Mayor Wojnicz 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.


2. Motion by Theiler and seconded by Delmore approve the April 8, 2019 meeting minutes. Motion carried.

3. Wojnicz declared the public hearing open for anyone to speak for or against the recommendation to deny renewal of a Seasonal Workforce Housing License to Fairview located at 2960 Wisconsin Dells Parkway, Sauk County. Attorney Peter Kern representing Fairview said that as a preliminary matter, he apologized stating that he received most of the information today. Atty. Kern, based on his understanding, stated the following:
   
   1) His client is willing to correct the issues, but did not have enough time between the inspection report date and the meeting date to complete.
   2) He reviewed the inspection report and did not see any significant issues that have not already been addressed, with the closure of some buildings. It came down to removing some foam in the basement and putting a gate on stairs. It is in his clients’ best interest to get it done quickly with the housing season approaching.
   3) He is requesting a period for them to correct the errors; then schedule another inspection for review prior to ruling on any denial of their application.

   With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed.

4. Replacing the second floor balcony is cost prohibitive and the access will be closed. Whatever areas are open for rent need to pass inspection. Motion by Ald. Freel and seconded by Delmore recommend to council approve the Seasonal Workforce Housing License to Fairview located at 2960 Wisconsin Dells Parkway with the following contingencies:
   
   1) The applicant addresses key issues for safety, including closing off access to the second floor balcony, removing rigid foam in the basement and large amounts of piled up storage items in the basement.
   2) The applicant must pass inspections by the Fire Department and Building Inspector, Kheli Mason.
   3) Pay any extra inspection fees over the normal inspection, if deemed necessary. Chris Tollaksen will determine if the amount goes over the normal inspection costs.

   If the applicant does not pass inspection, then the applicant will be able to come before the next Plan Commission meeting for the opportunity to be heard. Motion carried with Lechnir opposing.

5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Richard Clark for the construction of an amusement ride in excess of 45’ in height, a Walk-up Service Window, and Commercial Activity without a permanent building equipped with a washroom at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000. The property is zoned C-4 Commercial-large scale. Ken Fish with General Engineering Company said the amusement ride was at the Mt. Olympus location and was taken down, stored and now the intent is to put on the Makowski property. They have to resubmit their application to the State and get their approvals on the amusement ride and the components of it.
Richard Clark said there was an accident at the Mt. Olympus location where the connection at the top came loose, but said everything is double redundancy now. There used to be one cable pull power point, now they two and both rated at full capacity. Clark said the reason the accident happened was due to human error. An employee did not properly prepare the end where it was epoxied into the receiver socket. They did not take the grease off the cable before they put it in there. The design and safety of the ride gets approvals by the State. Their State review is July 31, 2019. This was information only for the Commission members. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

6. It was suggested Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Richard Clark for the construction of an amusement ride in excess of 45’ in height, a Walk-up Service Window, and Commercial Activity without a permanent building equipped with a washroom at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000 with the following contingencies:

1) All associated permits and licenses are obtained and in good standing.
2) Ride plans are reviewed and approved by Dept. of Safety and Professional Services (DSPS) prior to any construction.
3) All Construction is inspected by a structural engineer and a stamped letter of approval is provided to the City prior to the ride being put in use.
4) The area is well maintained and well kept.
5) The site does not generate any nuisances to surround properties, specifically noise nuisances.
6) Additional Site Plan approval will be obtained prior to the installation of any additional rides in the future.
7) The amusement ride has a 60’ setback.

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

7. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Richard Clark for the construction of an amusement ride in excess of 45’ in height at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000. The property is zoned C-4 Commercial-large scale. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

8. Motion by Theiler and seconded by Lechnir recommend to council approve the Site Plan Application from Richard Clark for the construction of an amusement ride in excess of 45’ in height at 2030 Wisconsin Dells Parkway, Wisconsin Dells, Sauk County Tax Parcel 291-0148-00000 contingent on CUP approval and the following:

1) The amusement ride has a 60’ setback.
2) Adequate parking and parking/traffic controls are installed to prevent this site from causing parking and/or traffic flow problems on the access roads.
3) The applicant will cooperate with the city to implement any additional parking/traffic control measures deemed necessary by the city/police department in its sole judgment. This could include closure of Wisconsin Dells Parkway access points.
4) This is contingent on CUP Approval.

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

9. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Jay Hansen to allow Overnight Lodging at 1222 River Road, Wisconsin Dells, Columbia County Tax Parcel 11291-350.1. The property is zoned C-1 Commercial-neighborhood. Melissa Hansen said they have had a cottage on River Road for 13 years and have had rental property for about 20 years. The Hansen’s are looking to have an Airbnb/Vacation Rentals by Owners (Vrbo) type of rentals. Neighboring property owner of Deer Trail Motel spoke against this request. Janice Siewielski spoke for Kasia Kowalski due to slight language barrier. She spoke about issues with having to call the police for cars parked on her property and other police calls. She said people trespass on her property and some using her pool. Chris Tollaksen said their request is for the home. The property as a whole used to be a motel, then several years ago was converted to apartments, and now they are asking to take the residence on the
property and turn that into short-term rentals. Hansen lives on River Road in the summer. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

10. Motion by Freel and seconded by Delmore approve the Conditional Use Permit Application from Jay Hansen to allow Overnight Lodging at 1222 River Road, Wisconsin Dells, Columbia County Tax Parcel 11291-350.1 with the following contingencies:
   1) Valid for one year
   2) The building inspector ensures there are no code or safety issues with the house
   3) The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House license.
   4) The overnight rental of the house will be subject to PRT and Room Tax and the applicant is responsible for providing clear accounting of the rental of this property.
   5) Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the City’s satisfaction can cause this permit to be revoked.
   6) Applicant abide by the following restrictions:
      a. Owner provides current, local, primary contact information to the police department and zoning office.
      b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance.
      c. This permit is non-transferrable and any new owner or operator of the property will have to obtain a new Overnight Lodging Permit.

Motion carried.

11. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Wisconsin Dells School District for the construction of a new high school, Wisconsin Dells, Sauk County Tax Parcel 291-0026-120000. The Site Plan Application has the incorrect zoning. The property is actually zoned C-3 Commercial-highway. Kyle Wedel, Professional Engineer with General Engineering was at the meeting to answer any questions. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

12. Motion by Theiler and seconded by Lechnir recommend to council approve the Site Plan Application from Wisconsin Dells School District for the construction of a new high school, Wisconsin Dells, Sauk County Tax Parcel 291-0026-120000 and contingent on final approval from City staff. The property is zoned C-3 Commercial-highway. Motion carried.

13. Mayor Wojnicz declared the public hearing open for anyone to speak for or against Instructional Facility and Short Term Rental updates to the Zoning Code. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

14. Short Term Rental would be a commercial use, but intended to use instead of people just coming to town buying up properties to rent out short term, where they may become party houses. This ordinance is designed to address this. Motion by Theiler and seconded by Delmore recommend council approve Updates to the Zoning Code for Instructional Facilities and Short Term Rentals. Motion carried.

15. There were no other items for referral.

16. Scheduled is the next Plan Commission meeting on June 10, 2019 at 5:00pm.

17. Motion by Freel and seconded by Delmore to adjourn. Motion carried and the meeting adjourned at 6:15pm.

Monica Dorow-Leis
Public Works Office Clerk