Alderperson Freel 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.

   Absent: Mayor Ed Wojnicz and Lisa Delmore

2. Motion by Theiler and seconded by Lechnir approve the February 11, 2019 meeting minutes. Motion carried.

3. Ald. Freel declared the public hearing open for anyone to speak for or against the Conditional Use Permit (CUP) Application from Kyler Royston in order to allow a Farmers Market and Outdoor Vendors/Itinerant sales at 15 through 27 Broadway, Wisconsin Dells, Columbia County tax parcel 11291-600. The property is zoned C-2 Commercial-Downtown. With no one speaking for or against the matter, Ald. Freel declared the public hearing closed.

4. The final layout will come to Planning/Zoning Administrator Chris Tollaksen, then to DRC for signage. All motioned by Theiler and seconded by Helley recommend to council approve the CUP Application from Kyler Royston in order to allow the following at 15 through 27 Broadway, Wisconsin Dells, Columbia County tax parcel 11291-600 with the following contingencies:
   a) Farmers Market- no more than 1 per week
   b) Itinerant Sales (Night Market)-Include Farmers and Artisan Market
      a. One year trial basis
      b. Allow 4 events this year
      c. Vendors to pay Premier Resort Tax
      d. Standards for what is acceptable retail sale-e.g. only items created by seller.
   c) Outdoor Vendors (Tollaksen clarified that the approval would include as to what is in the staff report)
      a. Retail sales of items available from brick and mortar facility on-site
      b. Frequency limitation of outdoor sales
      c. Location/size limitation-e.g. only allow small merchandise display at food cart

   All are conditional on the following:
   1) All furnishings, including displaces, tables, chairs, tents, and umbrellas need to be approved by the DRC prior to installation.
   2) The property is well maintained, well managed and not allowed to be the source of a nuisance.
   3) The applicant continues to cooperate with the city on determining what vendors/items are appropriate.

   It was recommended there be no generators unless approved for a special exception. They will look at on a case-by-case basis, but Royston said they are hoping they can just plug in. Chris Tollaksen said they would have to follow the standard noise ordinances. The property is zoned C-2 Commercial-downtown. Motion carried.

5. Ald. Freel declared the public hearing open for anyone to speak for or against the CUP Application from Dells Adventure Development Inc. in order to allow a storage container at 600 Trout Road, Wisconsin Dells, Sauk County tax parcel 291-0133-10000. The property is zoned C-4 Commercial-Large scale. With no one speaking for or against the matter, Ald. Freel declared the public hearing closed.
6. Motion by Helley and seconded by Theiler recommend to council approve the CUP from Dells Adventure Development Inc. in order to allow a storage container at 600 Trout Road, Wisconsin Dells, Sauk County tax parcel 291-0133-10000. The property is zoned C-4 Commercial-large scale. Motion carried.

7. Ald. Freel declared the public hearing open for anyone to speak for or against the Site Plan Application from Neira Productions, LLC in order to construct an office building at 613 Broadway, Wisconsin Dells, Columbia County tax parcel 11291-681. The property is zoned C-2 Commercial-Downtown. With no one speaking for or against the matter, Ald. Freel declared the public hearing closed.

8. Motion by Theiler and seconded by Helley recommend to council approve the Site Plan Application from Neira Productions, LLC in order to construct an office building at 613 Broadway, Wisconsin Dells, Columbia County tax parcel 11291-681, with the following contingencies:
   1) Final Site Plan approved by city staff.
   2) The applicant is responsible for any storm water issues that may arise. The applicant will cooperate with any corrections required to address storm water issues.
   3) Removal of the parking space on Broadway follows the recommended by the Parking Board.
   4) The applicant gain DRC approval on the building and landscaping design.
The property is zoned C-2 Commercial-Downtown. Motion carried.

9. The Design Review Committee (DRC) recommended updating the Downtown Design Standards as presented. Motion by Ald. Freel and seconded by Gavinski recommend to council approve updating the Downtown Design Standards as presented and where chain link fencing shall not be allowed. Motion carried.

10. The Wisconsin Dells Visitor & Convention Bureau asked the Design Review Committee for the possibility of a portable message sign. The DRC discussed this and recommended approval of the proposed change to the Sign Ordinance. Chris Tollaksen the thought would be that they would have it available for VCB events. The DRC would need to approve and it would be on a case-by-case basis. The portable message sign is to be stationary. Motion by Theiler and seconded by Helley to regulate through the Sign Ordinance. Motion carried.

11. Motion by Theiler and seconded by Lechnir to table the Short Term Rental Update to the zoning code until the next meeting. Motion carried.

12. Motion by Theiler and seconded by Gavinski to move forward with the process to update the zoning code to allow ‘Instructional Facility’ in C-2 Downtown. Motion carried.

13. Motion by Ald. Freel and seconded by Theiler to move forward with the proposed new use ‘Rural Residential’. Motion carried.

14. There were no other items for referral.

15. Scheduled is the next Plan Commission meeting on April 8, 2019 at 5:30pm.

16. Motion by Lechnir and seconded by Theiler to adjourn. Motion carried and the meeting adjourned at 6:01pm.

Monica Dorow-Leis
Public Works Office Clerk