

CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
NOVEMBER 14, 2016

Mayor Landers called the meeting to order at 6:15 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, and Tifani Jones
Excused: Jeff Delmore
Others: City Planner/Zoning Administrator Chris Tollaksen, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, City Clerk Nancy R. Holzem, Treasurer Karen Terry, Public Works Director David W. Holzem, Ald. Holzem, Ald. Wojnicz, Ald. Fox, Police Chief Jody Ward, Jerry Wolfram, Chuck Bongard w/MSA, Chris Hau w/Quorum Architects, Mike Christensen, CEO Grace Lutheran Communities, Mary Panzer, w/Riverwood Eagle's Nest, Tim and Carol Quinn, Garold and Penny Rosenthal, Tom Dooley, Kelli Trumble, Dorothy Johnson, Todd and Renee Swansby, Pat Gavinski, and Ed Legge from the *Dells Events*
2. Motion by Freel, seconded by Anchor approve the minutes of the October 10, 2016 meeting. Motion carried.
3. Mayor Landers declared the public hearing open for anyone to speak for or against the Planned Development District (PDD) Application from Riverwood Eagle's Nest in order to create a PDD-2 at 103 Bowman Road. The property is currently zoned R-5 Residential multi-family and this will remain the background zoning if the PDD is approved. City resident Todd Swansby asked what taxpayers would benefit from this development. Mayor Landers said this development would contribute to the property taxes and if there were any incentives, it would come from potential TIF funding. Todd Swansby asked if the facilities would be open to the public such as restaurants, etc. and asked about increased traffic in the heavily populated residential area there. He also asked about the limited access to that area in case of an emergency with the railroad crossing at that location. Mayor Landers responded saying the facilities are there to serve the residents and in reference to the limited access at that location, both the police and fire chiefs have been briefed on the project and are looking at options. Tim Quinn, resident asked if Bauer Street was going to extend over the railroad tracks into the property and Mayor Landers said that is not part of the development idea right now. Landers said there is talk about having a pathway for a walking trail. With no one else speaking on the matter, Mayor Landers declared the public hearing closed.
4. Chris Tollaksen said there is the existing Riverwood Development with vacant property to the north. The south property is almost fully developed condominium phase and not part of this development. This property is zoned Residential-multi family and this development is primarily multi-family residential, but they want to have some commercial aspects primarily to serve their residents. They would like to create a campus-like environment. Chris said in the process of the PDD, the step would approve the concept where the city is making concessions for certain uses to happen, with a lot to consider. If this does move forward, they have to come back with a site plan. The plan is primarily for the mix of uses to have a cafeteria service, beverage services, and certain convenience sales available to their residents. This is a progressive planned development. They are planning a senior development (age 55+) and want activities seniors can do, such as a commercial craft or brewing type facilities available where the facilities are there where people can come in they can brew beer for recreation or do other things, like pottery. It is meant primarily to provide activities for their senior residents in an attempt to create a type of development that would provide long-term care and keep people active and mobile. Chris said it does bring in a mix of activities with a single access. Chris said one thought that should remain is that the facilities are primarily for their residents and while they probably would be available to the community. They have made several comments of wanting to be an asset to the community, but the city may want to keep an eye on it for the area to

remain primarily a residential area, with traffic being a concern. Mary Panzer said they have gone to great length to keep and incorporate the feel of the mature pines and the beauty of the site. She noted that the investors are not looking to develop to turn it. Mary said they plan having independent living, assisted living and memory care and commons area. She said to think of active living that keeps you well. She said they would like interesting activities for residents to do and will have room for an artist in residence and have even talked about a microbrewery, finding out through their marketing research that people want to experience this. Mike Christensen, CEO Grace Lutheran Communities said they are going to provide excellent care treatment with community space. Chris Hau w/Quorum Architects said it was important to the development team in keeping nature in mind having as little impact to the site as possible. They hired an arborist to treat the white pines. Mike Christensen said there would be approximately 16-17 employees and deliveries would be about twice a week. Mary said that safety is priority and knows that it will cost them more money to keep the roads private, but they want to keep the aesthetics. They would have a 15mph speed limit and they want to be a community. Mayor Landers said they would have to present a Site Plan and Developers Agreement to the city, and this would be where the determination of the secondary entrance. Motion by Freel and seconded by Anchor recommend to council approve the Planned Development District (PDD) Application from Riverwood Eagle's Nest in order to create a PDD-2 at 103 Bowman Road with the contingencies listed in the staff report with one additional contingency:

- 1) The roads within the development remain privately owned and maintained.
- 2) Any public utilities within the development meet city standards are approved by the city and utility easements approved by the city are recorded.
- 3) The access to the facility is approved by emergency response personnel.
- 4) A detailed site plan is approved by the city, that includes but is not exclusive to the following:
 - (a) The private development road intersections with Bowman Road are approved by the city.
 - (b) Utility plans that include looping utility supplies to the development.
 - (c) A stormwater management plan that will not create adverse effects on city streets, neighboring properties, or anything else.
- 5) Commercial uses on this development do not create traffic nuisances on Bowman Road or other residential streets. Commercial uses will be restricted if the city deems them to be creating a nuisance to the existing residential zones.
- 6) Adequate buffers are established between the development and neighboring properties.
- 7) The developer cooperates with the city to resolve any nuisances that may result from this development.
- 8) The northernmost road where it intersects with Bowman Road comes in at an angle and the recommendation that came from MSA was to square that up.

The property is currently zoned R-5 Residential-multi family and this will remain the background zoning if the PDD is approved. Motion carried.

5. There were no items for referral to future meetings.
6. The next Plan Commission meeting will be scheduled later.
7. Motion by Freel and seconded by Walsh to adjourn. Motion carried and the meeting adjourned at 6:47pm.

Monica Dorow-Leis
Public Works Office Clerk