Use Permit

application from Atanas Georgiev to allow a "Group Lodging Facility" at 322 Wisconsin Avenue, Columbia County, City of Wisconsin Dells tax parcel 291-625 with the following contingencies:

- 1) Permit is valid only with the applicant and is non-transferrable.
- 2) The permit is only valid as long as the applicant lives in the house.
- 3) A full second exit installed on the second floor (if they have people there)
- 4) A second common area is maintained on the second floor.
- 5) The applicant cannot rent to any tenants with vehicles. If any parking concerns arise, the permit will be revoked.
- 6) 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.
- 7) Any issues that may arise must be addressed to the satisfaction of the city.

The property is zoned C-1 Commercial-neighborhood. Motion carried 4-1, with Chris Lechnir voting no. Mayor Landers commented, not to reflect the comment on this applicant, requesting Chris to gather police records management for calls to the property of future Group Lodging Facility Applications. Chris said he would try to make this a practice and generally does it when there is a history of calls to a property.

7. One of the questions that arose was in the situation where an application for a funeral home was received for the east side of Broadway near the Hwy 13/23/16 Intersection, which is zoned C-2 Commercial-downtown, where a funeral home is not allowed. The request would have involved the changing of the Zoning Code. The request was recommended for approval from the Plan Commission, but denied at the City Common Council meeting. One of the theories with that request was looking at whether or not the east end of Broadway should be zoned differently and the Plan Commission thought it should be zoned differently, whereas the Common Council responded that it should not be zoned differently and the current standards are where they want it to be. Chris Tollaksen said maybe not change the zoning code, but go with the original plan to apply kind of an Overlay District. Chris said the zoning map would be updated, but would foresee not changing the existing code. This item was information and discussion only.
8. There were no items for referral to future meetings.
9. The next Plan Commission meeting is scheduled **MONDAY**, October 10, 2016 at **6:15** pm.
10. Motion by Anchor and seconded by Lechnir to adjourn. Motion carried and the meeting adjourned at 6:38pm.

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Monica Dorow-Leis  
Public Works Office Clerk