

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
OCTOBER 14, 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, Phil Helley, and Ted Theiler, Lisa Delmore and Chris Lechnir  
Others: 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, Brad Boettcher with General Engineering, John and Shirley Tollaksen, and Rebecca Gussel
2. Motion by Theiler and seconded by Helley approve the September 9, 2019 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 Riverview Boat Line to allow a development of Multi-family Residential and buildings in excess of 45 feet, Sauk County parcel 291-0130-0000. The property is zoned C-4 Commercial-large scale. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed. Motion carried.
4. John Tollaksen said he is concerned about water runoff with nowhere to go but the field south of the proposed project area, where the field would flood with a bad rainstorm. With the proposed area covered with asphalt, he is concerned about water runoff ending up in the field. Brad Boettcher with General Engineering said they are in the conceptual stage at this point. Zoning Administrator Chris Tollaksen included in his staff report about designing it for a 50yr storm event, so Brad Boettcher said they would be designing their storm water features from a peak flow standpoint for a 50yr event. He said there are many wetlands at that site. John Tollaksen said that he is not concerned about the project, but is concerned about storm runoff.

Motion by Delmore and seconded by Freel recommend to council approve the Conditional Use Permit Application from Riverview Boat Line to allow a development of Multi-family Residential and buildings in excess of 45 feet, Sauk County parcel 291-0130-0000 with the following conditions:

- 1) The development is approved by the property owner at the time of development.
- 2) A storm water plan is created to the satisfaction of the City
- 3) A buffer is established and maintained between this development and the surrounding properties. If a minimal buffer is allowed to be constructed, it is to be enhanced at the City's request, if in the City's sole discretion is deemed necessary.

Ald. Freel asked if this is the time to ask them to design the storm water plan to a 100yr storm event instead of a 50yr event, with Shirley Tollaksen agreeing. Lisa Delmore asked if they had the ability to decide at this meeting. Atty. Hasler said the recommendation is that the storm water plan is created to the satisfaction of the City, so it seems to him that the satisfaction of the City is something that is going to be determined, not tonight, but at some later date and he said he thinks the issue between a 50yr and 100yr event can be decided at that point and time. He said tonight the idea would be to start getting this moved down the field a little bit. Motion carried. The property is zoned C-4 Commercial-large scale.

5. Motion by Freel and seconded by Delmore recommend to council approve the Certified Survey Map submitted by Riverwood Eagles Nest, LLC to divide Columbia County parcel 11291-2200.1903 located at 103 Bowman Road. Motion carried.
6. Motion by Freel and seconded by Theiler table the changes to the Sign Ordinance regarding monument signs, roof signs, projecting signs, and appeals to the Sign Ordinance. This was referred from the last Design Review Committee meeting. Motion carried.
7. Item for referral: Look at updating the resort requirements.

8. Scheduled is the next Plan Commission meeting on WEDNESDAY, November 13 at 5:00pm.
9. Motion by Theiler and seconded by Helley to adjourn. Motion carried and the meeting adjourned at 5:17pm.

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Monica Dorow-Leis  
Public Works Office Clerk