

COMMON COUNCIL MEETING
CITY OF WISCONSIN DELLS
JUNE 15, 2020

Mayor Wojnicz called the meeting to order at 6:30P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: First District Ald. Brian Holzem and Ald. Jesse DeFosse
Second District Ald. Mike Freel and Ald. Terry Marshall
Third District Ald. Dan Anchor and Ald. Ben Anderson

Others: City Clerk/Coordinator Nancy Holzem, City Treasurer Karen Terry, Police Chief Jody Ward, Public Work & Utilities Director David Holzem, Planning & Zoning Administrator Chris Tollaksen, Fire Chief Pat Gavinski, City Attorney Joseph Hasler, Brad Preissel, Brad Boettcher, and Peter Culver from the *Dells Events*.
2. Pledge of Allegiance was said.
3. Motion by Ald. Holzem seconded by Ald. Anchor to approve the following consent agenda items:
 - a. May 18, 2020 Common Council meeting minutes;
 - b. Schedule of Bills Payable dated June 15, 2020;
 - c. Applications for Operator's (Bartender) License received from: Todd Allard, Jelly Barr, Boulder Beeman, Lisa Beers, Vicki Berning, Buck Brackman, Jeffrey Borowski, Stella Butson, Michael Cobel, Darcy Cooper, Carah DeFosse, Dashari Deschner, Brandon Erickson, Kristin Fisher, Stephanie Giebel, Sammi Greifenhagen, Toriana Gutierrez, Kevin Haske, Vanessa Hilario, Patrick Holzem, Aslim Hurce, Anne Johnson, Michaela Jonas, Kolleen Kehm, Randy Kratz, Shelley Kroupa, Zachary Martin, Chelsea Mason, Emma Mews, Arissa Michel, Jakob Millard, Nancy Mohle, Simone Muller, Susan Myhre, Priscilla Nelson, David Paradise, Davin Persson, Richard Plouffe, Emily Pogreba, Bradley Purdy, Anastasiia Pylypiuk Carolyn Raedel, Robert Rogers, Carrie Schweda, Hallie Smith, Chelsie Steinhorst, Seth Tarney, Dana Weiland, Samantha Wendorf, Rebecca Whiteaker, Elizabeth Williams, Cyprin Wright, and Dan Zrinsky; and to deny the applications submitted by Amber Andrews and Paige Caves.Motion carried unanimously.
4. There were no citizen appearances.
5. An update on city services was provided.
6. Mayor Wojnicz declared the Public Hearing open on the Final Resolution to vacate the cul-de-sac portion of Jones Road in Sauk County. No one spoke for or against. Mayor Wojnicz declared the public hearing closed.

7. Motion by Ald. Marshall seconded by Ald. Holzem to approve the following applications for **renewal** of:

Class “A” Fermented Malt Beverage License for the licensing period of July 1, 2020 through June 30, 2021 received from:

- Randy Martin for Loon Lake Cigar, 721 Superior Street

“Class A” Fermented Malt Beverage & Intoxicating Liquor Licenses for the licensing period of July 1, 2020 through June 30, 2021 received from:

- Kristie’s Foods Dells, LLC for Maurer’s Market, 216 Washington Avenue
- Travel Mart Inc. for Broadway Travel Mart, 802 Broadway
- Travel Mart Inc. for Lower Dells Travel Mart, 710 Trout Road
- Travel Mart Inc. for R & G Travel Mart, 611 N Frontage Road, Suite 2
- Travel Mart Inc. for Travel Mart Shell, 2415 Wis Dells Parkway
- Walgreen Co. for Walgreens, 300 Hwy. 13

Class “B” Fermented Malt Beverage Licenses for the licensing period of July 1, 2020 through June 30, 2021 received from:

