

**COMMON COUNCIL MEETING**  
**CITY OF WISCONSIN DELLS**  
**NOVEMBER 20, 2017**

Mayor Landers called the meeting to order at 7:00P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: First District Alderpersons Brian Holzem and Jesse DeFosse  
Second District Alderpersons Dar Mor and Mike Freel  
Third District Alderpersons Ed Wojnicz and Ben Anderson  
  
Others: City Clerk/Coordinator Nancy Holzem, City Treasurer Karen Terry,  
Police Chief Jody Ward, Public Works & Utilities Director David Holzem,  
City Planner/Zoning Administrator Chris Tollaksen, Terry Marshall, Dana  
Marshall, Kelli Trumble, the Dells Girls Cross Country Team and coach,  
the Dells Equestrian Team and coach, Kay James from the *Dells Events*.
2. The Pledge of Allegiance was said.
3. Motion by Ald. Wojnicz seconded by Ald. Holzem to approve the following consent agenda items:
  - a. October 16, 2017 Common Council meeting minutes.
  - b. Schedule of Bills Payable dated November 20, 2017.
  - c. Bartender Licenses issued to Julius Cottrell, Bryer Hartshorn, and Christine Oxberger.Motion carried unanimously.
4. Updates were given by committee chairpersons.
5. Mayor Landers declared the Public Hearing open on the city's 2018 budget. No one spoke for or against. Mayor Landers declared the Public Hearing closed.
6. Mayor Landers and Common Council members recognized and congratulated the Dells Equestrian Team on their first place finish at State.
7. Mayor Landers and Common Council members recognized and congratulated the Dells Girl's Cross Country Team on the second place finish at State.
8. There were no citizen appearances.
9. Motion by Ald. Holzem seconded by Ald. Wojnicz to approve the Special Events Permit application submitted by the Downtown Dells Committee for a holiday tree lighting and related events on Saturday, December 2, 2017. Motion carried unanimously.
10. Ald. Mor introduced and moved for adoption RESOLUTION NO. 4437. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their October 30, 2017 meeting, it APPROVES and ADOPTS the 2018 General Fund Operating and Debt Levy Budget.

Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

11. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4438. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their October 30, 2017 meeting, it APPROVES and ADOPTS the 2018 Capital and TIF District Budgets. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
12. Ald. Mor introduced and moved for adoption RESOLUTION NO. 4439. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their October 30, 2017 meeting, it APPROVES and ADOPTS the 2018 Water, Sewer, Electric, and Parking Utility Budgets. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
13. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4440. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their October 30, 2017 meeting, it APPROVES and ADOPTS the 2018 Special Revenue Fund Budgets for Fire Services and Rivers & Bay. Ald. Wojnicz seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
14. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4441. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their October 30, 2017 meeting, it APPROVES and ADOPTS the 2018 Premier Resort Tax Disbursements. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
15. Ald. Mor introduced and moved for adoption RESOLUTION NO. 4442. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their October 30, 2017 meeting, it APPROVES and ADOPTS the 2018 Business Improvement District Budget. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
16. Ald. Mor introduced and moved for adoption RESOLUTION NO. 4443. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of Finance Committee from their October 30, 2017 meeting, it APPROVES and ADOPTS the 2018 Schedule of Fees. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
17. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4444. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that the list of 2018-2019 election workers be approved. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
18. Ald. Wojnicz introduced and moved for adoption RESOLUTION NO. 4445. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their November 20, 2017 meeting, it

APPROVES the Right-of-Way and Pole Attachment Agreement with Verizon Wireless, LLC and successors. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

19. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4446. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the CITY PLAN COMMISSION from their November 8, 2017 meeting, it APPROVES the Certified Survey Map requested by Hidalgo Capital, LLC in order to combine Columbia County Tax Parcels 583, 585, 586 and 587 located at 910 River Road (White Rose Inn). Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
20. Ald. Mor introduced and moved for adoption RESOLUTION NO. 4447. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the CITY PLAN COMMISSION from their November 8, 2017 meeting, it APPROVES the Certified Survey Map requested by GTAM, LLC in order to combine Adams County Tax Parcels 291-00369-0010, 291-00370-0000, 291-00371-0000 and a portion of 291-00369-0000 located at 2600 & 2602 River Road. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
21. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4448. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of Finance Committee from their November 20, 2017 meeting, it APPROVES the Memorandum of Understanding with Mirus Partners for a proposed affordable housing development. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
22. Ald. Mor introduced and moved for adoption the second reading of the following ordinance:

**ORDINANCE NO. A-815**  
(Sign Code Updates)

**SECTION I: PURPOSE**

The purpose of this ordinance is to amend the sign code.

