

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
MARCH 9, 2020

Mayor Wojnicz called the meeting to order at 5:02 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, Ald. Mike Freel, Fire Chief Pat Gavinski, Lisa Delmore, Chris Lechnir, Phil Helley, and Ted Theiler
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 and Peter Culver from the Dells Events
2. Motion by Gavinski and seconded by Helley approve the February 17, 2020 meeting minutes. Motion carried.
3. Chris Tollaksen said the property owner is looking to sell a portion of the property. Chris said the City Attorney suggested the owners having a clear easement as to who is responsible for what. He said the intention is it get rid of the existing easement and replace it with a more standard looking one that is shown on the proposed easement. Chris said the Certified Survey Map (CSM) presented is laying the legal description of the easements, but the actual agreement between the parties will be a separate instrument. Motion by Freel and seconded by Helley recommend to council approve the CSM submitted by Steve Uphoff to reconfigure Sauk County, City of Wisconsin Dells tax parcels 291-0117-00000, 291-0216-00000 and 291-0217-00000. Upon roll call vote, motion carried 6-0.
4. Motion by Delmore and seconded by Gavinski recommend to council approve the Amusement Ride Ordinance. Upon roll call vote, motion carried 6-0.
5. State lawmakers enacted a law that allows homeowners to rent out their homes on a short-term basis. It was intended for a homeowner to make a little extra money to offset the cost of their secondary home. The updated ordinance is intended to prevent corporate entities from buying residences and using them for commercial or investment purposes in a residential neighborhood. The discussion included the proposed secondary residence where the applicant lives within the City on a periodic basis, but not less than 90 days per year and the secondary residence to be located at least 50 miles away from the applicant's primary residence. Lisa Delmore felt this was too restrictive in reference to the days and distance regulation. Helley suggested discouraging short-term rentals as much as possible. He does not think we are discouraging people from investing in the city, but thinks we are destroying our neighborhoods. Atty. Hasler said the City is saying that if someone purchases a home in a residential neighborhood, it is for a residential use. Chris Tollaksen said having provisions in place will help with the decision when an applicant comes in, making it easier to enforce.

Motion by Freel and seconded by Gavinski recommend to council approve the Short-Term Rental draft and amend to allow one license per city, where the applicant lives within the City on a periodic basis, but not less than 40 days per year and shall apply to applications for short-term rental premises filed after the effective date of this ordinance and tweak as needed. Motion carried with Helley voting against.
6. Conditional Use Permit Applications for Kwik Trip on Hwy 13 and Indian Trail Motel locations are expected to be on the next agenda.
7. The next meeting is scheduled for Monday, April 13, 2020.
8. Motion by Freel and seconded by Lechnir to adjourn. Motion carried and the meeting adjourned at 5:42pm.

Monica Dorow-Leis
Public Works Office Clerk