

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
APRIL 8, 2019

Aldersperson 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.

1. Present: Ald. Mike Freel, Fire Chief Pat Gavinski, Chris Lechnir, Lisa Delmore, Phil Helley, and Ted Theiler
Absent: Mayor Ed Wojnicz
Others: City Planner/Zoning Administrator Chris Tollaksen, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, Ald. Anderson, Ald. Marshall, Ald. Anchor, Ald. Holzem, and Mark Schmitz

2. Motion by Helley and seconded by Gavinski approve the March 11, 2019 meeting minutes. Motion carried.

3. Common Council referred the Conditional Use Permit (CUP) application from Dells Adventure Development Inc. back to the Plan Commission. Freel said the containers are visible from the road and placed on the property before contacting the city for approval. Motion by Delmore and seconded by Lechnir recommend to council approve the Conditional Use Permit 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 contingent on the following:

- Move the two containers in compliance per Ordinance 19.819(1) (b) only be located behind the building and between the back of the building and rear lot line, by the May 31, 2019.
- If the containers are visible from the road, they need to be painted. (The suggested paint color should match the fence).

Ordinance 19.819 states no more than one storage container be located on a commercially zoned parcel. Chris Tollaksen said there are two storage containers, where the city may allow due to the property having two lots with two separate businesses. He said the city could be strict with the fact that there are two storage sheds and only one is allowable, or with the interpretation that there are two lots, they would be able to have both containers placed between the back of the building and rear lot line and painted if visible from the road. The property is zoned C-4 Commercial-large scale. Motion carried.

4. It is clear that the amusement land improvements on the existing parcel south of Lot 1 of this survey encroach upon Lot 1 of this survey. Motion by Gavinski and seconded by Theiler approve CSM affecting Sauk County parcels 291-0017-10000, 291-0018-00000, 291-0019-00000 and 291-0019-10000 with the following conditions:

- 1) The Pioneer Drive Right-of-Way is dedicated to the public.
- 2) It is demonstrated that the new Lot 1 can accommodate the parking requirements for the existing restaurant use on this lot.
- 3) The documentation of the encroachments on Lot 1 is recorded with this CSM. (This was removed at the request of both property owners).

Chris Tollaksen wanted it noted in the meeting minutes that both property owners are aware and accept that encroachments exist. The city will approve the CSM, but does not want someone to come back in the future questioning why the city approved this with the encroachment. The property owners are aware of it and if the two property owners sell it, they will have to work out as to how it will be resolved. Motion carried.

5. Atty. Hasler created a draft for Short-Term Rentals. A partial list of things the City could regulate include the following:
- Lease up to 180 days per year and could require these days to be consecutive.
 - Required permits needed from the State
 - Require they pay Room Tax and Premier Resort Tax
 - Adequate parking

Motion by Lechnir and seconded by Helley to move forward with the process to update the Zoning Code for Short Term Rentals. Motion carried.

6. Rural Residential zoning, a proposed new use, may be discussed at a future meeting.
7. There were no other items for referral.
8. Scheduled is the next Plan Commission meeting on May 13, 2019 at 5:00pm.
9. Motion by Theiler and seconded by Helley to adjourn. Motion carried and the meeting adjourned at 5:37pm.

Monica Dorow-Leis
Public Works Office Clerk