

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
AUGUST 14, 2017

Mayor Landers called the meeting to order at 4:30 PM. Notice of the meeting was provided to the Dells Events, WNNO/WDLS Radio, and posted in accordance with State Statutes.

1. Present: Mayor Brian Landers, Ald. Mike Freel, Fire Chief Scott Walsh, Dan Anchor, Chris Lechnir, Tifani Jones, and Lisa Delmore

Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy R. Holzem, City Treasurer Karen Terry, Public Works Director David W. Holzem, Ald. Wojnicz, Ald. Anderson, Ald. Mor, Ald. Holzem, Kevin Ruhland, John Langhan, Bonnie Hayskar, Debbie and Jim Kinder, Pat and John Anderson, Easton Dreher, Mary Larson, Arlene Kanno, Romy Snyder, Heidi and Benito Rivera, Eric Helland, and Ed Legge from the Dells Events

2. Motion by Anchor and seconded by Walsh approve the minutes from the June 14, 2017 and July 17, 2017 meetings. Motion carried.

3. Mayor Landers declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zipline Consultants by Greg Slayton, in order to allow a Boat Dock, Outdoor Recreation, Commercial Activity without a Permanent Structure or Washroom, Walk-up Service Window, and a Garage non-residential at 190 STH 13 and 2320 Wisconsin Dells Parkway, located on Wisconsin Dells parcels 291-0101-00000 and 291-0103-00000, Sauk County. The property is zoned C-4 Commercial-large scale. They are currently utilizing an existing ticket booth attached to Mexicali Rose at 190 STH 13. The applicant is requesting the permits to enhance their kayak rental business and install the necessary structures and towers to operate a zipline over the Wisconsin River. Debbie Kinder, spoke personally and for the Stewards of the Dells of the Wisconsin River. She said she does not object to the sheds and container unit, but does have a strong objection to a zipline over the river. She said Wisconsin Dells is here because of the river and the river needs to be protected. There are concerns with the scenic beauty of the river with a zipline across it and questioned the legality of a structure that would be closer than 200' from the river. She mentioned the possible affects on the fishermen and the eagles on the river. Pat Anderson spoke against the zipline and does not understand why there is not a comprehensive plan protecting the Upper and Lower Dells to reflect the importance of protecting the river. Eric Helland, representing the landowner Riverview Boat Line and understands and respects the comments that have come before the commission. He said they value protecting the river. He said this is in the Wisconsin Dells proper and said there is a different aspect of tourism in the area they are talking about and is asking the commission to consider this in their deliberations. He continued to say that this is in the center of the tourism area and said to remember that this is also about business and adventure opportunities. Arlene Kanno, Township of Newport resident, is concerned about the natural beauty of the Dells and asked the question "Why do we have all of these places called Riverview, RiverWalk, River this and that?" It is because of the natural beauty of the river. She said the river is being destroyed a little at a time with things that create a lot of noise and action and thinks this a poorly conceived project. Mary Larson said she has a zipline in her backyard in Delton. She said protecting the environment is very important and agreed with the others who spoke against this. She suggested them to not just think about the money part, but think of protecting the environment. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.

4. Chris said the Shoreland Protection Zone does not apply to this area, because it was incorporated into the city and developed prior to when the Shoreland Zoning was developed by the DNR in the late 1960's or early 1970's. Ald. Wojnicz said he was torn because he appreciates Debbie Kinder's comments and somewhat agrees with Eric Helland, because they already have the boats and kayaks. Wojnicz was surprised to read in the letter from the DNR that if someone were to fall, the person

might sink, even with a life preserver. Jake Beard said he spoke to Jeff Schure, w/Wisconsin DNR (the letter was signed by the Acting Secretary Director JD Smith for South Central Wisconsin DNR, and said Jeff spoke to both Greg and himself. Jake said Jeff Schure talked to both Greg and himself and Jeff said he has never been to the area and said he was under the impression that the zipline was above the dam. Jake said that Jeff was also unaware the zipline would even come close to the water and be in a harness and further said Jeff thought they would be just holding onto something. Jake said with their 7-point harness, it is virtually impossible to fall, with Greg Slayton saying the same. Greg added that they have a patrol boat that they have for the kayaks and now would be using for the zipline, if needed. Fire Chief Scott Walsh said he has no major concerns, but wanted the applicants to keep in mind that if the river is too high, they may not send a rescue crew boat out, if something catastrophic would happen.

