

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
FEBRUARY 8, 2016

Mayor Landers called the meeting to order at 5:00 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, Chris Lechnir 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, Ald. Wojnicz, Ald. Fox, Ald. Holzem, Jason Hallowell, Frank H. Laundrie, Dennis Pieper, Dean Phillips, Tory Wolfram, Sheila Warren, Belinda Brock, Helen Picha, Stacie Tollaksen, Gary Picha, John Campbell, Marie Phillips and Ed Legge from the *Dells Events*
2. Motion by Anchor, seconded by Lechnir approve the minutes of the January 11, 2016 meeting. Motion carried.
3. Motion by Ald. Freel, seconded by Anchor recommend to council approve the Certified Survey Map for 410 Wisconsin Avenue and 828 Elm Street parcel 291-659. Motion carried.
4. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit request from Jason Hallowell, FBO Paris Investments, LLC to allow a Group Lodging Facility and a Garage Non-residential located at 410 Wisconsin Avenue, parcel 291-659. The property is zoned C-1 Commercial-neighborhood. Dean Phillips spoke on behalf of Marie Phillips. Dean wanted more information and said the main concern is what it does to their future property values. Tollaksen said the use of the property is the same as what it has been, with just a new owner. The current owner will be donating the house on the property to the city for demolition. The applicant is aware of this. Ald. Freel said the city has first right of refusal if Jason Hallowell would sell his property at this location. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
5. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from Jason Hallowell FBO Paris Investments, LLC to allow a Garage non-residential located at 410 Wisconsin Avenue, parcel 291-659. The property is zoned C-1 Commercial-neighborhood. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
6. Motion by Anchor, seconded by Jones recommend to council approve the Conditional Use Permit request from Jason Hallowell, FBO Paris Investments, LLC to allow a Group Lodging Facility and a Garage Non-residential located at 410 Wisconsin Avenue, parcel 291-659 with the following contingencies listed in the staff report:
 - 1) The permit is issued to Jason Hallowell and is not transferrable (even if Paris Investments, LLC remains the owner).
 - 2) The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
 - 3) The applicant will be the manager of the facility. The city may contact the applicant with any issues at the facility. That contact, included verbal only, will be considered "official notice" of any enforcement items, and may be followed up with enforcement actions such as the issuing of citations and ultimately revocation of this permit.The property is zoned C-1 Commercial-neighborhood. Motion carried.
7. Motion by Ald. Freel, seconded by Jones recommend to council approve the Site Plan request from Jason Hallowell FBO Paris Investments, LLC to allow a Garage non-residential located at 410 Wisconsin Avenue, parcel 291-659 with the contingency that if problems arise, then a buffer fence may be required. The property is zoned C-1 Commercial-neighborhood. Motion carried.

8. Mayor Landers declared the public hearing open for anyone to speak for or against the Land Owner-Initiated Zoning Map Amendment Application from GIDUP, LLC to rezone Columbia Co., City of WI Dells tax parcels 291-1292.018 thru 291-1292.050 and associated common area, located SE of STH 13/Michigan Avenue Intersection (CSM 3957 Lot 2 and Lot 3) from R-5 Residential-multi-family to C-1 Commercial-neighborhood. Ed Wojnicz said that although it is an amicable addition to the neighborhood, what else would be permitted in the future with this zoning amendment. A funeral home is not permitted in the R-5 zoning district, but is allowed through the conditional use process in C-1 zoning district. Frank Landrie and Dennis Pieper both asked about allowable uses with amending from R-5 to C-1 zoning. The question was asked where, if the owner decided not to use the entire parcel, would the owner be able to sell of part of it and construct another type of business on the property. John Campbell said no one seemed to have a problem with a funeral home, but looking to the future. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
9. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from GIDUP, LLC to construct a funeral home (CSM 3957 Lot 2 and Lot 3). With no one speaking on the matter, Mayor Landers declared the public hearing closed.
10. Motion by Ald. Freel, seconded by Lechnir recommend to council approve the Land Owner-Initiated Zoning Map Amendment application from GIDUP, LLC to rezone Columbia Co., City of Wisconsin Dells tax parcels 291-1292.018 thru 291-1292.50 and associated common area, located SE of STH 13/Michigan Ave. intersection (CSM 3957 Lot 2 and Lot 3) from R-5 Residential-multi family to C-1 Commercial-neighborhood. This is contingent upon the approval of the Conditional Use Permit and the applicant taking control of the property. Motion carried. Chris Lechnir confirmed with Tollaksen that if the applicant takes control of the property, they would not necessarily have to put in a funeral home, but their intention is to build a funeral home.
11. Motion by Ald. Freel, seconded by Anchor recommend to council approve the Conditional Use Permit from GIDUP, LLC to construct a funeral home (CSM 3957 Lot 2 and Lot 3) to be valid for three (3) years to allow the applicant to prepare for the new construction and with the following contingencies:
 - 1) The applicant takes control of the property.
 - 2) Adequate buffering will be required between this use and the surrounding uses.

