

**COMMON COUNCIL MEETING  
CITY OF WISCONSIN DELLS  
DECEMBER 18, 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, City Attorney Joseph  
Hasler, Caesar Smolinski, Terry Marshall, Ed Fox, Jason Hallowell, Lt.  
Perry Mayer, Deletria Nash, Jay Nash, and 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. November 20, 2017 Common Council meeting minutes.
  - b. Schedule of Bills Payable dated December 18, 2017.Motion carried unanimously.
4. Updates were given by committee chairpersons.
5. There were no citizen appearances.
6. Motion by Ald. Holzem seconded by Ald. DeFosse to approve the application for a Mobile Home Park License submitted by Pleasant Valley Properties of WI, LLC for 610 Commercial Avenue. This is a transfer of the existing license contingent upon the sale of the property. Motion carried unanimously.
7. Motion by Ald. Wojnicz seconded by Ald. Freel to approve the application for a Seasonal Workforce Lodging Facility License submitted by Deletria & Jay Nash for 410 Wisconsin Avenue, contingent upon the sale of the property. Motion carried unanimously.
8. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4449. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Finance Committee from their December 18, 2017 meeting, it APPROVES the transfer of a used police vehicle to the Planning & Zoning Dept; and allocates an additional \$4500 of PRT funds towards the purchase of a 2018 police vehicle. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

9. Ald. Freel introduced and moved for adoption RESOLUTION NO. 4450. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Design Review Committee from their November 1, 2017 meeting, it APPROVES the Legacy Sign Covenant requested by Logging Camp, Inc. for the “Paul Bunyan Lumberjack Meals” sign at 411 Hwy 13, parcel 291-0115-00000. Ald. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
10. Ald. Wojnicz introduced and moved for adoption RESOLUTION NO. 4451. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Design Review Committee from their November 29, 2017 meeting, it APPROVES the Legacy Sign Covenant requested by Hellers Ltd. for the “Monks” bar sign at 220 Broadway, parcel 11291-0097. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
11. Ald. Mor introduced and moved for adoption RESOLUTION NO. 4452. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Design Review Committee from their November 29, 2017 meeting, it APPROVES the Legacy Sign Covenant requested by BK Holzem Enterprises for the “Fudge” sign at 108 Broadway, parcel 11291-0137. Ald. Freel seconded the motion. Upon roll call vote the motion carried 5-0-1 with Ald. Holzem Abstaining. Resolution adopted.
12. Ald. Freel introduced and moved for adoption RESOLUTION NO. 4453. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the City Plan Commission from their December 11, 2017 meeting, it APPROVES a Conditional Use Permit to Deletria Nash/Nash Properties, LLC, in order to allow a Seasonal Workforce Housing Facility at 410 Wisconsin Avenue, contingent upon the sale of the property and with the conditions listed in the staff report. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
13. Ald. Holzem introduced and moved for adoption RESOLUTION NO. 4454. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Public Works Committee from their December 11, 2017 meeting, it APPROVES the purchase of a 2019 Electric Utility Boom Truck from Terex for a cost of \$197,304 with funding from the electric utility. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
14. Ald. Wojnicz introduced and moved for adoption RESOLUTION NO. 4455. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of Public Works Committee from their December 11, 2017 meeting, it APPROVES the Right-of-Way and Pole Attachment Agreement with Verizon Wireless, LLC. 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. 4456. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based upon the recommendation of the Public Works Committee from their December 11, 2017 meeting,

it APPROVES the Revised Scope of Services and Amendment No. 1 to the Professional Services Agreement with MSA for Eddy Street signal and design work with funding from Economic Development PRT. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

16. Ald. Mor introduced and moved for adoption RESOLUTION NO. 4457. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Public Works Committee from their December 11, 2017 meeting, it APPROVES the revised force main route for the new Chula Vista lift station. Ald. Wojnicz seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
17. Ald. Wojnicz introduced and moved for adoption RESOLUTION NO. 4458. BE IT HEREBY RESOLVED by the City of Wisconsin Dells that based on the recommendation of the Public Works Committee from their December 11, 2017 meeting, it APPROVES placing Dells Boat Company parking lot line markings and signage on River Road after their Broadway parking lot entrance is closed off (required by D.O.T.) as part of the Eddy Street signal project. Ald. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
18. Ald. Holzem moved for adoption the second 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	25- <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. Mor seconded the motion. Upon roll call vote the motion carried 6-0. Ordinance adopted and in full force after publication.

19. Ald. Freel introduced and moved for adoption the second 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. DeFosse seconded the motion. Upon roll call vote the motion carried 6-0. Ordinance adopted and in full force after publication.

20. Items for referral – Ald. Freel asked that follow-up be done with the D. O. T. after they removed, with no intent to replace, fencing near the river as part of their recent bridge

construction project. Public Works Director David Holzem stated that he would contact the D.O.T. to have the come and review the area in question.

21. Motion by Ald. Mor seconded by Ald. Freel to adjourn. Motion carried unanimously and the meeting adjourned at 7:10PM

Nancy R. Holzem, City Clerk/Coordinator

Published: December 27, 2017