

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
DECEMBER 9, 2019**

Mayor Wojnicz called the meeting to order at 5:04 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, Phil Helley and Ted Theiler  
Absent: Chris Lechnir  
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, Brad Preissel, Sherri Freedom, Kent Lemay and Lisa R. Teel
2. Motion by Freel and seconded by Wojnicz approve the meeting minutes from November 13, 2019 with a punctuation correction to 7(e) and correction to the motions in #2. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Horn Plastics, Inc. for the construction of an additional warehouse and office building at the existing location at 825 Business Park Road, City of Wisconsin Dells Parcel 11291-1497.12. The property is zoned I-1 Industrial. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
4. Motion by Helley and seconded by Freel recommend to council approve the Final Submittal Site Plan Application from Horn Plastics, Inc. for the construction of an additional warehouse and office building at the existing location at 825 Business Park Road, City of Wisconsin Dells Parcel 11291-1497.12 with the following condition:
  - 1) The applicant will cooperate with any corrections required to address storm water issues created by this new construction.The property is zoned I-1 Industrial. Motion carried.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the proposed changes to the Zoning Ordinance and Zoning Administrator Chris Tollaksen gave a brief summary as well.
  - a) Allow vehicle fueling stations east C-2 Commercial-downtown zoning district, limited to east of Church Street. Wellhead Protection restrictions would still apply, but this change would allow a fueling station within 120' of Broadway east of Church Street.
  - b) Prohibit hawking. This is included in the ordinance, but the wording was a little vague and this would be added to the Zoning Code for clarification and ease of enforcement.
  - c) Create camping unit regulations/RV parking regulations. The City removed Campground Licensing from the Municipal Code of Ordinances. It was discovered that there were some RV parking requirements in Chapter 16 that should be retained.
  - d) Limit seasonal workforce housing on Arterial or Collector Street.
  - e) Allow "Home Occupation" and "Bed and Breakfast" in R-3 Residential-mixed use zone as conditional uses. Clarify "Bed and Breakfast" standard for single-family detached dwelling unit.
  - f) Prohibit soft-sided yard sheds.
  - g) Misc. code clean-up items
    - a. Remove definition of "Industrial Retail" from *Primary Use* section. (This definition already exists in the *Accessory Use* section where it belongs.
    - b. Correct numbering error in Residential Uses definitions.With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
6. Discussion and recommendations to council for consideration of proposed changes to the Zoning Ordinance:
  - a) Motion by Freel and seconded by Theiler approve allowing vehicle fueling stations East C-2 Commercial-downtown zoning district, limited to East of Church Street. Clarified was that if this change is made, the 5-foot vehicle use buffer would remain and the 120' setback would not exist anymore. Motion carried.

- b) Motion by Delmore and seconded by Wojnicz approve prohibiting hawking. Motion carried.
  - c) Motion by Delmore and seconded by Freel approve Camping Unit Regulations/RV Parking Regulations. Motion carried.
  - d) This would create limitations to convert an old hotel into Seasonal Workforce Housing on high traffic streets. Ald. Anderson said he would like information on any existing licensed housing this would affect and would like to look into it to see if this would affect more businesses. Existing licensed housing would be grandfathered. Tollaksen said he tried to put language in the ordinance where if someone were coming in with a new project where they were designing it for that type of housing and provides a plan with buffering, the city would have the right to accept it. He wants to make sure the ordinance language captures his intent. Delmore said using ‘restricting and not prohibiting’ would allow the City some latitude when making a decision. Motion by Delmore and seconded by Theiler approve moving forward with the zoning code change to limit Seasonal Workforce Housing on an Arterial or Collector Street and clarify the language. This would be come before the Legislative Committee, first reading at December council with final action January 2020. Motion carried. Another thing to look at is the map associated with the WisDOT classification changes proposed at the Public Works meeting.
  - e) Motion by Freel and seconded by Theiler recommend to council allow “Home Occupation” and “Bed and Breakfast” in R-3 Residential-mixed use as Conditional Uses. Clarify “Bed and Breakfast” standard for single-family detached dwelling unit. Motion carried.
  - f) Motion by Wojnicz and seconded by Helley prohibit soft-sided yard sheds. Motion carried.
  - g) Motion by Freel and seconded by Delmore approve miscellaneous items in the zoning code:
    - a. Remove definition of “Industrial Retail” from *Primary Use* Section. (This definition already exists in the *Accessory Use* Section where it belongs.
    - b. Correct numbering error in Residential Uses definitions.
 Motion carried.
7. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the proposed changes to the zoning map to correct error regarding land adjacent to the Tower View Mobile Home Park. *Some properties not part of the mobile home park are drawn in the R-9 Residential-mobile home park zone.* Propose changing the zoning of the following:
1. Parcels to be changed to R-3 Residential-mixed use: 11291-740, -852, -852.B and a portion of 11291-710
  2. Parcels to be changed to C-1 Commercial-neighborhood: 11291-907.3, 908.1, 893.01 and a portion of 11291-1008.3
- Residents Sherri Freedom, Kent Lemay, and Lisa Teel had questions on the proposed corrected zoning. Sherri Freedom had questions on what zoning would be more appropriate for her property. Proposed is to change from R-9 to C-1 Commercial-neighborhood zoning. Chris Tollaksen would like to give the property owners the opportunity to meet with him to gather more information so everyone can make a better decision correcting this zoning change. Freedom also spoke about a potential thru street from Hwy 13 to Michigan Avenue bordering her home. It was noted that the zoning change to her property does not have any bearing on the zoning of the properties surrounding hers. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
8. Motion by Theiler and seconded by Helley TABLE the proposed changes to the zoning map correcting an error regarding land adjacent to 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. This was tabled so property owners can be given more information. Motion carried.
9. There were no other items for referral to the next meeting.
10. Scheduled is the next Plan Commission meeting on Monday, January 13 at 5:00pm.
11. Motion by Freel and seconded by Gavinski to adjourn. Motion carried and the meeting adjourned at 5:50 pm.