If embalming is to occur on the site:

- 1) The City approve of site and building design, specifically in relation to the embalming chemicals.
- 2) The City is provided with operating procedures relating to the embalming process and handling of the embalming chemicals.
 - a) The total amount of embalming chemicals on site is to be *six (6) gallons or less*.
 - b) The City is to be allowed to inspect the facility.
- 3) The costs of any additional water testing desired by the City can be charged back to the funeral home.

Motion carried.

12. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit request from Wisconsin Dells Property Management, LLC to allow overnight lodging, per night rental, in ½ of the duplex located at 1202 Chula Vista Parkway, Adams County, City of Wisconsin Dells parcel 291-00290-0040. The property is zoned C-4 Commercial-large scale. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
13. Motion by Anchor, seconded by Lechnir recommend to council approve the Conditional Use Permit Application from Wisconsin Dells Property Management , LLC to allow overnight lodging, per night rental, in ½ of the duplex located at 1202 Chula Vista Parkway, Adams County, City of Wisconsin Dells parcel 291-00290-0040 with the following contingencies:
 - 1) The building inspector ensures there are no code or safety issues with the house.
 - 2) The overnight rental of the house will be subject to PRT and Room Tax.

- 3) Additional parking spaces will be constructed, to City satisfaction, if deemed necessary by the City in the future.
- 4) Applicant abide by the following restrictions:
 - a) Owner provides current, primary contact information to the WD Police Dept.
 - b) Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance.
- 5) This permit is non-transferrable, any new owner or operator of the property will have to obtain a new Overnight Lodging permit.
- 6) If this duplex is divided between two (2) different owners in the future, there shall be a written agreement between those owners to allow two (2) separate uses for these units.

The property is zoned C-4 Commercial-large scale. Motion carried. Belinda Brock, with itrip rentals said there are no neighbors, located in the Chula vicinity with condos and rentals and the tenant from the other side of the duplex is a tenant of the same. Tollaksen confirmed with Belinda that the applicant would take care of getting the proper licenses through the state, overnight rentals and tax reporting.

14. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit request from Ghost Outpost in order to allow commercial activity without a permanent structure or washroom, outdoor commercial food and beverage service, outdoor vendor, and a walk-up service window located at 2233 and 2255 Wisconsin Dells Parkway (parcel 291-0109-00000, Sauk County). The property is zoned C-4 Commercial-large scale. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
15. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from Ghost Outpost in order to allow commercial activity without a permanent structure or washroom, outdoor commercial food and beverage service, outdoor vendor, and a walk-up service window located at 2233 and 2255 Wisconsin Dells Parkway (parcel 291-0109-00000, Sauk County). The property is zoned C-4 Commercial-large scale. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
16. Motion by Ald. Freel, seconded by Jones recommend to council approve the Conditional Use Permit Application from Ghost Outpost in order to allow commercial activity without a permanent structure or washroom, outdoor commercial food and beverage service, outdoor vendor, and a walk-up service window located at 2233 and 2255 Wisconsin Dells Parkway (parcel 291-0109-00000, Sauk County), with the following contingencies:
 - 1) All associated licenses are obtained and in good standing.
 - 2) If any issues arise, they are to be immediately corrected to the sole satisfaction of the city or the permit will be revoked.
 - 3) Adequate restrooms to be provided and open when in operation. This can be provided by the haunted house and/or pyramid bathrooms.
 Motion carried.
17. Chris Tollaksen said there might be another barbeque person at this location. It will be more of a permanent structure and that is what the site plan is for. Motion by Jones, seconded by Anchor recommend to council approve the Site Plan request from Ghost Outpost in order to allow commercial activity without a permanent structure or washroom, outdoor commercial food and beverage service, outdoor vendor, and a walk-up service window located at 2233 and 2255 Wisconsin Dells Parkway (parcel 291-0109-00000, Sauk County). Motion carried.
18. There were no items for referral to future meetings.
19. The next Plan Commission meeting is scheduled to be on **Wednesday, March 9, 2016 at 5:45pm.**
20. Motion by Ald. Freel and seconded by Anchor to adjourn. Motion carried and the meeting adjourned at 5:32 pm.