Ald. Freel said if the container is approved, then it should be a permanent structure instead of a container. Lisa Delmore said with the last CUP presented, they were suppose to submit logistics on how the kayaks are getting in and out of the water. She asked how it impacts the city if their agreement with the Town of Delton was not renewed. That agreement expires October 31, 2017. Greg Slayton said there is a meeting August 28 with the Town of Delton to find out whether they are going to renew or agreement or not and whether or not they need to find an alternate landing. Greg said worse case scenario they could taxi them back on a pontoon boat. Jake said the boat dock would not be a permanent dock. Greg said they are estimating to be 180'-200' from the Ordinary High Water Mark as it is right now and he said they certainly could incorporate, encourage everything to get it to 200', even though it is not in the conservancy. He said they are estimated the tower will be between 60'-70' and is their impression that it will not be visible from south of the power lines. The following motions were made to recommend to council approve the Conditional Use Permit Application from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zipline Consultants by Greg Slayton, in order to allow the following 5 separate and distinct uses listed in the ***Applicant's Proposed Use Description Letter:***

Applicant's Letter #5-Motion by Anchor and seconded by Walsh approve the request to construct a zipline take-off tower and a zipline landing. Motion carried with Delmore opposing. This also includes all contingencies listed in the staff report. Delmore said that while she appreciates the business in the area and being very busy, but at what point does it become too busy and too much of a distraction.

Applicant's Letter #4-Motion by Lechnir and seconded by Anchor approve the request to place a shipping container to be used for dressing/staging and walk-up ticket sales for 1-year, through 2018 season. Building a permanent structure is required after 2018 season. Motion carried with Ald. Freel opposing. Chris Tollaksen said this is considered a premise and gives them a right to have a new on-premise sign. He said this would be tied to the approval of the container.

Applicant's Letter #3-Motion by Anchor and seconded by Walsh approve a garden shed to be placed behind the container to be used for various storage items in conjunction with the current kayak business and future zipline business. Motion carried.

Applicant's Letter #2-Motion by Lechnir and seconded by Ald. Freel approve the request to install a boat dock adjacent to the existing boat ramp. Greg Slayton said the walkway and gangplank would not exceed 3' and would be put in the spring and taken out in the fall. Motion carried.

Applicant's Letter #1-Motion by Walsh and seconded by Jones approve the request to sell their attraction tickets from the existing sales booth located at 190 STH 13 from the walk-up windows. Chris Tollaksen said this would apply to the walk-up at the container as well. Motion carried.

All include contingencies listed in the staff report. Allow uses at 190 STH 13 and 2320 Wisconsin Dells Parkway, located on Wisconsin Dells parcels 291-0101-00000 and 291-0103-00000, Sauk County. The property is zoned C-4 Commercial-large scale.

5. Mayor Landers declared the Mayor Landers declared the public hearing open for anyone to speak for or against the Site Plan Request from Wisconsin River Kayak and Tube Rentals, Jeffrey Beard and American Zipline Consultants by Greg Slayton, in order to install a Boat Dock, Non-permanent

Structure, Garage Non-residential and Outdoor Recreation (Contingent on CUP approval). With no one speaking for or against this, Mayor Landers closed the public hearing.

6. Motion by Anchor and seconded by Walsh to table the site plan for the zipline take-off tower and zipline landing deck (*Applicant's Letter #5*). Motion carried.

Motion by Anchor and seconded by Walsh approve *Applicant's Letter #1 thru #4* Applicant's Letter (walk-up ticket sales, boat dock, garden shed, and shipping container). The shipping container should be reflective of design plans approved by DRC with all wood siding so it does not look like a shipping container. Motion carried with Ald. Freel opposing.

7. Mayor Landers said they had discussion with Woodside and their neighbors and things are going good with that. They will probably have a report back next month.
8. There were no items for referral for next month's meeting.
9. Scheduled is the next Plan Commission meeting on Monday, September 11, 2017 at 5:00 pm.
10. Motion by Ald. Freel and seconded by Anchor to adjourn. Motion carried and the meeting adjourned at 5:23pm.

Monica Dorow-Leis
Public Works Office Clerk