**SECTION II: PROVISIONS AMENDED**

1. Municipal Code Sec. 22.02(13) is amended.
2. Municipal Code Sec. 22.09 Exhibit A is amended.
3. Municipal Code Sec. 22.09 (7) is amended.
4. Municipal Code Sec. 22.09(14)(b) is amended.
5. Municipal Code Sec. 22.10 Table E is amended.
6. Municipal Code Sec. 22.10(5)
7. Municipal Code Sec. 22.12 is amended.

**SECTION III: PROVISIONS AS AMENDED**

On file as Exhibit A.

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII:

This ordinance becomes a part of Wisconsin Dells Code, Chapter 22.

Ald. Anderson seconded the motion. Upon roll call vote the motion carried 5-1 with Ald. Holzem voting no. Ordinance adopted and in full force after publication.

23. Ald. Wojnicz introduced and moved for adoption the second reading of the following ordinance:

**ORDINANCE NO. A-816**  
(DRC Role in Zoning Code)

The City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

This ordinance clarifies the role of the Design Review Committee in the zoning code.

SECTION II: PROVISION CREATED

Wisconsin Dells Code Sec. 19.676 is created.

SECTION III: PROVISIONS AS CREATED

*19.676 Design Review Approval.*

*All projects that involve construction, maintenance, and/or any itme addressed in the adopted Design Standards in the C-2 Commercial Downtown Zoning District shall obtain a Certificate of Appropriateness per the adopted Design Standards. In addition, all signage throughout the city is subject to review and approval by the Design Review Committee.*

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication as provided by state law.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 19.

Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Ordinance adopted and in full force after publication.

24. Ald. Wojnicz introduced and moved for adoption the second reading of the following ordinance:

**ORDINANCE NO. A-817**  
(Overnight Parking Allowed in City Lots)

The City of Wisconsin Dells, Columbia, Sauk, Juneau and Adams Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

The purpose of this ordinance is to allow overnight parking in Municipal Parking lots.

SECTION II: PROVISIONS REPEALED AND CREATED

1. Municipal Code Sec. 10.22(1)(h) is repealed.
2. Municipal Code Sec. 10.22(1)(17) is created

SECTION III: PROVISIONS AS REPEALED AND CREATED

10.22 PARKING REGULATIONS

(1) No Parking

~~(h) Municipal Parking Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9.~~

*(17) Overnight Parking. Overnight Parking is allowed in Municipal Parking Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 unless a snow emergency has been declared by the Director of Public Works or designee and/or the Police Chief or designee.*

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII:

This ordinance becomes a part of Wisconsin Dells Code, Chapter 10.

Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Ordinance adopted and in full force after publication.

25. Ald. Wojnicz introduced and moved for adoption the second reading of the following ordinance:

**ORDINANCE NO. A-818**  
(Snow Emergency Declaration for Parking Lots)

The City of Wisconsin Dells, Columbia, Sauk, Juneau and Adams Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

The purpose of this ordinance is to create a snow emergency declaration for the purpose of snow removal.

SECTION II: PROVISIONS CREATED

Municipal Code Sec. 5.04(5) and (6)

SECTION III: PROVISIONS AS CREATED

*5.04(5) Overnight Parking. Overnight parking is allowed in Municipal Parking Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 unless a snow emergency has been declared.*

*5.04(6) Snow Emergency Declaration. The Director of Public Works or designee, and/or the Police Chief is authorized to declare a snow emergency in advance of forecasted conditions of heavy snow or blizzard conditions which prohibits any motor vehicle from parking on any public street, alley or parking lot between the hours of midnight to 7:00am, or until snow removal operations have been completed.*

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII:

This ordinance becomes a part of Wisconsin Dells Code, Chapter 5

Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Ordinance adopted and in full force after publication.

26. Ald. Mor moved for adoption the first reading of the following ordinance:

**ORDINANCE NO. A-819  
(Lot Area and Dimensional Standards)**

The City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

This ordinance updates Lot Area and Dimensional Standards in the zoning code.