- Bridgeview Corporation for Timber Falls Adventure Park, 1000 Stand Rock Road
- Edytka’s Polish Restaurant, Inc for 221 Broadway
- Lucy Hai LLC for Wei’s Chinese Restaurant, 630 S. Frontage Rd
- Harold B Larkin Post 187 (American Legion 187) 609 Wisconsin Avenue
- Juan Medrano for Colotlan Mexican Restaurant, 324 Broadway
- Sherwood Forest Dells LLC for Sherwood Forest Camping, 2852 Wis Dells Pkwy
- Time Fantasy Productions, LLC for the Hideaway, 2255 Wis. Dells Pkwy
- Wis. Dells Home Talent Baseball for concessions at 510 Veterans Memorial Drive
- Woodside Sports Complex Operations LLC for Woodside Sports, 1770 S Hwy 13

Class “B” Fermented Malt Beverage and Class C Wine Licenses for the licensing period of July 1, 2020 through June 30, 2021 received from:

- Asgard Axe Throwing, LLC for Asgard Axe Throwing, 714 Oak Street
- Familyland Enterprises Inc., for MACS, 208 Broadway
- Hulbert Creek Lodge & Suites LLC for AmericInn by Wyndham, 550 Hwy 13
- Mama Z’s Grill, LLC for Mama Z’s Country Grill, 1101 Broadway
- MZ Food LLC for Pizza Villa, 737 Superior Street
- Pizza Lab LLC, for the Pizza Lab, 332 State Hwy. 13
- Rib Kings of America Inc. for Famous Dave’s Barbecue, 435 Broadway
- Riverfront Green LLC for Riverfront Terrace, 27 Broadway
- Taco Loco LLC for El Taco Loco, 808 River Road

“Class B” Fermented Malt Beverage & Intoxicating Liquor Licenses for the licensing period of July 1, 2020 through June 30, 2021 received from:

- Chula Vista Inc. for Chula Vista Resort & Golf Course at 2501 River Rd
- DeFosse Properties LLC. for Showboat Saloon/Tug’s Kitchen/Mama’s Garage 24, 26, & 30 Broadway and 731 Eddy Street
- Dells Resorts Inc for American World, Hot Rocks, BP (Quota Plus)
- Fisher’s Bar Est 1933 LLC for Fischer’s Bar, 719 Superior Street

- Helland Food Group LLC for Mexicali Rose and Bella Goose Coffee
2370-2390 Wis Dells Pkwy
- Heller's Ltd for Monk's Bar & Grill, 220 Broadway
- High Rock Inc. for High Rock Café, 232 Broadway, 737, 739 & 741 Oak St.
- JAM Food & Fun, Inc. for Dells Distillery, 206 Broadway
- JillyBeaners LLC for Riverwalk Pub, 911 River Road (Reserve License)
- Jose's Authentic Mexican Restaurant LLC for Jose's, 951 Stand Rock Road
- Logging Camp Inc. for Paul Bunyan Restaurant/Show, 411 Hwy 13 (Quota Plus)
- Myrt & Lucy's Chat & Chew LLC, for Myrt & Lucy's, 701 Broadway
- Nig's Inc. for Nig's Bar, 201 Broadway
- Polynesian Acquisition Partners, LLC for the Polynesian Resort, 857 N Frontage
- RRAD Development LLC for Vue Resort & Restaurant, 1015 River Road
- San Antonio Mexican Restaurant LLC, for 742 Eddy Street (Quota Plus)
- Silver Spruce Resort, LLC. for Rubb's Steakhouse, 4124 River Road
- Six K's Inc. for The Keg Bar & Grill and Kilbourn Cork, 716, 720 & 732 Oak Street
- Stage III, LLC for Chalet Lanes & Lounge, 740 Elm Street
- T.R Nelson Inc. for Trappers Turn Golf Club, 2955 Wis Dells Parkway
- Uptown Sand Bar Corp. for Sand Bar, 130 Washington Avenue
- Woodside Sports Complex Operations LLC for Woodside Complex, 2100 River Rd

Contingency was placed on Riverfront Green LLC Class C Wine License that food sales must be greater than wine sales (per State Statute) by the end of the summer in order for the license to continue. Motion carried unanimously with Ald. DeFosse abstaining on his liquor license application.

