

PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
July 14, 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, City Administrator Karen Terry, Police Chief Nick Brinker, Ald. Troy Ryan, Ald. Terry Marshall, Ald. Brian Holzem, Ald. Ben Anderson, Director of Public Works Chris Tollaksen, Mike Kaminski, Jeff Kaminski, Sophia Li, and Emily Roseberry (via zoom).
2. Motion by Fire Chief Smith and seconded by Forsythe to approve minutes from June 9, 2025 Plan Commission Meeting. Motion carried.
3. Motion by Ald. Freel and seconded by Theiler to approve the SITE PLAN APPLICATION SUBMITTED BY PATRIOT PROPERTIES FOR A MULTI-FAMILY DWELLING AT 2960 WISCONSIN DELLS PARKWAY ON NEWLY CREATED SAUK COUNTY PARCEL with the contingencies listed on the Staff Report. Motion carried.

Upon roll call vote, motion carried 6-0
4. Motion by Fire Chief Smith and seconded by Makowski to approve the SITE PLAN APPLICATION SUBMITTED BY SSC (REPRESENTING TESLA) FOR VEHICLE CHARGING STATIONS AT THE CULVER'S AT 351 HWY 13, SAUK COUNTY TAX PARCEL 291-0102-200000 with the 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 ZONING MAP AMENDMENT REQUEST BY JJB LLC (MIKE KAMINSKI) FOR ANNEXATION OF, AND TO ESTABLISH PERMANENT ZONING FOR, ADAMS COUNTY TAX PARCEL 008-00777-0015. Jeff Kaminski from Chula Vista came forward to speak for the zoning map amendment request as there were a couple other parcels that they annexed for JJB this spring and this one was missed in that previous application. Mayor Wojnicz declared the public hearing closed.
6. Motion by Ald. Freel and seconded by Forsythe to approve the ZONING MAP AMENDMENT REQUEST BY JJB LLC (MIKE KAMINSKI) FOR ANNEXATION OF, AND TO ESTABLISH PERMANENT ZONING FOR, ADAMS COUNTY TAX PARCEL 008-00777-0015.

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 DELLS LODGE (SOPHIA LI) FOR A SEASONAL WORKFORCE HOUSING FACILITY AT 410 WISCONSIN AVE, COLUMBIA COUNTY TAX PARCEL 11291-659.02. Sophia Li, owner of Dells Lodge, came forward to speak for the conditional use permit application. Li mentioned that when originally purchased the establishment was used as seasonal housing, then decided that was not the best option with only having six rooms available. Li decided to operate as a hotel. Li claimed the hotel was too much work with the additional paperwork submissions and would like to change the CUP back to seasonal housing. Li mentioned that this establishment was for sale. Mayor Wojnicz declared the public hearing closed.
8. Discussion of continuous non-compliance during both uses and switching the conditional use, back and forth, from seasonal workforce housing to overnight lodging and now back to seasonal workforce housing. There was also mention of city officials reaching out in attempt to locate missing required documentation, with Li continuously responding with negative feedback. Mason mentioned that it has been proven that Li is unable to comply with operating as seasonal workforce housing or overnight lodging. Discussion on how the city would have more enforcement ability with the conditional use being seasonal workforce housing compared to overnight lodging. Seasonal workforce housing would be required to have an on-site manager that is tied to the conditional use permit. Li made comment of seasonal housing being best option for her. Discussion on how Li is unable to concurrently use the establishment as seasonal workforce housing and overnight lodging. Discussion on the best options to run this establishment due to its size would probably be seasonal housing. Mention of if Li is in non-compliance with the seasonal workforce housing conditional use permit the city would be able to suspend and/or revoke the permit at that time. Li stated that she will comply and the conditional use permit can be tied to her and her son until she can find better management option. Motion by Fire Chief Smith and seconded by Forsythe to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY DELLS LODGE (SOPHIA LI) FOR A SEASONAL WORKFORCE HOUSING FACILITY AT 410 WISCONSIN AVE, COLUMBIA COUNTY TAX PARCEL 11291-659.02 with the understanding of being in compliance with all the contingencies agreed to during the last conditional use application Li submitted for seasonal workforce housing with the addition of any other contingencies as seen fit, including an on-site manager that is tied to the conditional use permit; that Mason will present the amended staff report to counsel including additional contingences. Motion carried. Upon roll call vote, motion carried 5-1.
9. Next Plan Commission Meeting is scheduled for Monday, August 11, 2025 at 5:00 P.M.
10. Motion by Ald. Freel and seconded by Makowski to adjourn. Motion carried. The meeting adjourned at 5:35 P.M.

Devan Mulrone
Public Works Administrative Assistant