

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
AUGUST 12, 2019**

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, Chris Lechnir, Lisa Delmore, Phil Helley, and Ted Theiler  
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, Treas. Karen Terry, Ald. Marshall, Ald. Anderson, Ald. Anchor, Ald. Holzem, Jason Hallowell, Connie Flackey, Dana Cole (510pm), Boris Sherman (510pm) and Chris Alexander (515pm)
2. Motion by Theiler and seconded by Helley approve the July 11, 2019 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 Connie Flackey to allow Overnight Lodging at 709 Elm Street, Wisconsin Dells, Columbia County tax parcel 11291-83. The property is zoned C-2 Commercial-downtown. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
4. Motion by Freel and seconded by Theiler recommend to council approve the CUP Application from Connie Flackey to allow Overnight Lodging at 709 Elm Street, Wisconsin Dells, Columbia County Tax Parcel 11291-83 with the following contingencies:
  - 1) The building inspector ensures there are no code or safety issues with the house.
  - 2) The applicant obtains and remains current with a State of Wisconsin ATCP Tourist Rooming House License.
  - 3) The overnight rentals of the house will be subject to PRT & Room Tax and the applicant is responsible for providing clear accounting of the rental of this property.
  - 4) As a commercial use, this property will be subject to snow removal billing.
  - 5) Any nuisances are to be 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 abides 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 nuisances.
    - c) This permit is non-transferable, any new owner or operator of the property will have to obtain a new Overnight Lodging Permit.The property is zoned C-2 Commercial-downtown. Motion carried.
5. Mayor Wojnicz d declared the public hearing open for anyone to speak for or against the CUP Application from Chris Alexander to allow an expansion of the mini storage facility at 919 County Highway H, Wisconsin Dells, and Sauk County tax parcel 291-0049-00000. The property is zoned C-3 Commercial-highway. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
6. Chris Tollaksen said the original plan included a 1-way drive around the facility and the question came up as to whether or not to allow this. There is a minimum requirement of 2 acres for this use as of 2007, but this is an existing facility and use. The question comes up now as to whether or not allow expanding with other setbacks and restrictions relating to the cell tower. Chris Tollaksen said

there might not be enough information at this meeting to move forward with the Site Plan due to the specifics that need to be worked out. Motion by Delmore and seconded by Theiler recommend to council approve the CUP Application from Chris Alexander to allow an expansion of the mini storage facility at 919 County Highway H, Wisconsin Dells, Sauk County tax parcel 291-0049-00000 with the following contingencies:

- 1) The applicant brings the existing facility into compliance with the paving requirements.
- 2) The applicant formally dedicates the existing road right of way to the public.
- 3) Any nuisances are addressed to the satisfaction of the City, including, but not limited to maintenance, traffic, parking and storm water.

The property is zoned C-3 Commercial-highway. Motion carried.

7. Mayor Wojnicz d declared the public hearing open for anyone to speak for or against the Site Plan Application from Chris Alexander to allow an expansion of the mini storage facility at 919 County Highway H, Wisconsin Dells, and Sauk County tax parcel 291-0049-00000. The property is zoned C-3 Commercial-highway. Dana Cole does not want to see the elimination of the trees to the north and to keep the plan at the site originally proposed to the south vacant lot area. He would like to see the city approve some sort of variance or easement to meet setbacks on the vacant lot to the south. Boris Sherman spoke of the same. Chris Alexander said he knew there was an easement, but there were things filed afterwards they did not know about. He said they are going to work with the cell tower persons. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
8. Motion by Lechnir and seconded by Helley table the Site Plan Application from Chris Alexander for the expansion of the mini storage facility at 919 County Highway H, Wisconsin Dells. Chris Tollaksen said he would like to bring this back to the next meeting with plans showing potential limited drive aisles, setbacks and possible area flooding questions. Motion carried.
9. There was some question as to whether or not to allow tourist rooming houses in residential zoning areas or just in commercially zoned areas. Other suggestions to regulate may include:
  - 1) Identify the 180 days on an annual basis.
  - 2) Make it a conditional use and strict criteria such as minimum feet from another residence.
  - 3) Stricter criteria such as lot size requirements,Right now, the city has an ordinance easy to enforce, because residential neighborhoods cannot be used for commercial purposes, only for a very limited short-term rental scenario using it as a primary or secondary owner. This item was discussion only, but the general consensus was not to pursue this.
10. Item for referral: Tabled item for Site Plan Application for Chris Alexander
11. Scheduled is the next Plan Commission meeting on Monday, September 9 at 5:00pm.
12. Motion by Freel and seconded by Helley to adjourn. Motion carried and the meeting adjourned at 5:35pm.

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Monica Dorow-Leis  
Public Works Office Clerk