SECTION II: PROVISIONS REPEALED, RENUMBERED & AMENDED

Wisconsin Dells Code Sec. 19.661(g) is repealed  
Wisconsin Dells Code Sec. 19.661(h) and (i) are renumbered  
Wisconsin Dells Code Chapter 19 Exhibit 5.4 is amended

SECTION III: PROVISIONS AS REPEALED, RENUMBERED & AMENDED

19.661 Required yards

(1) Generally. Required front, side, and rear yards shall remain unobstructed from the ground to the sky, except that the following may be placed in the yard, provided they meet all other requirements:

~~(g) compost bins;~~

~~(h)(g) clotheslines;~~

~~(i) (h) similar structures.~~

“Exhibit 5.4 – Development Standards for Residential Zoning Districts.

Standard	R-1	R-2	R-3	R-5	R-9
Minimum lot width at front yard setback	85 feet; 100 feet on a corner lot	85 feet; 100 feet on a corner lot	65 <b>60 feet</b>	65 feet	65 feet
Minimum street frontage	40 feet	40 feet	40 feet	40 feet	40 feet
Maximum building height Principal building	35 feet	35 feet	Residential 6 units or less, 35 feet; residential 7 units or more 45 feet (1)	45 feet (1)	16 feet
Detached garage-nonresidential Other accessory buildings, including garage residential	n/a 15 feet	n/a <b>15 feet</b>	n/a <b>15 feet</b>	n/a <b>15 feet</b>	n/a <b>15 feet</b>
Minimum setback for accessory building Side yard Rear yard	2 feet 2 feet; 5 <b>15</b> feet if a detached garage accesses an alley	2 feet 2 feet; 5 <b>15</b> feet if a detached garage	2 feet 2 feet; 5 <b>15</b> feet if a detached garage	2 feet 2 feet; 5 <b>15</b> feet if a detached garage	See sec. 19.700 See sec. 19.700
Minimum setback for principal building Front yard Side yard Rear yard	<del>25</del> <b>20</b> feet 40 <b>5</b> feet; 10 feet if the parcel abuts a residentially zoned parcel; residential buildings shall comply with R-3 requirements 5 feet	None None; 10 feet if the parcel abuts a residentially-zoned parcel; residential buildings shall comply with R-3 requirements 10 feet; 5 feet if lot is adjacent to an alley or public way	20 feet 10 feet; 20 feet if the parcel abuts a residentially-zoned parcel 10 feet; 5 feet if lot is adjacent to an alley or public way	None None; 10 feet if the parcel abuts a residentially-zoned parcel; residential buildings shall comply with R-3 requirements 10 feet; 5 feet if lot is adjacent to an alley or public way	5 feet 10 feet; 20 feet if the parcel abuts a residentially-zoned parcel 10 feet; 5 feet if lot is adjacent to an alley or public way

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication and as provided by statute.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code Chapter 19

Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. First reading adopted. Second reading will take place December 18, 2017.

27. Ald. Holzem introduced and moved for adoption the first reading of the following ordinance:

**ORDINANCE NO. A-820**  
**(Adams County Rezoning Request – GTAM, LLC)**

The City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, does hereby ordain as follows:

**SECTION I: PURPOSE**

The purpose of this ordinance is to amend the zoning of certain Adams County parcels per the request of GTAM, LLC.

**SECTION II: PROVISIONS AMENDED**

The zoning map for the City of Wisconsin Dells as set forth in the official map provided for in the Wisconsin Dells Code of Ordinances is hereby permanently amended so as to zone the territory as provided below.

**SECTION III: PROPERTY REZONED**

Adams County Tax Parcel 291-369-0010 and a portion of Adams County Tax Parcel 291- 369-0000 are hereby rezoned from C-4 Commercial-Large Scale to Planned Development District (PDD)-1 Zoning District.

**SECTION IV: VALIDITY**

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

**SECTION V: CONFLICTING PROVISIONS REPEALED**

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

**SECTION VI: EFFECTIVE DATE**

This ordinance shall be in force from and after its introduction and publication as provided by statute.

**SECTION VII:**

This ordinance becomes a part of Zoning Map for the Wisconsin Dells.

Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. First reading adopted. Second reading will take place December 18, 2017.

28. There were no items for referral.

29. Motion by Ald. Wojnicz seconded by Ald. Mor to adjourn. Motion carried unanimously and the meeting adjourned at 7:15PM

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Nancy R. Holzem, City Clerk/Coordinator  
Published: November 29, 2017