

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
JUNE 8, 2020

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.

1. Present: Mayor Ed Wojnicz, Ald. Mike Freel, Fire Chief Pat Gavinski, Lisa Delmore, Chris Lechnir, Phil Helley and Ted Theiler
Others: City Planner/Zoning Administrator Chris Tollaksen, 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. Anderson, Brad Preissel, Brad Boettcher, Mark Brown, Sarah Brown and Russ Eilers
2. Motion by Theiler and seconded by Gavinski approve the May 11, 2020 meeting minutes. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Brad Preissel to move a 4-unit seasonal motel rental unit from the Indian Trail property at 1013 Broadway onto the All Star Motel site at 1311 Broadway. The site is zoned C-1 Commercial-neighborhood, Columbia County, City of Wisconsin Dells tax parcel 291-1292-03. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
4. Motion by Theiler and seconded by Lechnir recommend to council approve the Site Plan Application from Brad Preissel to move a 4-unit seasonal motel rental unit from the Indian Trail property at 1013 Broadway onto the All Star Motel site at 1311 Broadway. The site is zoned C-1 Commercial-neighborhood, Columbia County, City of Wisconsin Dells tax parcel 291-1292.03. Motion carried.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Preissel Enterprises to move a garage unit from the Indian Trail property at 1013 Broadway onto the Long Life Roofing site at 808 Business Park Road. The site is Zoned I-1 Industrial, Columbia County, City of Wisconsin Dells tax parcel 291-1497.19. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
6. Motion by Theiler and seconded by Helley recommend to council approve the Site Plan Application from Preissel Enterprises to move a garage unit from the Indian Trail property at 1013 Broadway on the Long Life Roofing site at 808 Business Park Road. The site is zoned I-1 Industrial, Columbia County, City of Wisconsin Dells tax parcel 291-1497.19. Motion carried.
7. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit (CUP) and Site Plan Applications from Stony Acres, LLC/Duane Kleinsasser to allow Residential-multi-family and a building in excess of 45 feet in height at 801 Jones Road, on a portion of Sauk County, City of Wisconsin Dells tax parcel 291-0096-20000. The property is zoned C-4 Commercial-large scale. With no one speaking for or against the matters, Mayor Wojnicz declared the public hearing closed.
8. Theiler asked if the parking stalls were going to be 19' they would like it to be. They are working on updating their plan to include this and anything else that comes out of the meetings. Chris said there is high flat ground by the interstate, then Trout Road where there is low wet ground. There is room for development by Trout Road and the interstate, but the interstate area would be limited to where it may affect a large commercial development in the future. Chris said there is a need for this type of housing and seems appropriate for this area. Delmore said she agreed with the housing idea, but asked if there was any interest in future commercial planning in that area. Tollaksen said there has been some attempts to get future commercial development such as a big box store, but there does not seem to be much of a market and nothing has materialized. It is the City's understanding there has not been a lot of luck with that. Chris added that this is a little different from the master plan, but

something worth discussing and seems to be a good thing for the community. Motion by Freel and seconded by Theiler recommend to council approve the CUP Application from Stony Acres, LLC/Duane Kleinsasser to allow Residential-multi-family and a building in excess of 45' in height at 801 Jones Road, on a portion of Sauk County, City of Wisconsin Dells tax parcel 291-0096-20000 contingent upon the following:

- 1) The developer takes control of the property
- 2) The Site Plan obtains final approval from City Staff.

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

9. Brad Boettcher with General Engineering said as recent as Friday, there was discussion on flip flopping the storm water ponds and the N-S access road. Delmore suggested the addition of some sort of playground or recreational facilities for use by residents should be required. Motion by Freel and seconded by Delmore recommend to council approve the Site Plan Application from Stony Acres, LLC/Duane Kleinsasser to allow land use 3.4 Residential-multi-family and buildings in excess of 45 feet in height on a portion of Sauk County, City of Wisconsin Dells tax parcel 291-0096-20000 with the following contingencies (The words bold, italicized and underlined are recommended changes at the Common Council meeting for either final approval or to table this item until the next meeting):

- 1) Final approval is granted by City Staff and/or Public Works, specifically in regard to the utilities, storm water ponds, storm water outflow, and the public road. **There are two distinct issues, one with the storm sewer ponds and the other is how the sewer and water utilities are supplied to the buildings.**
- 2) Adding some sort of playground or recreational facilities for use by residents. **The Plan Commission is recommending this contingency similar to other apartment developments. In this Commercial area, the residents would not have park facilities in this isolated area; whereas Downtown Dells there are several parks and recreational areas.**
- 3) Providing 15ft of separation between the common patio area and the windows to a dwelling unit. (Appears to have been addressed on 06/03/2020 revision)
- 4) If there are issues with the trash pick-up system, the owner will make the necessary adjustments to accommodate City service. If proper accommodations cannot be made, the owner will obtain private trash service, at their cost.
- 5) The owner is responsible for storm water pond maintenance, which includes: preventing it from creating a nuisance to the area, including by mosquitoes, orifice blockage causing unmodeled overflows, removing sediment to prevent infiltration blockage due to long term sediment build up, preventing trash accumulation in or around the pond. A storm water maintenance agreement should be on file with the City.
- 6) Fencing may be required, if needed, between the pond area and the parking lot. **Brad Boettcher said the pond area slope is a 4:1 slope and can be mowed with a riding lawnmower where the City reserves the right to require fencing.**
- 7) Utilities have final approval of the final utility plans.
- 8) Utilities north of Jones Rd (as indicated in MSA memo) are private and the responsibility of the developer. A gate valve will be installed near the end of the Jones Rd ROW and will be transition between the Public and Private water system.
- 9) Developer is responsible for instigating the process to obtain electric service.
- 10) Developer acquires an access easement to get to their property from S. Frontage Rd. (To allow closure of Jones Rd for City road and utility construction).
- 11) ATC approval of their new access easement to the west. **Boettcher said Helugus' Attorney has this document.**
- 12) Verification of the access easements to adjoining properties owners of the Jones Rd ROW to be vacated.

Stony Acres, LLC does not want to start the project without approval from the City due to the liability and risk. Additional contingencies and changes may be made by Council may also include

as to how they are doing the storm water and utilities? This concern would go away with the City option to flip flop the road and the storm water pond. The property is zoned C-4 Commercial-large scale. Motion carried with the commission agreeing that it is the intent that changes can be made at the Common Council meeting with final approval at the City staff level. Motion carried.

10. There were no referrals to a future meeting.
11. The next meeting is scheduled for Monday, July 13, 2020.
12. Motion by Freel and seconded by Theiler to adjourn. Motion carried and the meeting adjourned at 5:48pm.

Monica Dorow-Leis
Public Works Office Clerk