

**CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
OCTOBER 8, 2018**

Mayor Wojnicz called the meeting to order at 5:35 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 and Phil Helley
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, Ald. DeFosse, Ald. Holzem, Ald. Anderson, Ald. Marshall, Dan Anchor, Ted Theiler, Adam Makowski, David Makowski, Fiorella Neira, Pat George, Gene Harder, and Chris Jardine from the Dells Events
2. Motion by Helley and seconded by Freel approve the September 10, 2018 meeting minutes. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from American World, Inc. in order to allow a Seasonal Workforce Housing Facility to continue at 2020 Wisconsin Dells Parkway, Sauk County, and City of Wisconsin Dells Parcel 291-0148-00000. The property is zoned C-4 Commercial-large scale. Adam Makowski said they have an agreement with Noah's Ark for housing in 2019 and said Noah's Ark was working on a housing complex in 2020. Adam Makowski said they would like approval for one more year. When asked what would change in a year, Adam responded by saying, with Noah's Ark additional housing, they may be looking at tearing the building down or something else, but their plan is to not have housing after that. With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed.
4. Mayor Wojnicz said that this may not be the best use for commercial frontage, but they have run it very well, with no issues to speak of. Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from American World, Inc. in order to allow a Seasonal Workforce Housing Facility to continue at 2020 Wisconsin Dells Parkway, Sauk County, City of Wisconsin Dells Parcel 291-0148-00000 contingent on the following:
 - 1) The excess storage of materials is resolved prior to occupancy in 2019.
 - 2) The permit is issued to American World, Inc and is not transferrable.
 - 3) The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
 - 4) The permit is issued for one year to prevent the perpetual use of this location for employee housing.The property is zoned C-4 Commercial-large scale. Motion carried.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit Application from Fiorella Neira in order to allow General Services, Administrative Services, Financial Services, Professional Services, Community Center, Community Cultural Facility, and/or an Instructional Facility at 1125 Oak Street, Columbia County, City of Wisconsin Dells Parcel 291-436. The property is zoned C-1 Commercial-neighborhood. Fiorella Neira, Neira Event Group said she is working on an office space that would serve as a co-working space, where she would have her event business and other single operator businesses, such as tax preparers, lawyers and financial services. There would be a small studio about 20' x 30' to serve local yoga instructors, smaller dance studios where they can teach one at a time so they do not have to rent a full retail front, so they can grow their business little by little, which is pending. They may want the space to serve as an anchor office for someone looking for a more established business that needs more space. Pat George, representing the people from Crandall Bay Garages, said he is neither for

nor against this project. His main concern was about parking infringement in that area in front of the Crandall Bay garage doors next door, with all of the current summer parking traffic for boats, etc. He said the access off Oak Street exit out the alley to boat parking. With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed.

6. Lisa Delmore, being a resident in this area, does not see a large impact with this type of business, with all of the summer parking traffic that already exists, with boats, etc. Chris Tollaksen said, in theory, the approval would be based on the newly constructed building being used for office space and if they approve the additional event space and the event space becomes a problem with traffic and parking, then that *use* would have to stop.

Motion by Freel and seconded by Delmore recommend to council approve the Conditional Use Permit Application from Fiorella Neira in order to allow General Services, Administrative Services, Financial Services, Professional Services, Community Center, Community Cultural Facility, and/or an Instructional Facility at 1125 Oak Street, Columbia County, City of Wisconsin Dells Parcel 291-436 with the following contingencies:

- 1) Primary use approval authorizing construction of real property is limited to the office space uses.
- 2) Use of the storage/workshop space is specific to the Event Planning business. Any other use of this space would require a new Conditional Use Permit.
- 3) The applicant is responsible to ensure there are no issues with on-street parking. If one of the shared space tenants/uses creates unacceptable on-street parking (in the City's sole judgment) that use will have to stop.
- 4) The applicant cooperates with the City to adequately address any nuisances that may occur. If one of the shared space tenant/use creates a nuisance (in the City's sole judgment e.g. noise) that use will have to stop.

Motion carried. The property is zoned C-1 Commercial-neighborhood.

7. Mayor Wojnicz declared the public hearing open to anyone to speak for or against the Site Plan Application from Fiorella Neira in order to construct a shared office building at 1125 Oak Street, Columbia County, Wisconsin Dells, City of Wisconsin Dells Parcel 291-436. Ald. Holzem suggested an actual site plan presented before approval. With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed.
8. Chris Tollaksen said a 3,000 square foot building would require 10 parking spaces. Fiorella Neira's workshop area not requiring parking and a quarter of the building used for extra storage, 8 spaces would be sufficient, but will wait until a final plan is presented before any decisions were made. Motion by Freel and seconded by Lechnir postpone the decision until a site plan scaled appropriately as listed in the city municipal code is received. Motion carried.
9. There were no items for referral.
10. Scheduled is the next Plan Commission meeting on TUESDAY, November 13, 2018 at 5:30pm.
11. Motion by Delmore and seconded by Freel to adjourn. Motion carried and the meeting adjourned at 6:00pm.

Monica Dorow-Leis
Public Works Office Clerk