

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
MAY 10, 2017**

Mayor Landers called the meeting to order at 5:15 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, Dan Anchor, Chris Lechnir, Tifani Jones, and Lisa Delmore  
Excused: Fire Chief Scott Walsh  
Others: City Planner/Zoning Administrator Chris Tollaksen, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy R. Holzem, Public Works Director David W. Holzem, Ald. Mor, Ald. Holzem, Ald. Wojnicz, Ald. Anderson, J. Field, Andy Polubinsky, Dennis J. Leonhardt, Dennis Leonhardt, Jake Beard, Greg Slayton, Eric Helland, Jade Royston, and Ed Legge from the *Dells Events*
2. Motion by Anchor, seconded by Freel approve the minutes of the April 10, 2017 meeting. Motion carried.
3. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Brad Preissel in order to allow Group Lodging (Seasonal Workforce Housing) at 1113 Broadway, City of Wisconsin Dells parcel 291-1012.1, Columbia County. The property is zoned C-2 Commercial-Downtown. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
4. Motion by Ald. Freel and seconded by Lechnir recommend to council approve the Conditional Use Permit Application from Brad Preissel in order to allow Group Lodging (Seasonal Workforce Housing) at 1113 Broadway, City of Wisconsin Dells parcel 291-1012.1, Columbia County with the following contingencies:
  - 1) The permit is valid only with the applicant and is not transferrable.
  - 2) If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the city is its sole judgment, citations may be issued immediately and the permit may be revoked.The property is zoned C-2 Commercial-Downtown. Motion carried.
5. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Stagecoach Resort, d.b.a. Woodside Dells in order to allow Group Lodging (Seasonal Workforce Housing) at 1114 Broadway, City of Wisconsin Dells parcel 291-1183.2, Columbia County. The property is zoned C-2 Commercial-Downtown. Commission member, Chris Lechnir recused himself from this item. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
6. Motion by Ald. Freel and seconded by Lisa Delmore recommend to council approve the Conditional Use Permit Application from Stagecoach Resort, d.b.a. Woodside Dells in order to allow Group Lodging (Seasonal Workforce Housing) at 1114 Broadway, City of Wisconsin Dells parcel 291-1183.2, Columbia County with the following contingencies:
  - 1) The permit is valid only with the applicant and is not transferrable.
  - 2) If maintenance and supervision of the facility is not maintained at a satisfactory level, as determined by the city is its sole judgment, citations may be issued immediately and the permit may be revoked.The property is zoned C-2 Commercial-Downtown. Motion carried with Lechnir abstaining.
7. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zip-line Consultants, Greg Slayton in order to allow a Boat Dock, Outdoor Recreation, Commercial Activity without a permanent structure or washroom, and a Walk-up Service Window at 2320

Wisconsin Dells Parkway, located on Sauk County, City of Wisconsin Dells tax parcels 291-0101-00000 and 291-0103-00000 (Lower Dells). The property is zoned C-4 Commercial-Large scale. With no one speaking on the matter, Mayor Landers declared the public hearing closed.

8. Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Application from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zip-line Consultants, Greg Slayton in order to construct a boat dock, zip-line facilities, shipping container ticket booth, and storage shed at 2320 Wisconsin Dells Parkway, located on Sauk County, City of Wisconsin Dells tax parcels 291-0101-00000 and 291-0103-00000 (Lower Dells). The property is zoned C-4 Commercial-Large scale. With no one speaking on the matter, Mayor Landers declared the public hearing closed.
9. Chris Tollaksen said this is primarily a request to operate a business out of a non-permanent structure, a shipping container converted into a ticket booth and located in the parking lot north of Timbavati. Initially, tickets for kayak rentals would be sold. They would install a dock at the existing access to the river to install the dock. Chris said there is a future request for a zip-line to go across the river. There are three things brought to the table:
  - 1) To operate their business out of a shipping container and to have a storage shed on site as well.
  - 2) Install a boat dock.
  - 3) Install a zip-line.

