

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
FEBRUARY 17, 2020

Mayor Wojnicz 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 Ed Wojnicz, Fire Chief Pat Gavinski, Lisa Delmore, Chris Lechnir, Phil Helley, and Ted Theiler
Absent: Ald. Mike Freel
Others: City Planner/Zoning Administrator Chris Tollaksen, City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, Ald. Holzem, Ald. Marshall, Ald. Anderson, Ald. DeFosse, Ald. Anchor, Chuck Bongard, Tim Bolhuis, Tim Mikonowicz, Jeff Peetz, Sherri Freedom, Brad Preissel, Jim Nellesen, Jeff Kaminski, Brad Boettcher, Randy Kuhnau, Alva Smith, Brad Koenig, Brandy Stein, Megan Schuetz, Ben Marshall, Mike Kaminski, Darci Bloom, Gayelynn Plaster, Norm Gibb, Kent Fish, Richard Clark and Peter Culver from the Dells Events

2. Motion by Theiler and seconded by Helley approve the January 13, 2020 meeting minutes. Motion carried.

3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit (CUP) Application from Movin' Out, Inc to allow 'Residential-multi-family' at 920 Race Street, Columbia County, City of Wisconsin Dells tax parcel 11291-1008.03. The property is zoned C-1 Commercial-neighborhood. Megan Schuetz, Real Estate Developer with Movin' Out and Ben Marshall M&A Design/Commonwealth Companies spoke about the project. Movin' Out is a statewide non-profit in Wisconsin with a mission to provide housing for households where one family member has a current disability or is a veteran. Megan said a few years ago they were in partnership with Mirus Partners, then when Mirus and Commonwealth merged, a little over a year ago, Movin' Out actually took over the development of this property. Movin' Out will be the sole owner with a third-party architect, general contractor and property management. Ben Marshall said that it was approved a few years back, but they did not get the funding for that. Time elapsed for the approval, so they are back for approval again, with the funding in place to do the project similar to what was approved a few years ago. Megan said they are proposing 60 units with 1-3 bedrooms. 12 of these units will specifically be targeted for households where one family member has a disability or is a veteran. They are using the WHEDA tax credit program, where they restrict their rents to various levels of county variable income. They have regular market rate units as well. Their goal is to have units that are integrated at all levels. They do not congregate their units at all and they are all built at market rate and disability levels. Their goal would be to retain as much green space as they can. The following spoke against the project:
 - Darci Bloom- She is worried about privacy in her yard and requested flipping the property parking lot to the other side. She does not want to be completely against the idea of this building being there, but is concerned about the number of units (60) and traffic and congestion concerns.
 - Gayelynn Plaster- Concerned about a 4-story building in the area, increased traffic and increased children being dropped off/picked up by the school bus.
 - Sherri Freedom- Concerned about the one entrance shown on the current plan, where it would go from a dead-end area to chaos at the corner.
 - Brad Koenig- Concerned about the increased traffic in the neighborhood. He spoke about increased kids and traffic and said there are not sidewalks and crosswalks along Race from Broadway.
 - Norm Gibb- Not necessarily against it, but concerned about not having enough parking, especially in the winter time and concerned about the height of the building. He is also concerned about increased traffic with summer baseball and also having only one entry for 60 units.

With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing

closed.

4. Megan said that as far as the funding portion, the unit number of 60 is set. They are flexible with the parking, but they have more proposed than the code requires. Chris Tollaksen noted that when the Site Plan is presented, the applicant will need to make sure there is adequate area and clearance for garbage/recyclable pickup vehicles. Motion by Theiler and seconded by Delmore recommend to council approve the Conditional Use Permit (CUP) Application from Movin' Out, Inc. RAD Development LLC to allow "Overnight Lodging" at 920 Race Street, Columbia County, City of Wisconsin Dells tax parcel 11291-1008.03 with the following conditions:
 1. Proposed development be contained to a single parcel.
 2. Applicant take control of the property.
 3. Final building heights are approved as part of the Site Plan approval.
 4. Storm Water Plan be created to the satisfaction of the city.
 5. Storm Water pond shall be maintained to prevent it from creating a nuisance to the area, including by mosquitoes.
 6. A buffer is established and maintained between this development and the surrounding properties. If a minimal buffer is allowed to be constructed, it is to be enhanced at the City's request, if in the City's sole discretion, it is deemed necessary.
 7. Developer may need to create a secondary access drive to Michigan Avenue.
 8. Developer shall install sidewalk along Race Street.

The property is zoned C-1 Commercial-neighborhood. Upon roll call vote the motion carried 6-0.

