

**CITY PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LACROSSE STREET
DECEMBER 10, 2018**

Mayor Wojnicz called the meeting to order at 5:30 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, Asst. City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, Ald. Anderson, Ald. Marshall, Ald. Anchor, Eric Helland, Tory and Sarah Wolfram, Joshua Hendricks, Bridgette Sweeney, Jordan Heesch, and Chris Jardine from the Dells Events
2. Motion by Theiler and seconded by Freel approve the November 13, 2018 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 Jordan Heesch in order to allow a Coffee Roaster at 744 Eddy Street, Wisconsin Dells, Columbia County, and City of Wisconsin Dells Parcel 11291-139. The property is zoned C-2 Commercial-downtown. Jordan Heesch discussed the roasting process. They use a 12 to 14 pound roaster, a smaller one compared to a larger operation. They have roasted coffee for about 7 years at 1009 Stand Rock Road location with no complaints at that location, but at that location, there was less foot traffic and fewer neighbors. Jordan said the odor comes from the darker roasted beans. They will run a vertical pipe, so the smell goes above roofline to minimize the smell. With no one else speaking on the matter, Mayor Wojnicz declared the public hearing closed.
4. Motion by Ald. Freel and seconded by Theiler recommend to council approve the Conditional Use Permit Application from Jordan Heesch in order to allow a Coffee Roaster at 744 Eddy Street, Wisconsin Dells, Columbia County, and City of Wisconsin Dells Tax Parcel 11291-139 contingent on the following:
 - 1) If the city determines, at its sole discretion, that an odor nuisance is being produced, the applicant shall take whatever steps necessary to resolve the odor issue. These may include, but are not limited to, modifying roasting hours to occur when the area is not occupied, installation of exhaust treatments, modifying roasting hours to occur when the area is not occupied, installation of exhaust treatments (scrubber, afterburner etc.) to remove the odor, or, discontinuance of all roasting activities completely.
 - 2) The city has the right to order a new public hearing and approval in response to any odor nuisance that may be reported at this location. The city retains the right to revoke the approval of this use on the grounds of an unresolved odor nuisance.The property is zoned C-2 Commercial-downtown. Motion carried.
5. Motion by Freel and seconded by Helley recommend to council approve the Certified Survey Map (CSM) from Riverview Boat Line with the condition the CSM is updated to preserve the current TID boundaries. The original CSM proposed moving the parcel boundary line separating City of Wisconsin Dells, Sauk County tax parcels 291-0096-00000 and 291-0089-00000. The line also represents the TID boundary line, and cannot be changed. The proposed update is to create a new parcel, splitting parcel 291-0096-00000 in two, with the new parcel including the existing boundary line and proposed new boundary line. An updated copy will be presented at the Common Council meeting Monday, December 17. The property is zoned C-4 Commercial-large scale. Motion carried.
6. There may be some discussion on the school project, but otherwise there were no items for referral.
7. Scheduled is the next Plan Commission meeting on January 14, 2019 at 5:30pm.
8. Motion by Theiler and seconded by Delmore to adjourn. Motion carried and the meeting adjourned at 5:45pm.

Monica Dorow-Leis
Public Works Office Clerk