

COMMON COUNCIL MEETING

CITY OF WISCONSIN DELLS

July 21, 2025

Mayor Wojnicz called the meeting to order at 6:30PM. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: First District Ald. Brian Holzem & Ald. Troy Ryan, Second District Ald. Mike Freel & Ald. Terry Marshall; Third District Ald. Ben Anderson & Mayor Ed Wojnicz

Absent: Third District Ald Dan Anchor

Others: Police Chief Nicholas Brinker, City Attorney Joseph Hasler, Fire Chief Steve Smith, Clerk/Treasurer Lisa McClyman, Zoning Administrator Kheli Mason, Director of Public Works Chris Tollaksen, City Administrator Karen Terry
2. Pledge of Allegiance was said.
3. Motion by Ald. Holzem seconded by Ald. Ryan to approve the following consent agenda items: a. June 16, 2025 Common Council meeting minutes; b. Schedule of Bills Payable. Motion carried unanimously.
4. David Brown from Fawn Creek ask the Council to review the new ordinance on Producer Full Service Retail Privileges. He would like to open a tasting store in the city. Mayor Wojnicz stated that he would like David to put together exactly what he was asking of the Council and send it to the Clerk. They will review his request on August 11 at the Legislative meeting.
5. Motion by Ald. Ryan seconded by Ald. Holzem to approve an original application for a Golf Cart Permit submitted by Sean Fallon located at 103 Bowman Road #727 for the licensing period of July 22, 2025 through Nov 1, 2026. Contingent on inspection by the Police Department. Motion carried unanimously.
6. Motion by Ald. Freel seconded by Ald. Marshall to approve a change of Agent for a Class "A" Beer & "Class A Liquor" License and a Cigarette, Tobacco and Electronic Vaping Device License submitted by Kwik Trip #1113, located at 420 State Hwy 13 for the licensing period of July 22, 2025 through June 30, 2026. Motion carried unanimously.
7. Motion by Ald. Anderson seconded by Ald. Freel an original application for a Class "B" Beer and "Class C" Liquor (wine only) submitted by Wisco Cheese & Cheers LLC, Singh Harinder, Agent, located at 2040 Wisconsin Dells Parkway Suite B for the licensing period of July 22, 2025 through June 30, 2026. Motion carried unanimously.
8. Motion by Ald. Holzem seconded by Ald. Freel to approve an original application for a Class "B" Beer and "Class C" Liquor (wine only) submitted by Odessa Holdings LLC, DBA Dells Bistro, Ancuta Spinu, Agent, located at 126 Broadway for the licensing period of July 22, 2025 through June 30, 2026. Motion carried unanimously.

9. Motion by Ald. Ryan seconded by Ald. Holzem to approve a renewal application for a Class “B” Beer & “Class B” Liquor License submitted by Bravo 857 LLC, DBA Polynesian, Alejandro Gomez, Agent, located at 857 N Frontage Road for the licensing period of July 22, 2025 through June 30, 2026. Motion carried unanimously.
10. Motion by Ald. Holzem seconded by Ald. Ryan to approve a renewal application for a Class “B” Beer & “Class C” Liquor (wine only) submitted by Avighna Hospitality LLC, DBA Americinn By Wyndham, Dilip Patel, Agent located at 550 State Hwy 13 for the licensing period of July 22, 2025 through June 30, 2026. Motion carried unanimously.
11. Motion by Ald. Anderson seconded by Ald. Holzem to approve a renewal application for a Cigarette, Tobacco and Electronic Vaping submitted by Wisconsin Dells Clothing Company LLC, DBA Too Cute, Michael Cohen, Agent located at 214 Broadway for the licensing period of July 22, 2025 through June 30, 2026. Motion carried unanimously.
12. Motion by Ald. Holzem seconded by Ald. Ryan to approve a new Room Tax Permit submitted by JS Premier Properties LLC, DBA The Juniper Motel & Resort located at 400 Vine Street. Motion carried unanimously.
13. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5688**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Plan Commission from their July 14, 2025 meeting; IT APPROVES Site Plan Application submitted by Patriot Properties for a Multi-Family dwelling at 2960 Wisconsin Dells Parkway on a newly created Sauk County Parcel with the following contingencies:
 - Establish a clear plan/timeframe with City Utility to separate all services to the properties.
 - Plan to accommodate the minimum square footage requirement per unit of 300 square feet.

Ald. Marshall seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

14. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5689**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Plan Commission from their July 14, 2025 meeting; IT APPROVES the Site Plan Application submitted by SSC (representing Tesla) for vehicle charging stations at the Culvers at 351 Hwy 13, Sauk County Tax Parcel 291-0102-20000 with the following contingencies:
 - Use of the vehicle charging stalls is open to the public at all times, whether charging the vehicle or not. Additional stalls will be required on the property should the decision, at a later date, for exclusivity of use to vehicle charging only is made.
 - At least one charging stall must be ADA accessible.

