

**CITY PLAN COMMISSION**  
**CITY OF WISCONSIN DELLS**  
**MUNICIPAL BUILDING-300 LACROSSE STREET**  
**MAY 14, 2018**

Mayor Wojnicz 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 Ed Wojnicz, Ald. Mike Freel, Fire Chief Pat Gavinski and Lisa Delmore  
Absent: Dan Anchor and Chris Lechnir  
Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, City Treasurer Karen Terry, Ald. Ed Fox, Ald. Terry Marshall, Ald. Ben Anderson, Ald. Brian Holzem, Police Chief Jody Ward, Tim Mikonowicz from MSA, Eric Helland, Christopher Jaye, Ed and Anna Karas, Lisa Teel, Kent LeMay, Sherri Freedom, Veronica Martinez, Edward R. Czerkas, Sr., Brad Preissel, Gail Jermier, and Belen Markovich from the Dells Events
2. Motion by Freel and seconded by Delmore approve the April 23, 2018 meeting minutes. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit (CUP) Application from Mirus Partners, Inc. in order to allow the construction of a Residential-multi family facility and a principal building height of over 45 feet on a portion of City of Wisconsin Dells parcels 291-1008.3 and 291-893.01 located at 920 Race Street. The property is zoned C-1 Commercial-neighborhood. With no one speaking on the matter, Mayor Wojnicz declared the public hearing closed. After the opening of the Public Hearing for agenda item #5, Lisa Teel, resident, spoke against agenda item #3. Lisa spoke against the removal of trees in her backyard and against the possibility of opening STH 13 to their dead end street on Michigan Avenue. Chris said if this does happen, the highway would not be coming down their street going 55mph, it would just create access to the highway. The discussion at this meeting is for CUP approval, not the Site Plan approval.
4. Motion by Freel and seconded by Delmore recommend to council approve the CUP Application from Mirus Partners, Inc. in order to allow the construction of a residential-multi family facility and a principal building height of over 45 feet on a portion of Wisconsin Dells parcels 291-1008.3 and 291-893.01 located at 920 Race Street with the following contingencies:
  - 1) The proposed development be contained by a single parcel.
  - 2) The applicant takes control of the property.
  - 3) The final building heights are approved as part of the site plan approval.
  - 4) The final parking plan is approved as part of the site plan approval.
  - 5) Create a storm water plan to the satisfaction of the city.
  - 6) The garbage collection area and process is approved by the city.
  - 7) A buffer is established and maintained between this development and the surrounding properties. If a minimal buffer is allowed to be constructed, it is to be enhanced at the City's request, if in the City's sole discretion it is deemed necessary.The property is zoned C-1 Commercial-neighborhood. Motion carried.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the CUP Application from Luis A. Martinez in order to allow outdoor food and beverage service and a walk-up service window at 742 Eddy Street, parcel 140.01, Columbia County, City of Wisconsin Dells. The property is zoned C-2 Commercial-downtown. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
6. Motion by Freel and seconded by Delmore recommend to council approve the CUP Application from Luis A. Martinez in order to allow outdoor food and beverage service and a walk-up service window at 742 Eddy Street, parcel 140.01, Columbia County, City of Wisconsin Dells with the following contingencies:

- 1) The operator maintains a clear path for pedestrian traffic around their walk-up service window.
  - 2) The operator maintains the sidewalks in front of their businesses and cleans up litter associated with their business from the surrounding area.
  - 3) The operator assists with emptying the sidewalk garbage can, if necessary.
  - 4) The applicant complies with any concerns from the fire department.
  - 5) There is no “barking” or calling out from the booth to people on the sidewalk or street.
- The property is zoned C-2 Commercial-downtown. Motion carried.

7. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the CUP Application from Riverview Boat Line in order to allow outdoor commercial food and beverage service and a walk-up service window at 15-29 Broadway, Columbia County, City of Wisconsin Dells tax parcel 600. The property is zoned C-2 Commercial-downtown. Eric Helland made note that the addresses for tax parcel 600 should include 29 Broadway. This was listed correctly on the actual CUP Application. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

8. Motion by Delmore and seconded by Gavinski recommend to council approve the CUP Application from Riverview Boat Line in order to allow outdoor food and beverage service and a walk-up service window at 15-29 Broadway, Columbia County, City of Wisconsin Dells with the following contingencies:

- 1) All furnishings, including fire pits, tables, chairs and umbrellas are approved by the DRC prior to installation.
- 2) All vending units are approved by the DRC prior to installation. DRC may set additional size and timeframe limits on vending units for specific site and on a case-by-case basis.
- 3) All design details of other installation (such as the stage and band surround) are approved by the DRC prior to installation.
- 4) All taxes or payment in lieu of taxes (PILOT) are paid and clearly reported to the satisfaction of the City Treasurer.
- 5) All associated licenses are obtained and in good standing.
- 6) The property is well maintained, well managed, and not allowed to be the source of a nuisance.

The property is zoned C-2 Commercial-downtown. Motion carried.

9. Mayor Wojnicz declared the public hearing open for anyone to speak for or against amending the following design standards of the zoning code, City Ordinance Chapter 19:

- a) Administration-Clarify that design approval is required for any item that is addressed with a design standard.
- b) Outdoor Food Service-Remove requirement that vending units be associated with an on-premise business, and allow vending units that are tied to existing Wisconsin Dells or Lake Delton business selling similar products from a brick and mortar store.

With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

10. Motion by Freel and seconded by Delmore recommend to council approve 9(a). Motion carried. Motion by Freel and seconded by Gavinski recommend to council approve 9(b) to be tied to an existing Wisconsin Dells/Lake Delton business selling similar products from a brick and mortar store. It is the understanding of all that both 9(a) and 9(b) will be discussed and revisited at the Common Council meeting next Monday. Motion carried.

11. There were no items for referral. Scheduled is the next Plan Commission meeting on Monday, June 11, 2018 at 6:00pm.

12. Motion by Freel and seconded by Delmore to adjourn. Motion carried and the meeting adjourned at 6:55pm.

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Monica Dorow-Leis  
Public Works Office Clerk