

**CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
FEBRUARY 13, 2017**

Mayor Landers called the meeting to order at 6:15 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 Scott Walsh, Chris Lechnir, Tifani Jones
Absent: Dan Anchor 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, Public Works Director David W. Holzem, Ald. Holzem, Ald. Wojnicz, Ald. Fox, Ald. DeFosse, Brandon and Carol Wirth, David Makowski, Adam Makowski, Jerry Wolfram, Ben Borchert, Ben Anderson, Stat Cochron, Richard Clark, Kent Fish, Easton Dreher, and Ed Legge from the *Dells Events*
2. Motion by Freel, seconded by Lechnir approve the minutes of the January 9, 2017 meeting. Motion carried.
3. Motion by Freel, seconded by Walsh recommend to council to approve the Certified Survey Map for RRAD Development. Motion carried.
4. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Casco, Inc in order to allow Outdoor Entertainment, Outdoor Commercial Food and Beverage Service, Outdoor Vendor, and Walk-up Service Windows on City of Wisconsin Dells Parcel 291-0102-00000, Sauk County. The property is zoned C-4 Commercial-Large scale. This is contingent on Site Plan approval. Stat Cochron, Safety Consultant working for Richard Clark said they would like to table the CUP until next month and they will answer any questions people may have on the site plan. Mayor Landers said the commission would either table both the CUP and Site Plan or vote on both. Eric Helland, owner of this property, representing Riverview Boat Line, said they have been through this with General Engineering, with Clark and Cochron, and approve of it. Eric said Clark has been a tenant at the park for a number of years and was a good tenant for them. He thinks he would be a good addition. 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 Casco, Inc. to construct a small amusement park with various rides on City of Wisconsin Dells Parcel 291-0102-00000, Sauk County. They may provide outdoor food and beverage services in the form of snack bar type foods. Customers will purchase ride tickets from a walk-up ticket booth and limited retail sales. The property is zoned C-4 Commercial-large scale. This is contingent on CUP approval. They submitted a revised site plan, but they have not submitted the most recent alternative site plan, but Cochron said it included straightening out the parking. Concerns included the following:
 - Fire Inspector Jerry Wolfram submitted concerns fro safety reasons.
 - Diane Jacobson, Culver's owner has concerns with parking, noise, traffic, and water runoff.
 - Easton Dreher, owner of Vertical Illusions located on Hwy 12 now, said he is worried about the noise. He has had his business in the Dells for about 12 years said his business was previously located in the strip mall on Stand Rock Road and next to the Sky Coaster. When he was at that location, it was hard making reservations with the loud noise from the Sky Coaster and the customer screams. Easton thinks the Hwy 12/13 corner is a huge corner and he has struggled to be a year round business and wants to continue to be open year round at that location. He would like to see a year round business go in at that location. He said he would like to see long-term growth year round at this huge corner, making it easier for the other year round businesses in that area stay open year round.Cochron said there would be 24 parking spaces 10'x28'. He said they have 5' extra behind each space before entering the access zone. He said their customers would be entering and exiting to Hwy

- 12, through access signage and the way their parking is set up. The noise would be a minimum with no loud music and 100' away from everyone. Cochron said he is the safety consultant for the last 40 years and said he has never heard of a person on any of his rides, and in fact Richard Clark, operator of the ride who has been in this area for about 19 years has never got so much as a scratch on a rider. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
6. Chris Tollaksen suggested not make a decision at this meeting. He does not feel this site has been evaluated adequately to make a decision and lacking a lot of information. Ald. Freel said they need to look at safety contingencies. Freel said other food businesses in the area with permanent structures are paying real estate property taxes, whereas now the city may give someone the okay to sell food from a walk up window service. He said he sort of has an issue with that. He said he also has safety concerns. More time is needed to verify safety issues by contacting the Dept. of Safety and Professional Services and requesting an open records request. Freel added that this is not a good location for this. Mayor Landers does not see this as a good fit with the neighborhood of businesses that are there. Helland said he said the city would be limiting the landlord with what they can do. It is an unusual shaped parcel. He disagrees with them not wanting an amusement there and said there are a limited number of reasons people come to the Dells. There are not a lot of attractions and thinks it is important to bring an attraction in for something to do and not limit them to overnight stays and eating at our restaurants. Motion by Lechnir, seconded by Walsh recommend to council TABLE the Conditional Use Permit Application from Casco, Inc in order to allow Outdoor Entertainment, Outdoor Commercial Food and Beverage Service, Outdoor Vendor, and Walk-up Service Windows on City of Wisconsin Dells Parcel 291-0102-00000, Sauk County. The property is zoned C-4 Commercial-Large scale. This would be contingent on Site Plan approval. Motion carried.
 7. Motion by Freel, seconded by Landers recommend to council DENY the Site Plan Application from Casco, Inc. to construct a small amusement park with various rides on City of Wisconsin Dells Parcel 291-0102-00000, Sauk County. They may want to provide outdoor food and beverage services in the form of snack bar type foods. Customers will purchase ride tickets from a walk-up ticket booth and limited retail sales. The property is zoned C-4 Commercial-large scale. This would be contingent on CUP approval. Motion carried.
 8. Mayor Landers declared the public hearing open for anyone to speak for or against amending the Zoning Code, City Ordinance Chapter 19, Section 19.110 General Definitions to update the definition of Land Use 5.5 Overnight Lodging to more clearly include Tourist Rooming House, which usually involves the short term rental of private homes. The land use will remain confined to commercial zoning districts and only be permitted with a Condition Use Permit. The zoning code will also be amended to update Group Lodging Facilities to Seasonal Workforce Housing” for consistency with the Seasonal Workforce Housing License Ordinance Chapter 16. Both refer to the same use. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
 9. Motion by Freel, seconded by Lechnir recommend to council to amend the zoning code, City Ordinance Chapter 19, Section 19.110 General Definitions to update the definition of Land Use 5.5 Overnight Lodging to more clearly include Tourist Rooming House, which usually involves the short term rental of private homes. The land use will remain confined to commercial zoning districts and only be permitted with a Conditional Use Permit. The zoning code will also be amended to update Group Lodging Facilities to Seasonal Workforce Housing” for consistency with the Seasonal Workforce Housing License Ordinance Chapter 16. Both refer to the same use. Motion carried.
 10. There were no items for referral to future meetings.
 11. The next Plan Commission meeting is scheduled to be on Monday, March 13, 2017 at 615pm.
 12. Motion by Freel and seconded by Walsh to adjourn. Motion carried and the meeting adjourned at 6:42pm.