5. Pat Gavinski said his main concern was increased traffic. He said there would be a lot of conflict points with a two stop sign intersection connecting Michigan and STH13. Speaking on possible future development in the area, Chuck Bongard with MSA said the multi-family project itself may not demand the Michigan Avenue/STH 13 connection be made, but believes it provides a better alternative for both the residents and would probably be more convenient for emergency responders. Motion by Delmore and seconded by Lechnir allowing MSA to look into connecting Michigan Avenue and State Highway 13 corridor, creating a profile with elevations, etc. to aid in future decisions. Motion carried.
6. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit (CUP) and Site Plan Applications from Dells Zipline Adventures, LLC and C & C Thrill Rides, LLC to allow an Amusement Ride over 45ft in height, Outdoor Recreation, and a Walk-up Service Window at 2501 River Road, Adams County, City of Wisconsin Dells tax parcel 291-00410-0000, 291-00410-0010, 291-00380-0015, 291-00380-0020. The property is zoned PDD-1. Kent Fish with General Engineering Co., representing Mike Kaminski, Jeff Kaminski and Richard Clark said the original plan was to have the zipline exit at the roof of the indoor waterpark at Chula Vista, but now want to move the takeoff tower to the east and actually exiting a bit lower at about 60' off of a tower they would build. The intent would be to have a zipline going from the takeoff tower, east of the indoor waterpark, which would add 650' to the south, then head to the west for another 800' zipline taking you out to the start of the other zipline course. Kent said ziplines are an unregulated area. He said the State does not approve ziplines, but bungee needs State approval. Chris Tollaksen said he is comfortable as long as General Engineering is involved through the process with the State. Mike Kaminski said annually they have to have the entire zipline course inspected by professional zipline inspectors. Mike Kaminski, owner of Chula Vista said this project should create a positive impact to the city with the additional thrill rides in direct connection with the resort, potentially adding more money to the community, including additional PRT money. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
7. Motion by Gavinski and seconded by Theiler recommend to council approve the Conditional Use Permit from Dells Zipline Adventures, LLC in order to allow an amusement ride over 45ft in height, outdoor recreation, and a walk-up service window at 2501 River Road with the following contingencies:
 1. Zipline complies with any applicable regulations and/or standards.
 2. Operator of this zipline business shall follow the standards as set forth by the Association for Challenge Course Technology.
 3. Operator of this zipline obtains and maintains adequate liability insurance.

4. Operator develops emergency response plan and confers with and gains approval from emergency responders prior to operation.
 5. Takeoff and landing towers are appropriately secured when not actively operated.
 6. Final building plans are approved by the building inspector.
 7. Zipline is designed and stamped by a qualified and accredited structural engineer.
 8. Zipline construction is inspected by the design engineer. The design engineer shall provide a post inspection approval letter to the City.
 9. Zipline is maintained per the design engineer and any manufacturer or operation manual. If concerns arise, the owner/operator shall have the zipline inspected by the design engineer (or, if the original design engineer is not available, a qualified and accredited engineer) and provide the City with the results of that inspection on request. The zipline shall comply with any repairs, maintenance or other improvements recommended by the engineer.
 10. Zipline complies and remain current with any future licensing or permitting requirements.
- Upon roll call vote the motion carried 6-0.

8. Motion by Gavinski and seconded by Lechnir recommend to council approve the Conditional Use Permit from C & C Thrill Rides, LLC in order to allow an amusement ride over 45ft in height, outdoor recreation, and a walk-up service window at 2501 River Road with the following contingencies:

1. All associated permits and licenses are obtained and remain in good standing.
2. Ride plans are reviewed and fully approved by DSPS prior to any construction.
3. All construction is inspected by a structural engineer and a stamped letter of approval is provided to the city prior to the ride being put to use.
4. Bungee ride obtains and maintains adequate liability insurance.

Upon roll call vote the motion carried 6-0.

9. Motion by Theiler and seconded by Gavinski recommend to council approve the Site Plan Application from Dells Zipline Adventures, LLC for the construction of an amusement ride over 45' in height, outdoor recreation, and walk-up service window at 2501 River Road. Upon roll call vote the motion carried 6-0.

10. Motion by Theiler and seconded by Helley recommend to council approve the Site Plan Application from C & C Thrill Rides, LLC for the construction of an amusement ride over 45' in height, outdoor recreation, and walk-up service window at 2501 River Road. Upon roll call vote the motion carried 6-0.

11. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Jeff Peetz to allow "Overnight Lodging" at 815 Church Street, Columbia County, City of Wisconsin Dells tax parcel 11291-662. The property is zoned C-1 Commercial-neighborhood. Jeff Peetz spoke about his intent to purchase the property and have weekly rentals for 3-7 days. His plans are to rent to single families and with no more than 8 persons. Chris Tollaksen said he would need to verify the room dimensions, etc. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

12. Motion by Theiler and seconded by Delmore recommend to council approve the Conditional Use Permit Application from Jeff Peetz in order to allow Overnight Rentals at 815 Church Street, Columbia County parcel 11291-662 with the following contingencies:
 1. Building Inspector ensures there are no code or safety violations/issues with the house.
 2. Occupancy meets and maintains the minimum standards as verified by the Building Inspector.
 3. Applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House License.
 4. Overnight rentals of the house will be subject to PRT and Room Tax collection and the applicant is responsible for providing clear accounting of the rental of this property.
 5. Any nuisances are addressed to the satisfaction of the city, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the city's satisfaction can cause this permit to be revoked.

6. City retains the right to re-evaluate this permit if the city determines in its sole judgement that nuisances are not being properly addressed. The applicant will have an opportunity to attend a public meeting to discuss the nuisance situation with the Plan Commission.
7. Applicant abide by the following restrictions:
 - a) Owner provides current, local, primary contact information to the police department and zoning office.
 - b) Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisances.
 - c) This permit is non-transferrable. Any new owner or operator of the property will have to obtain a new Overnight Lodging Permit.

The parcel is zoned C-1 Commercial-neighborhood. Upon roll call vote 6-0. Motion carried.

13. Motion by Gavinski and seconded by Theiler recommend to council approve the Certified Survey Map (CSM) submitted by Helegus to subdivide Sauk County, City of Wisconsin Dells tax parcels 291-0096-20000 and 291-0096-32000 with an updated copy going to Monday's council meeting that includes dedicating the strip of land to the public right of way to connect the new right of way to the remnant parcel east of Lot 2. This would include the 66' off Lot 1. Motion carried.
14. There were no items for referral to the next meeting.
15. The next meeting is scheduled for Monday, March 9, 2020 at 5:00pm.
16. Motion by Theiler and seconded by Gavinski to adjourn. Motion carried and the meeting adjourned at 7:25pm.

Monica Dorow-Leis
Public Works Office Clerk