

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
MARCH 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, Chris Lechnir, and Tifani Jones  
Absent: Fire Chief Scott Walsh, 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. Mor, Ald. Holzem, Ald. Wojnicz, Ald. Fox, Adam Makowski, Ben Anderson, Justin Draper, Trevor Hickey, Sophie Wolan, Shane Begley, and Ed Legge from the *Dells Events*
2. Motion by Freel, seconded by Jones approve the minutes of the February 13, 2017 meeting. Motion carried.
3. Motion by Freel, seconded by Lechnir recommend to council to approve the Certified Survey Map for Trappers Turn, City of Wisconsin Dells parcel 291-0028-00100, Sauk County. Motion carried.
4. Motion by Freel, seconded by Jones recommend to council to approve the Certified Survey Map for San Antonio, City of Wisconsin Dells parcel 291-140.01, Columbia County. Motion carried.
5. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Logging Camp, Inc in order to allow commercial activity without a permanent building with a restroom and a walk-up service window at 411 STH 13 (Paul Bunyan's), City of Wisconsin Dells parcel 291-0115-00000, 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. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from Logging Camp, Inc in order to construct a small information/ticket booth in front of the Paul Bunyan Restaurant at 411 STH 13, City of Wisconsin Dells Parcel 291-0115-00000, Sauk County. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
7. The booth is for tickets and information for their patrons. Motion by Lechnir, seconded by Freel recommend to council approve the Conditional Use Permit Application from Logging Camp, Inc in order to allow Commercial Activity without a permanent building with a restroom and a walk-up service window at 411 STH 13 (Paul Bunyan's), City of Wisconsin Dells parcel 291-0115-00000, Sauk County. The property is zoned C-4 Commercial-large scale. Motion carried.
8. Motion by Lechnir, seconded by Freel recommend to council approve the Site Plan Application from Logging Camp, Inc in order to construct a small information/ticket booth in front of the Paul Bunyan Restaurant at 411 STH 13, City of Wisconsin Dells Parcel 291-0115-00000, Sauk County. Motion carried.
9. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from PI Tower Development/Verizon Wireless/Shane Begley, Agent to allow an Unconcealed Telecommunication Antenna on City of Wisconsin Dells Parcel 291-00390-0025, Adams County. The property is zoned PDD-1. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
10. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from PI Tower Development/Verizon Wireless/Shane Begley, Agent to construct a cell tower at Chula Vista on City of Wisconsin Dells Parcel 291-00390-0025, Adams County. The

property is zoned PDD-1. With no one speaking on the matter, Mayor Landers declared the public hearing closed.

11. This cell tower is bigger, but on private property. Chris said there is not a major reason to deny the application, but somewhat close to creek by Witches Gulch where they did some extra work delineating wetlands and making sure, they were not going to cause any problems with that stream just north of Chula Vista. Motion by Jones, seconded by Lechnir recommend to council approve the Conditional Use Permit Application from PI Tower Development/Verizon Wireless/Shane Begley, Agent to allow an Unconcealed Telecommunication Antenna on City of Wisconsin Dells Parcel 291-00390-0025, Adams County, conditional on the following:
- 1) The applicant gain rights to the property.
  - 2) The applicant conforms to all the requirements in the proposed newly created Sec. 19.728 of the City Zoning Code.
  - 3) The applicant remains compliant with the FCC, FAA, and any other applicable regulatory agencies.
  - 4) The applicant does not unreasonably prevent any other carrier from co-locating on this tower.

The property is zoned PDD-1. Motion carried.

12. Alternate #2 tower is the US Cellular/Chula tower and has already been approved with construction starting in the spring. This tower is actually Alternate #1. Motion by Freel and seconded by Jones recommend to council approve the Site Plan Application from PI Tower Development/Verizon Wireless/Shane Begley, Agent to construct a cell tower at Chula Vista on City of Wisconsin Dells Parcel 291-00390-0025, Adams County conditional on the following:
- 1) The applicant gain rights to the property.
  - 2) The applicant conforms to all the requirements in the proposed newly created Sec. 19.728 of the City Zoning Code.
  - 3) The applicant remains compliant with the FCC, FAA, and any other applicable regulatory agencies.
  - 4) The applicant does not unreasonably prevent any other carrier from co-locating on this tower.

The property is zoned PDD-1. Motion carried

13. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Luisa Hidalgo and Randy Gieseke requesting to allow Seasonal Workforce Housing at 910 River Road (White Rose), City of Wisconsin Dells Parcel 11291-583, Columbia County. The property is zoned C-2 Commercial-downtown. Sophie Wolan, neighbor to White Rose, said with bringing many young foreign students, she has concerns with noise control from partying, security with the motel and adjoining buildings possibly being used for student housing. She said there would be a need for a fence. She said everything is open at this location with the park and alley here. She has a business next door and does not want to have to call for disturbances. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
14. The Conditional Use Permit Application from Luisa Hidalgo and Randy Gieseke requesting to allow Seasonal Workforce Housing at 910 River Road (White Rose), City of Wisconsin Dells Parcel 11291-583, Columbia County, was withdrawn. They would rather run as a motel. No action needed.
15. There were no items for referral to future meetings.
16. The next Plan Commission meeting is scheduled to be on Monday, April 10, 2017 at 615pm.
17. Motion by and seconded by to adjourn. Motion carried and the meeting adjourned at 6:27pm.

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Monica Dorow-Leis  
Public Works Office Clerk