8. Motion by Ald. Freel seconded by Ald. Anchor to approve the applications for renewal of **Cigarette and Tobacco Product Licenses** for the licensing period of July 1, 2020 through June 30, 2021 received from:

- Chula Vista Inc for Chula Vista Resort 2501 River Road
- Dells Resorts, Inc for American World BP, 2040 Wis Dells Parkway
- Joseph Danon for Purple Planet, 207 Broadway
- Kristie's Foods Dells, LLC for Maurer's Market, 216 Washington
- Randy Martin for Loon Lake Cigar Company, 721 Superior Street
- Stage III, LLC for Chalet Lanes, 740 Elm Street
- T.R. Nelson Inc for Trappers Turn Golf Club, 2955 Wis Dells Parkway
- Travel Mart Inc for Broadway Travel Mart, 802 Broadway
- Travel Mart Inc for Lower Dells Travel Mart, 710 Trout Road
- Travel Mart Inc for R & G Travel Mart, 611 N Frontage Rd #2
- Travel Mart Inc for Travel Mart Shell, 2415 Wis Dells Parkway

Motion carried unanimously.

9. Motion by Ald. Freel seconded by Ald. Marshall to approve the applications for renewal of **Mobile Home Park Licenses** submitted by:

- Pleasant Valley Properties of WI, LLC for 610 Commercial Avenue
- Michelle Gillette for Towerview Estates, Plum Street

Motion carried unanimously.

10. Motion by Ald. Anchor seconded by Ald. Marshall to approve the applications for renewal of Seasonal Workforce Housing Facility Licenses submitted by:
 - Jay Nash for 410 Wisconsin Avenue
 - Woodside Dells Hotel & Suites for 1114 Broadway

Motion carried unanimously.

11. Ald. Holzem introduced and moved for adoption of **RESOLUTION NO. 5169**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells; based upon the recommendation of the Finance Committee from their June 15, 2020 meeting; it APPROVES the Second Amendment to the 920 Race Street Affordable Housing Development Agreement. Ald. Freel seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
12. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5170**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based upon the recommendation of the Plan Commission from their June 8, 2020 meeting; it APPROVES a Conditional Use Permit to Stony Acres, LLC/Duane Kleinsasser, in order to allow Residential Multi-Family and buildings in excess of 45ft in height at 801 Jones Road, Sauk County, with the following contingencies: (1) Developer takes control of the property, and (2) Site Plan obtains final approval from city staff. Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
13. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5171**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Plan Commission from their June 8, 2020 meeting; it APPROVES the Site Plan Application submitted by Stony Acres, LLC/Duane Kleinsasser, for the construction of two, 4-story, 75-unit multi-family buildings at 801 Jones Road, Sauk County, with the following contingencies: (1) Final approval is granted by City Staff and/or Public Works, specifically in regard to the utilities, storm water ponds, storm water outflow, and the public road; (2) Adding some sort of playground or recreational facilities for use by residents; (3) Providing 15 ft of separation between the common patio area and the windows to a dwelling unit; (4) If there are issues with the trash pick-up system, the owner will make the necessary adjustments to accommodate City service. If proper accommodations cannot be made, the owner will obtain private trash service, at their cost; (5) The owner completes the storm water pond construction to the satisfaction of the City and the grading stabilized with vegetative cover; (6) Owner transfers ownership of the property east of their parking lot to the City. This property can be used for: public road, regional storm water ponds, additional green space and additional parking if necessary; (7) Utility Department has final approval of the final utility plans; (8) Utilities north of Jones Rd (as indicated in MSA memo) are private and the responsibility of the

developer. A gate valve will be installed near the end of the Jones Rd ROW and will be transition between the Public and Private water system; (9) Developer is responsible for instigating the process to obtain electric service; (10) Developer acquires an access easement to get to their property from S. Frontage Rd. (To allow closure of Jones Rd for City road and utility construction); (11) ATC approval of their new access easement to the west; and (12) Verification of the access easements to adjoining properties owners of the Jones Rd ROW to be vacated.

