

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
NOVEMBER 13, 2019 (Revised2)**

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, Lisa Delmore and Chris Lechnir  
Absent: Phil Helley and Ted Theiler  
Others: City Planner/Zoning Administrator Chris Tollaksen, 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. Holzem, Ald. Marshall, Ald. Anchor, Ald. Anderson, Mary Panzer, and Brad Boettcher with General Engineering
2. Motion by Walsh and seconded by Lechnir approve the October 14, 2019 meeting minutes. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Riverwood Eagle's Nest, LLC to allow the development Phase 1A of the General Development Plan (GDP), which is a memory care and assisted living facility on current county parcels 11291-2200.1903 and 11291-2200.1902. 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 Delmore recommend to council approve the Site Plan Application from Riverwood Eagle's Nest, LLC to allow the development Phase 1A of the GDP, which is a memory care and assisted living facility on current county parcels 11291-2200.1903 and 11291-2200.1902. Approval of this Site Plan Application for Phase 1A is contingent on the following:
  - 1) All final utility plans (water, electric, sanitary and storm sewer) are provided to the City for review and approval prior to the commencement of any construction. If utilities are located outside of the roadway, adequate access for utility maintenance and repair shall be provided. Plans for utilities outside of the roadway may be denied if they are found to be unacceptable to the city.
  - 2) The City staff at their sole discretion shall approve any site improvements not part of this plan.
  - 3) As-builts with GPS locations and easements acceptable to the City shall be provided for all utilities prior to the city accepting their dedication as public utilities. Issuance of building occupancy permits may be withheld if utility dedication is not completed.
  - 4) Storm water is not allowed to run on Bowman Road or anywhere else where it would cause a nuisance or damage. The developer is responsible for upsizing downstream culverts and installing additional erosion control measures if required. This would apply to any area taking storm water from this site, including Bowman Road at the railroad crossing.
  - 5) The Biofilter ponds are adequately maintained so as to provide the expected performance in the future.
  - 6) Overflow from any of the storm water features shall generally follow the design path. The developer will be responsible for any nuisances or damage that occurs. The developer will need to add flow control measure for flow outside the design path and add additional erosion control measures if needed.
  - 7) The access to the garbage dumpster location is not acceptable, as the road does not provide room for the City garbage truck to turn around. Before the City will provide garbage service, acceptable access must be provided and approved by the City.
  - 8) The owner shall sign a waiver holding the City harmless for any damage caused to private roads by the large garbage trucks.

Upon roll call vote, motion carried 5-0.

5. Chris Tollaksen said he had a couple concerns with the original survey, but Chris said that within the last few hours the surveyor responded to him and made the corrections. Chris said he was comfortable with the corrections he just received. Gavinski noted Chris' reference to access in the staff report. Some of the corrections included:

- 1) Reference to a Cross-Over Reciprocal Easement provided to Lots 1, 2 and 3 for access and parking affecting lands adjacent to US Highway 12 on the new survey.
- 2) Goody Goody Gum Drop access meets the ordinance having frontage along Wisconsin Dells Parkway. This access will be with a real estate easement.

Motion by Gavinski and seconded by Freel recommend to council approve the updated Certified Survey Map submitted by Riverview Boat Line to divide the Timbavati site on Sauk County Parcel 291-0106-00000 and 291-0111-00000 located at 2220 Wisconsin Dells Parkway. Motion carried.

6. Chris said there was mention in the ordinance of the appeal process, where these are ordinance items and cannot be shifted to the Design Review Committee, so this does not include this language. Motion by Freel and seconded by Gavinski recommend to council the changes to the sign ordinance regarding monument signs, roof signs, portable signs, projecting signs, and match language on off-premise signs in C-1 and C-2 Districts. Added will be notifying the Fire Department for projecting signs, especially the blocking of potential living quarters above some of the buildings. It was suggested for all signs. Motion carried.

7. Preliminary discussion on potential changes to the Zoning Ordinance regarding:

- a) Wellhead Protection and Vehicle Fueling Stations in Zone C-2 Commercial-Downtown-The current ordinance does not allow surface fueling islands on Broadway. Wellhead Protection Zone 1 is the area within 600' of a well in the City Ordinance. The state law is less restrictive, but these rules may be in place for a reason and not knowing the reason, and not knowing the reason, there may be a potential risk. Petroleum would be a concern. Terry Marshall said the Wellhead Zone they were discussing was 50' of casing and the well is approximately 14' higher, so you take 14' off your protection level because the potential site in question is that much lower. So now, you have casing down to 36' below the ground. The sandstone underground is highly fractured, so now if there is a surface leak and washes off a crack in the blacktop, this would be a concern. If petroleum would get in these fractures, then in the casing, it would create a problem. The wellhead needs protection. He is not in favor of making a less restrictive change to the Wellhead Protection Zoning Code.
- b) Vehicle Fueling Stations in Zone C-2 Commercial-Downtown-Chris asked if the Commission would like to look at pursuing allowing Vehicle Fueling Stations in C-2 Commercial-Downtown East of Church Street to the east to STH 13/16/23. He will move forward with this.
- c) Camping Unit Regulations/Recreational Vehicle (RV) Parking Regulations-When the Campground License Ordinance was removed from the City Ordinance, RV parking locations was removed as well. Regulation on RV parking and the location of tents need to be included in the City Ordinance again.
- d) Hawking-The current regulation is not clear, so this should be clarified in the City Ordinance.
- e) Home Occupation in R-3 Residential-Mixed Use Zone-Chris said an applicant would still need to come in for approval.
- f) Misc. Code Cleanup Items-These were included with the packet and are clerical things for the most part.

This item was discussion only.

8. There was discussion on corrections to zoning regarding land adjacent to the Tower View Mobile Home Park. Some properties not part of the Mobile Home Park are on the zoning map in the R-9 Residential-Mobile Home Park Zone. To change this Chris will create the publication for this.

9. There were no other items for referral to the next meeting.

10. Scheduled is the next Plan Commission meeting on Monday, December 9 at 5:00pm.

11. Motion by Freel and seconded by Delmore to adjourn. Motion carried and the meeting adjourned at 5:52pm.

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Monica Dorow-Leis  
Public Works Office Clerk