

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
JULY 9, 2018

Mayor Wojnicz called the meeting to order at 6:00 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, Dan Anchor, Chris Lechnir, Lisa Delmore and Phil Helley
Others: City Planner/Zoning Administrator Chris Tollaksen, DPW Office Clerk Monica Dorow-Leis, Ald. Terry Marshall, Nick Hanold w/ATC, Julie Hanson, and Nick Laskaris
2. Motion by Freel and seconded by Anchor approve the May 14, 2018 meeting minutes. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from ATC for a new switchgear enclosure on parcel 11291-280 (Wisconsin Power & Light) and for a new control house on parcel 11291-280.01 (American Transmission Company, LLC). Both parcels are part of the substation complex at 705 Finnegan Avenue. The parcels are zoned I-1 Industrial. With no one speaking on the matter, Mayor Wojnicz declared the public hearing closed.
4. Motion by Freel and seconded by Anchor recommend to council approve the Site Plan Application from ATC for a new switchgear enclosure on parcel 11291-280 (Wisconsin Power & Light) and for a new control house on parcel 11291-280.01 (American Transmission Company, LLC). Both parcels are part of the substation complex at 705 Finnegan Avenue. Approval is contingent on the applicant cooperating with the City on the location of the vehicle barriers and any issues that may arise. The parcels are zoned I-1 Industrial. Motion carried.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Mt. Olympus for two (2) maintenance buildings on parcel 291-0143-00000 located at 310 CTH A. Nick Laskaris, Mt. Olympus owner, said they had a fire at their maintenance facility last year and decided to build 2 more facilities on CTH A, away from STH 12 area. With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed.
6. Motion by Anchor and seconded by Helley recommend to council approve the Site Plan Application from Mt. Olympus for two (2) maintenance buildings on parcel 291-0143-00000 located at 310 CTH A. This is contingent on the applicant cooperating with the City to address any storm water issues that may arise. Motion carried.
7. Motion by Freel and seconded by Delmore recommend to council approve the Columbia County and Adams County Certified Survey Maps submitted jointly by Mike and Ann Kaminski and Tim and Debra Tofson to split Lot 16 Kilbourn Ridge and combine each ½ with adjacent lots 15 and 17. Motion carried.
8. Chris Tollaksen said a parcel could not be part inside the TIF and part outside the TIF boundary. The only thing to make note of, which is not necessarily a requirement by the city, is that they extended water and sewer, which was part of the construction project for the laundry. They may want to add an access easement on it to show that the utilities come off River Road and over to the Chula property to connect to the Kaminski house, which is more of a private issue.

Motion by Anchor and seconded by Gavinski recommend to council approve the Adams County Certified Survey Map (CSM) submitted by GTAM to split Lot 1 CSM 6150, Adams County, City of Wisconsin Dells tax parcels 291-00369-0010, 291-00370-0000, 291-00371-0000 & a portion of 291-00369-0000 located at 2600 River Road into two (2) lots to maintain consistency with the TIF boundary. Motion carried.

9. There were no items for referral, but Nick Laskaris suggested the city look into extending the sidewalk located in the Village of Lake Delton or widening the road from Clara Avenue/Trout Road to STH 13. He would like this suggestion forwarded to the appropriate committee.
10. Scheduled is the next Plan Commission meeting on Monday, August 13, 2018 at 6:00pm.
11. Motion by Freel and seconded by Anchor to adjourn. Motion carried and the meeting adjourned at 6:17pm.

Monica Dorow-Leis
Public Works Office Clerk