The City acknowledges that the additional dedication of property to the City will result in less green space and less parking on their private property. The City accepts and approves these items on the private site plan upon transfer of the additional property to the City. City Staff recommends approval of this updated Site Plan as an improvement to the development of this entire area. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

14. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5172**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Plan Commission from their June 8, 2020 meeting, it APPROVES the Site Plan Application submitted by Brad Preissel to move a 4-unit seasonal rental motel unit from the Indian Trails Motel property at 1013 Broadway to the All-Star Motel site at 1311 Broadway, Columbia County Parcel 11291-1292.03. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
15. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5173**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Plan Commission from their June 8, 2020 meeting; it APPROVES the Site Plan Application submitted by Preissel Enterprises to move a garage unit from the Indian Trails Motel property at 1013 Broadway to the Long Life Roofing site at 808 Business Park Road, Columbia County Parcel 11291-1497.19. Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
16. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5174**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Public Works Committee from their June 8, 2020 meeting; it APPROVES the request of Mark Brown of Chalet Lane to install double doors on the side of the building that when open will encroach into the city's right-of-way. This is part of an overall plan to have outdoor seating with food service. Ald. Anderson seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
17. Ald. DeFosse introduced and moved for adoption **RESOLUTION NO. 5175**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, it APPROVES a 6-month extension to the Conditional Use Permit issued to Kyler Royston in order to allow four itinerant sales (night markets) and outdoor vendors at 15-27 Broadway. After 6-months, the Plan Commission will review and make a final determination on the Conditional Use Permit. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

18. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5176**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Public Works Committee from their June 8, 2020 meeting; it APPROVES the 2019 Compliance Maintenance Annual Report (CMAR) for the Sewage Collection System with an "A" grade for both Financial and Collection Systems. Ald. Anderson seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
19. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5177**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, that based upon the recommendation of the Parking Board from their June 15, 2020 meeting; it APPROVES entering into a parking agreement with DUKW LLC for use of stalls. Attorney Hasler will draft the agreement. Ald. Anderson seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
20. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5178**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, it APPROVES moving the July Common Council meeting to July 21, 2020 in order to accommodate the timeline for the General Obligation Notes for the Tax Incremental District No. 3 projects. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
21. Ald. Anderson introduced and moved for adoption **FINAL RESOLUTION NO. 5179**. THE COMMON COUNCIL of the City of Wisconsin Dells hereby consents to the following action per State Statute 66.1003;

WHEREAS, the city had received a request to vacate a portion of the public right-of-way on Jones Road in Sauk County;

WHEREAS, the City of Wisconsin Dells Common Council has determined that the request is reasonable;

NOW THEREFORE BE IT RESOLVED by the City of Wisconsin Dells as follows:

Legal description of vacated lands:

Being part of the Southeast Quarter of the Northeast Quarter of Section 8, Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, described as follows: Commencing at the East Quarter corner of Section 8; thence North 00°08'05" West along the East line of Lot 1, Certified Survey Map, No. 4982, 620.42 feet to the Northeast corner thereof, said point being in the South right-of-way line of Jones Road; thence North 89°28'57" West along the South right-of-way line of Jones Road, 65.97 feet to the point of beginning; thence continuing North 89°28'57" West along the South right-of-way line of Jones Road, 152.83 feet; thence Northeasterly along a 50.00 foot radius curve to the right in the Southerly, Westerly and Northerly right-of-way line of Jones Road having a central angle of 277°24'00" and whose long chord bears North 00°31'03" East, 66.00 feet; thence South 89°28'57" East along the North right-of-way line of Jones Road, 152.11 feet; thence South 00°06'41" East, 66.00 feet to the point of beginning. Containing 16,760 sq. ft, more or less.

