

PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LA CROSSE STREET  
May 12, 2025

Mayor Wojnicz called the meeting to order at 5:00 PM. Notice of the meeting was provided to the Dells Events, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Mayor Ed Wojnicz, Fire Chief Steve Smith, Jim Forsythe, Adam Makowski, Ald. Mike Freel, Trevor Hirst, Ted Theiler  
  
Absent: None  
  
Others: City Attorney Joseph Hasler, Zoning Administration and Building Inspector Kheli Mason, Public Works Administrative Assistant Devan Mulroney, Clerk/Treasurer Lisa McClyman, Police Chief Nick Brinker, Ald. Troy Ryan, Ald. Terry Marshall, Ald. Brian Holzem, Stacie Tollaksen, Chris Gantz, Daniel Marsich, Toni Nelson, and Neal Pfaff.
2. Motion by Ald. Freel and seconded by Fire Chief Smith to approve minutes from April 14, 2025 Plan Commission Meeting. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against a CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY STACIE TOLLAKESEN FOR A TOURIST ROOMING HOUSE AT 629 BROADWAY, COLUMBIA CO. TAX PARCEL 11291-679. LOCATION IS ZONED C-4 COMMERCIAL – DOWNTOWN. Stacie Tollaksen came forward to speak for the conditional use permit. She purchased the house at 629 Broadway, repaired the home and is wanting to open a very nice Airbnb. No one else came forward to speak for or against the conditional use permit. Mayor Wojnicz declared the public hearing closed.
4. Motion by Ald. Freel and seconded by Fire Chief Smith to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY STACIE TOLLAKESEN FOR A TOURIST ROOMING HOUSE AT 629 BROADWAY, COLUMBIA CO. TAX PARCEL 11291-679. LOCATION IS ZONED C-2 COMMERCIAL – DOWNTOWN with contingencies listed on the staff report. Motion carried.  
Upon roll call vote, motion carried 6-0.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against a CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY ARLENE HARPER FOR A TOURIST ROOMING HOUSE AT 1200 CHULA VISTA PARKWAY, ADAMS CO. TAX PARCEL 291002900040. LOCATION IS ZONED C-4 COMMERCIAL – LARGE SCALE. No one came forward to speak for or against. Mayor Wojnicz declared the public hearing closed.
6. Motion by Makowski and seconded by Fire Chief Smith to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY ARLENE HARPER FOR TOURIST ROOMING HOUSE AT 1200

CHULA VISTA PARKWAY, ADAMS CO. TAX PARCEL 291002900040. LOCATION IS ZONED C-4 COMMERCIAL – LARGE SCALE with contingencies listed on the staff report. Motion carried.

Upon roll call vote, motion carried 6-0.

7. Mayor Wojnicz declared the public hearing open for anyone to speak for or against a CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY DANIEL MARSICH FOR A SEASONAL WORKFORCE HOUSING FACILITY AT 629 OAK ST, COLUMBIA CO. TAX PARCEL 11291-155 LOCATION ZONED C-2 COMMERCIAL – DOWNTOWN. Daniel came forward to speak for the conditional use permit at this property. Dan's aunt and uncle (Jim and Toni Nelson) have owned this property for 20 years during which was primarily used to house seasonal employment as it's not heated. The summer cabin was not used for more than five people, so it did not to be licensed in the past. There will be 5-6 people one of which would be the on-site manager. The Nelson' still own the property; however, Dan will be managing it for his seasonal staff. No one else came forward to speak for or against the conditional use permit. Mayor Wojnicz declared the public hearing closed.
8. Motion by Ald. Freel and seconded by Makowski to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY DANIEL MARSICH FOR A SEASONAL WORKFORCE HOUSING FACILITY AT 629 OAK ST, COLUMBIA CO. TAX PARCEL 11291-155 LOCATION ZONED C-2 COMMERCIAL – DOWNTOWN with contingencies listed on staff report. Motion carried.  
Upon roll call vote, motion carried 6-0.
9. Mayor Wojnicz declared the public hearing open for anyone to speak for or against a CONDITIONAL USE PERMIT APPLICATION / SITE PLAN REVIEW APPLICATION SUBMITTED BY STEVE UPHOFF FOR A SEASONAL WORKFORCE HOUSING FACILITY AT 650 JONES RD, SAUK CO. TAX PARCEL 291-0089-51000. LOCATION IS ZONED C-4 COMMERCIAL – LARGE SCALE. Neal Pfaff, project engineer, came forward to speak for the conditional use permit / site plan application for a 404-bed employee housing facility located off of Jones Rd. The second phase is another 404-bed employee housing facility. Phase one will be starting with 107 parking stalls. This site has a security fence, gate, security office, and a maintenance building part of the phase one plan. Storm water management plan has been submitted. Construction planned to start July 2025. Bill Ryan ADCI came forward to speak for the conditional use permit / site plan application. Bill stated that Steve Uphoff wanted this building to look residentially friendly to the community so he's using LP Smart Side siding, stone, and quality shingles and windows. No one else came forward to speak for or against the conditional use permit / site plan application. Mayor Wojnicz declared the public hearing closed.
10. There was discussion on the developer's agreement that Mr. Uphoff wanted to create not only a facility for his employees but a facility large enough to help out other businesses if they should need staff housing, which is still the intention. Additional discussion on creating a buffering plan with other local business adjacent to the seasonal workforce housing facility. Motion by Ald. Freel and seconded by Makowski to approve the CONDITIONAL USE PERMIT APPLICATION / SITE PLAN REVIEW APPLICATION SUBMITTED BY STEVE UPHOFF FOR A SEASONAL WORKFORCE HOUSING FACILITY AT 650 JONES RD, SAUK CO. TAX PARCEL 291-0089-51000. LOCATION IS ZONED C-4 COMMERCIAL – LARGE SCALE with contingencies listed in the staff report. Motion carried.

Upon roll call vote, motion carried 6-0.

11. Motion by Ald Freel and seconded by Hirst to approve the CSM SUBMITTED BY LIBERTAS SECURITAS OF SAUK CO. TAX PARCEL 291-0026-01010.  
Upon roll call vote, motion carried 6-0.
12. Motion by Fire Chief Smith and seconded by Makowski to approve the CSM SUBMITTED BY THE CITY OF WISCONISN DELLS PARKS AND RECREATION OF TO CREATE A PARCEL OF THE EXISTING SCHOOL TENNIS COURTS ON COLUMBIA CO TAX PARCEL 11291-1188.02.  
Upon roll call vote, motion carried 6-0.
13. Motion by Hirst and seconded by Forsythe to approve the CSM SUBMITTED BY DELLS RESORTS INC TO CREATE AN ADDITIONAL PARCEL FROM PORTIONS OF SAUK CO TAX PARCELS 291-0148-00000 AND 291-0138-00000.  
Upon roll call vote, motion carried 5-0, Abstained -1(Makowski).
14. Next Plan Commission Meeting is scheduled for Monday, June 9, 2025 at 5:00 P.M.
15. Motion by Ald. Freel and seconded by Hirst to adjourn. Motion carried. The meeting adjourned at 5:30 P.M.

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Devan Mulroney  
Public Works Administrative Assistant