Ald. Ryan seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

15. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5690**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties,

Wisconsin, based upon the recommendation of the Plan Commission from their July 14, 2025 meeting; IT APPROVES the Zoning Map Amendment requested by 4 JJB LLC (Mike Kaminski) for Annexation of, and to establish permanent zoning, Adams County Tax Parcel 008-00777-0015. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

16. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5691**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Plan Commission from their July 14, 2025 meeting; IT APPROVES the Conditional Use Permit Application submitted by Dells Lodge (Sophia Li) for a Seasonal Workforce House Facility at 410 Wisconsin Ave, Columbia County Tax Parcel 11291-659.02 with the following contingencies:
- 1) The permit is issued to Sophia Li with an onsite manager, to be named prior to issuing the CUP and City License, and is not transferrable. A change in owner and/or manager will require the application for a new CUP and approval by the Plan Commission and Common Council. Prior to operation as a Seasonal Workforce Housing Facility a License from the City must be approved.
 - 2) The facility shall be properly maintained and managed to prevent it from becoming a nuisance.
 - 3) The manager of the facility must be onsite, residing in the current manager unit. The City may contact the manager with any issues at the facility. That contact, including verbal only, will be considered "Official Notice" of any enforcement items, and may be followed up with enforcement actions such as the issuing of citations and ultimately revocation of this permit.
 - 4) The applicant and manager will require the City always has current contact information on record. The applicant must update the City within 5 days of the manager changing.
 - 5) The ordinance requires that each facility shall keep and maintain on the premises a complete and current roster of occupants organized alphabetically and by units, with move-in and move-out dates; which roster shall be available for inspection by the City upon request.
 - 6) The applicant can expect that inspections will be conducted at any time with 24-hrs notice.
 - 7) Contact information shall be posted in each unit and all common areas of the premise for each of the following:
 - Owner
 - Manager
 - City Building Inspector
 - City Police Dept.
 - City Fire Dept.
 - 8) All common areas and sleeping units shall be kept clean, safe and sanitary.

Ald. Anderson seconded the motion. Upon roll call vote the motion carried 4-1-0. Ald. Freel voted no. Resolution adopted.

17. Ald. Ryan introduced and moved for adoption **RESOLUTION NO. 5692**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Finance Committee from their July 21, 2025 meeting; IT APPROVES the Krus Fire & Security proposal for a Door Access Control Security System for the Elm Street Plaza. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.
18. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5693**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Finance Committee from their July 21, 2025 meeting; IT APPROVES the updated Schedule of Fees to include a Tattoo and Piercing License fee. Ald. Marshall seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.
19. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5694**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Finance Committee from their July 21, 2025 meeting; IT APPROVES proposal to replace a roof top AC unit at the Community Center to be funded by Premier Resort Tax Funds. Ald. Anderson seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.
20. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5695**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Finance Committee from their July 21, 2025 meeting; IT APPROVES the Revolving Loan Fund Program Administration services provided by MSA in the amount of \$2,000 annually. The services will include the following:
 - Processing subordination request
 - Managing loan payoffs
 - Handling rental payments
 - Maintaining the loan receivable report
 - Re-recording 30-year-old mortgages
 - Creating and distributing annual landlord coupon books

Ald Anderson seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

21. Ald. Freel introduced and moved for adoption **RESOLUTION NO. 5696**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their July 14, 2025 meeting and the Finance Committee from their July 21, 2025 meeting; IT APPROVES the MSA Task Order #85139 – Waste Water Treatment Facility Upgrades – 2025 Clean Water Fund Application in the amount of \$14,000. Ald. Ryan seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.
22. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5697**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their July 14, 2025 meeting and the Finance Committee from their July 21, 2025 meeting; IT

APPROVES the funding for the Sewer Portion of the Wisconsin Dells Parkway Upgrades. Ald. Freel seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.

23. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5698**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their July 14, 2025 meeting; IT APPROVES the third revision of the WisDot State Municipal Finance Agreement for the Wisconsin Dells Parkway. ID # 6145-01-00/20/74/84, 6145-01-02/22/72/82, 6145-01-03/23/73/83. Ald. Ryan seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.
24. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5699**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their July 14, 2025 meeting; IT APPROVES the WisDOT State Municipal Maintenance Agreement (SMMA) for Dellshire Drive. Ald. Ryan seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.
25. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5700**. BE IT HERBY RESOLVED by the City of Wisconsin Dell, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their July 14, 2025 meeting and the Finance Committee from their July 21, 2025 meeting; IT APPROVES the request from Pampered Paws to retain their private well for exterior use only, non-potable water, as long as they apply for a well permit and follow the City ordinance 7.08 for the wells. Ald. Ryan seconded the motion. Upon roll call vote the motion carried 5-0. Resolution adopted.
26. Ald. Freel introduced and moved for adoption the First reading of the following ordinance:
- CITY OF WISCONSIN DELLS**
ORDINANCE NO. 924
(Traffic Code)

The City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

The purpose of this ordinance is to update the listing of stop signs for the signs added to the following streets: Elm and Oak to control South bound traffic; Illinois and Oak to control East & West bound traffic; Elm and Wisconsin to control South bound traffic; Church and Minnesota to control North & South bound traffic; Washington and La Crosse to control West bound traffic; Vine and Natura to control South bound traffic.