These uses all require a conditional use permit. The restrooms would be available at Mexicali Rose when they are in operation. The restrooms are about 600' from the booth and 500' from the boat launch and further away from the zip-line. This would be a seasonal use and from a building code perspective, this would probably be acceptable for the city to make the decision on that. Freel asked if the applicant had DNR approval for the dock. Jake Beard said they pretty much gave them the ok. When asked about DNR approval for a zip-line over the Wisconsin River, Jake Beard said Riverview owns the river bottom, so it would be going to contiguous properties. Tollaksen said he would need to see some sort of approval verifying this from a local DNR representative or a formal permit. Tollaksen said he wanted to clarify the request. He said they have plans for a zip-line, but Chris said they are seeking approval on the kayak. Their immediate concern is the kayak, so they do not want the discussion on the zip-line affect the decision on the kayak. He said the commission could approve them all at once, but if there are concerns with the zip-line, they do not want it to affect the decision on the kayak. The kayaks would exit the water at Newport Beach Landing. Jake Beard said he spoke to a Village of Lake Delton Board of Trustees Member and Jake said was told to contact the DNR. Jake said he contacted the DNR, because it is a DNR boat landing and he said they were all right with it. Mayor Landers said he received a call from a Lake Delton official and said they were not ok with it. They may need official action from the Village of Lake Delton and there is strong opposition to allow a commercial activity in a public area. Other concerns discussed included:

- Mayor Landers frequents the area and has seen numerous kayakers and tubers in trouble.
- Anchor and Mayor Landers both had safety concerns with the treacherous areas of water and with the added Jet Boats, Tour Boats and other motorized boats in some of those areas.
- Lisa Delmore said the zip-line was for future discussion, so she did not put a lot of consideration into this, so it they were thinking of bundling it with the zip-line portion, she is not comfortable with it.

Chris Tollaksen pointed out that if the approval of the structure goes through, their intent would be to put a rooftop sign up.

Motion by Lechnir and seconded by Lisa Delmore recommend to council approve the Conditional Use Permit Application from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zip-line Consultants, Greg Slayton in order to allow a Boat Dock, Outdoor Recreation, Commercial Activity without a permanent structure or washroom, and a Walk-up Service Window at 2320 Wisconsin Dells Parkway, located on Sauk County, City of Wisconsin Dells tax parcels 291-0101-00000 and 291-0103-00000 (Lower Dells) and NOT approved for the zip-line. More information is needed to make any sort of decision. This approval is also contingent on the following:

- 1) The applicant registers for sales tax in the City of Wisconsin Dells.

- 2) The applicant does not expand the retail sales from the ticket booth.
- 3) The applicants obtain necessary DNR approvals.
- 4) The applicants obtain and remain current with any other required approvals.
- 5) The applicants cooperate with the city to address any concerns that may arise.
- 6) The façade would have to be approved through the Design Review Committee.

The property is zoned C-4 Commercial-Large scale. Motion carried.

10. Motion by Lechnir and seconded by Jones recommend to council approve the Site Plan from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zipline Consultants, Greg Slayton for the ticket booth and the boat launch only at 2320 Wisconsin Dells Parkway, located on Sauk County, City of Wisconsin Dells tax parcels 291-0101-00000 and 291-0103-00000 (Lower Dells) and NOT approved for the zip-line. This approval is contingent on the same items as the CUP in previous item #9. The property is zoned C-4 Commercial-Large scale. Motion carried.
11. Greg Slayton asked what to bring to the next meeting. It was suggested to bring a statement from the DNR, Communications with Public Safety, and Logistics in how the kayaks are getting on and off,
12. The next Plan Commission meeting is scheduled to be on Monday, June 14, 2017.
13. Motion by Ald. Freel and seconded by Anchor to adjourn. Motion carried and the meeting adjourned at 5:42pm.

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Monica Dorow-Leis  
Public Works Office Clerk