

**CITY PLAN COMMISSION**  
**CITY OF WISCONSIN DELLS**  
**MUNICIPAL BUILDING-300 LACROSSE STREET**  
**FEBRUARY 12, 2018**

Mayor Landers called the meeting to order at 6:00 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, Fire Chief Pat Gavinski, Dan Anchor, and Tifani Jones

Absent: Chris Lechnir and Lisa Delmore

Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, Ald. Anderson, Ald. Wojnicz, Ald. Holzem, Terry Marshall, Trevor Hickey, Adam Makowski, Rich Makowski, Marc A. Londo w/Vierbicher and Hannah Kirby from the Dells Events

2. Motion by Anchor and seconded by Jones approve the minutes from the December 11, 2017 meeting. Motion carried.

3. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit (CUP) Application from American World, Inc in order to allow a seasonal workforce housing facility to continue at 2020 Wisconsin Dells Pkwy, Wisconsin Dells, parcel 291-0148-00000, Sauk County. The property is zoned C-4 Commercial-large scale. Mayor Landers received an email from Randy and Jody Stammen, neighboring property owners, opposing this request. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.

4. Motion by Freel and seconded by Jones recommend to council approve the CUP Application from American World, Inc in order to allow a seasonal workforce housing facility to continue at 2020 Wisconsin Dells Pkwy, Wisconsin Dells, parcel 291-0148-00000, Sauk County with the following contingencies:

- 1) The permit is issued to American World, Inc. and is not transferrable.
- 2) The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
- 3) The permit is issued for one year to prevent the perpetual use of this location for employee housing.

The property is zoned C-4 Commercial-large scale. Motion carried. Mayor Landers said although he thinks he understands the pinch with housing, however, he also knows that when Mt. Olympus applied for the same, he had strong reservations allowing property along the highway becoming seasonal workforce housing. He would hope the city would consider this as their last year.

5. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Permit Application from Logging Camp, Inc in order to allow construction of a new ticket booth and gift shop at 419 STH 13, Wisconsin Dells, parcel 291-0118-00000, 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.

6. Motion by Freel and seconded by Anchor recommend to council approve the Site Plan Permit Application from Logging Camp, Inc in order to allow construction of a new ticket booth and gift shop at 419 STH 13, Wisconsin Dells, parcel 291-0118-00000, Sauk County. Motion carried.

7. Mayor Landers declared the public hearing open to consider a zoning code amendment to update the Conditional Use Permit section to comply with Wisconsin Act 67. With no one speaking on the matter, Mayor Landers declared the public hearing closed.

8. Chris Tollaksen noted that the city's decision to approve *or* deny the permit must be supported by substantial evidence, where substantial evidence is defined in State Statute 62.23(7)(de). It also states that if an applicant for a CUP meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the CUP. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. Motion by Anchor and seconded by Jones recommend to council approve the zoning code amendment to update the Conditional Use Permit section to comply with Wisconsin Act 67. Motion carried.
9. Mayor Landers declared the public hearing open to consider a zoning code amendment to create standards for "Overnight Lodging" to provide consistency for the standards for "Seasonal Workforce Housing". With no one speaking on the matter, Mayor Landers declared the public hearing closed.
10. Motion by Freel and seconded by Anchor recommend to council approve the zoning code amendment to create standards for "Overnight Lodging" to provide consistency for the standards for "Seasonal Workforce Housing". Motion carried.
11. Motion by Anchor and seconded by Freel recommend to council approve the CSM from Todd R. Nelson and Shari L. Nelson, Wisconsin Dells parcels 291-0026-00100, 291-0026-00200, 291-0026-00300, 291-0026-00700, and 291-0042-10000. The properties are zoned C-4 Commercial-large scale. Motion carried.
12. There may be a Site Plan Permit request for next month's meeting.
13. Scheduled is the next Plan Commission meeting on Monday, March 12, 2018 at 6:00 pm.
14. Motion by Anchor and seconded by Freel to adjourn. Motion carried and the meeting adjourned at 6:10pm.

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Monica Dorow-Leis  
Public Works Office Clerk