

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
NOVEMBER 8, 2017

Alderson Freel 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: Ald. Mike Freel, Chris Lechnir, Tifani Jones, and Lisa Delmore

Absent: Mayor Brian Landers, Fire Chief Scott Walsh, Dan Anchor

Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy R. Holzem, Public Works Director David W. Holzem, Ald. Wojnicz, Brad Boettcher, Jeff Kaminski, and Ed Legge from the Dells Events

2. Motion by Jones and seconded by Lechnir approve the minutes from the October 11, 2017 meeting. Motion carried.

3. Ald. Freel declared the public hearing open for anyone to speak for or against the Zoning Code Amendment proposed by the zoning department to make five changes to Article 5 Division 4 "Lot Area and Dimensional Standards" section of the Zoning Code City Ordinance Chapter 19

- 1) R-3 Zone: Minimum lot width changed from 65' to 60'.
- 2) R-2, R-3, R-5 and R-9 Zones: Maximum building height for "other accessory building, including garage residential" set at 15'.
- 3) C-1 Zone: Minimum front yard setback changed from 25' to 20' and minimum side yard setbacks changed from 10' to 5' for adjacent commercial uses or 10' for commercial uses adjacent to residentially zoned properties or meeting the R-3 standards for residential uses.
- 4) Removing the "Compost Bin" exemption for the yard setback
- 5) R-1, R-2, R-3, and R-5 Zones: Changing the rear yard setback for a garage accessing an alley from 5' to 15'.

With no one speaking for or against this, Ald. Freel closed the public hearing.

4. Chris said he considers the first three proposed changes as corrections appearing to be typos or mistakes and the last two being actual changes. Motion by Jones and seconded by Delmore recommend to council the proposed zoning code amendments listed in Item #3. Motion carried.

5. Ald. Freel declared the public hearing open for anyone to speak for or against the Land Owner Initiated Zoning Map Amendment submitted by GTAM, LLC to change the zoning for parcel 291-00369-0010 & portion of parcel 291-00369-0000 from C-4 Commercial-large scale to Planned Development District-1 (PDD-1). This is contingent on the approval of the associated GTAM Certified Survey Map and the creation of the new tax parcel. Jeff Kaminski, representing GTAM, LLC said they plan to expand employee housing and laundry facility. With no one else speaking on the matter, Ald. Freel closed the public hearing.

6. Motion by Lechnir and seconded by Delmore recommend to council approve the Land Owner Initiated Zoning Map Amendment submitted by GTAM, LLC to change the zoning for parcel 291-00369-0010 & portion of parcel 291-00369-0000 from C-4 Commercial-large scale to PDD-1, contingent on GTAM CSM approval. Motion carried.

7. Chris said this CSM is to create one large parcel. He said there are some utilities that lead back to service some existing buildings, but the CSM does not indicate any easements for those and the expectation is that those remain private utilities. Motion by Jones and seconded by Lechnir recommend to council approve the Certified Survey Map (CSM) submitted by GTAM to combine Adams County, City of Wisconsin Dells Parcels 291-00369-0010, 291-00370-0000, 291-00371-0000, and a portion of 291-00369-0000 located at 2600 & 2602 River Road. Motion carried.

8. Motion by Delmore and seconded by Jones recommend to council approve the CSM submitted by Hidalgo Capital, LLC to combine Columbia County, City of Wisconsin Dells Parcels 11291-583, 11291-585, 11291-586, and 11291-587 located at 910 River Road (White Rose). Motion carried.
9. There were no items for referral for next month's meeting.
10. Scheduled is the next Plan Commission meeting on Monday, December 11, 2017 at 5:00 pm.
11. Motion by Delmore and seconded by Jones to adjourn. Motion carried and the meeting adjourned at 5:17pm.

Monica Dorow-Leis
Public Works Office Clerk