Legal Description of lands to which vacated lands will be attached:

Section "A" to Helugus, LLC:

Being part of the Southeast Quarter of the Northeast Quarter of Section 8, Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, described as follows: Commencing at the East Quarter corner of Section 8; thence North 00°08'05" West along the East line of Lot 1, Certified Survey Map, No. 4982, 620.42 feet to the Northeast corner thereof, said point being in the South right-of-way line of Jones Road; thence North 89°28'57" West along the South right-of-way line of Jones Road and the North line of Lot 1, 150.00 feet to the Northwest corner of Lot 1 and the point of beginning; thence continuing North 89°28'57" West along the South right-of-way line of Jones Road, 68.80 feet; thence Northwesterly along a 50.00 foot radius curve to the right in the Southerly and Westerly right-of-way line of Jones Road having a central angle of 128°39'00" and whose long chord bears North 73°51'27" West, 90.13 feet; thence North 80°28'03" East, 50.00 feet to a point in the centerline of Jones Road; thence South 89°28'57" East along the centerline of Jones Road, 111.99 feet; thence South 10°11'03" West along the Northerly extension of the Westerly line of Lot 1, Certified Survey Map, No. 4982, 33.48 feet to the point of beginning. Containing 5715 sq. ft. more or less.

Section "B" to Riverview Boat Line:

Being part of the Southeast Quarter of the Northeast Quarter of Section 8, Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, described as follows: Commencing at the East Quarter corner of Section 8; thence North 00°08'05" West along the East line of Lot 1, Certified Survey Map, No. 4982, 620.42 feet to the Northeast corner thereof, said point being in the South right-of-way line of Jones Road; thence North 89°28'57" West along the South right-of-way line of Jones Road and the North line of Lot 1, 65.97 feet to the point of beginning; thence continuing North 89°28'57" West along the South right-of-way line of Jones Road and the North line of Lot 1, 84.03 feet to the Northwest corner of Lot 1; thence North 10°11'03" East along the Northerly extension of the Westerly line of Lot 1, 33.48 feet to a point in the centerline of Jones Road; thence South 89°28'57" East along the centerline of Jones Road, 78.04 feet; thence South 00°06'41" East, 33.00 feet to the point of beginning. Containing 2470 sq. ft, more or less.

Section "C" to Stony Acres, LLC:

Being part of the Southeast Quarter of the Northeast Quarter of Section 8, Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, described as follows: Commencing at the East Quarter corner of Section 8; thence North 00°08'05" West along the East line of Lot 1, Certified Survey Map, No. 4982, 620.42 feet to the Northeast corner thereof, said point being in the South right-of-way line of Jones Road; thence North 89°28'57" West along the South right-of-way line of Jones Road, 65.97 feet; thence North 00°06'41" West, 33.00 feet to a point in the centerline of Jones Road and the point of beginning; thence North 89°28'57" West along the centerline of Jones Road, 190.03 feet; thence South 80°28'03" West, 50.00 feet to a point in the West right-of-way of Jones Road; thence Northeasterly along a 50.00 foot radius curve to the right in the Westerly and Northerly right-of-way line of Jones Road having a central angle of 148°45'00" and whose long chord bears North 64°50'33" East, 96.30 feet; thence South 89°28'57" East along the North right-of-way line of Jones Road, 152.11 feet; thence

South 00°06'41" East, 33.00 feet to the point of beginning. Containing 8574 sq. ft, more or less. Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

22. Items for referral: Ald. Marshall asked that the use of UTV's in the city be looked at for consideration.
23. Motion by Ald. Anderson seconded by Ald. Freel to adjourn. Motion carried unanimously and the meeting adjourned at 6:53pm.

Nancy R. Holzem
City Clerk/Coordinator
Published: June 25, 2020