SECTION II: PROVISION AMENDED:

Wisconsin Dells Codes Sec. 10.21(1) is amended.

SECTION III: PROVISION AS AMENDED:

10.21 TRAFFIC CONTROL AREA AND SIGNS

(1) Stops Signs. Stop signs shall be erected on the following streets at the location as indicated:

<u>On Street</u>	<u>At Street</u>	<u>Traffic Direction Controlled</u>
Bowman	Washington	North, South
Race	Vine	North
Race	Washington	North, South
Pioneer	Stand Rock	East
Minnesota	Bowman	East, West
Race	Iowa	South
Wisconsin	River Road	East, West
Minnesota	Cedar	East, West
Bowman	Wisconsin	North, South
Valley	Weber	E, W, N & S
Iowa	Bowman	East, West
South Frontage	Trout	East
North Frontage	CTH H	North
North Frontage	CTH H	East
Wisconsin	Vine	East, West
Capital	Wisconsin	North, South
Church	Wisconsin	North, South
Cedar	Minnesota	North, South
La Crosse	Superior	Southeast
La Crosse	Eddy	Southeast
Minnesota	Race	East
Veterans	Minnesota	North
Superior	La Crosse	North
La Crosse	Veterans	East
Minnesota	Oak	West, South
Elm	Minnesota	South
Elm	Washington	North, South
Superior	Washington	East, West
Illinois	Church	East, West
Fitzgerald	Pioneer	South
Fitzgerald	CTH H	West
Dee Ann Court	Cynthia	East
Dee Ann Court	Weber	West
Capital	Bauer	North, South
Bowman	Bauer	East, West
Vine	Iowa	North, South, East, West
Capital	Minnesota	North, South
La Crosse	Superior	Northwest
Business Park	Broadway	South
Business Park	STH 23	North
Cedar	Washington	North, South
Michigan	Weber	East, West
Race	Illinois	North, South

Church St.	Minnesota	North, South
Cynthia Lane	Michigan	North, South
Wisconsin Ave	Bowman Rd	East, West
Valley Drive	Pine Street	East, West
Michigan	Pine Street	East, West
Michigan	Hwy. 13	West
Illinois Ave	River Road	East, West
Indiana Ave	River Road	East, West
Kansas Ave	River Road	East, West
Waubeeek Road	River Road	South
Waubeeek Road	Hwy 13 (Ramp)	Southeast
Golden Avenue	River Road	West
Ninth Avenue	Waubeeek Rd	East
Pioneer Drive	Fitzgerald Rd	West
Capital	Ramsey	East, West
Waubeeek Rd	Hwy13 Ramp	South
Hwy. 13	Hwy13 Ramp	North
Oak	Wisconsin	South
River Road	Chula Vista Blvd	North, South
Chula Vista Blvd	River Road	West
Chula Vista Blvd	Highway 13	East
Fitzgerald Road	Pioneer Drive	East
Vine	Indiana	North
Wisconsin	Oak Street	West
Wisconsin Ave	Race Street	East
Deerwood Trl	Glen Becker Trl	East, West
Glen Becker Trl	Deerwood Trl	North, South
Wisconsin Ave	Oak St	East, West
Washington	Church	East, West
Vine	Michigan	North, South, East, West
Race	Michigan	North, South
Capital	Illinois	North, South, East, West
Elm	Oak	South
Illinois	Oak	East, West
Elm	Wisconsin	South
Church	Minnesota	North, South
Washington	La Crosse	West
Vine	Natura	South

SECTION IV: VALIDITY

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication and as provided by statute.

SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 10.

Ald. Anderson seconded the motion. Upon roll call vote the motion carried 5-0. Second reading is scheduled for August 18, 2025.

27. Ald. Freel introduced and moved for adoption the First reading of the following ordinance:

**CITY OF WISCONSIN DELLS
ORDINANCE NO. 925
Water Utility – Tampering & Meters**

The Common Council, City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties, Wisconsin, ordains as follows:

SECTION I: Purpose.

This Ordinance, suggested by Public Works Director, Chris Tollaksen, provides that: 1) tampering with utility valves is prohibited; and, 2) water utility customers are required to cooperate concerning access and replacement of water meters. Penalties are established.

SECTION II. Code Sections Affected.

Code Sections 7.09 and 7.10 are created.

SECTION III: Code Sections as Affected.

7.09 Utility Valves

(1) **Prohibition Against Unauthorized Operation.**

No person may open, close, adjust, tamper with, damage, or otherwise operate any water utility valve owned, maintained, or operated by the City of Wisconsin Dells, unless expressly authorized in writing by the Director of Public Works or their designee. This includes any valve owned by the City: on public property, on City owned property, within an easement, owned by the City on private property without a documented easement, and service curb stops that may be on the property line or either side of the property line.

(2) **Authorized Personnel.**

Only employees of the City of Wisconsin Dells Department of Public Works, contractors engaged by the City for water system maintenance, and other individuals expressly authorized by the City will be considered authorized personnel under this section.

(3) **Penalty.**

Any person found to be in violation of this section shall be subject to a fine not to exceed \$500, and may be held liable for any damages caused to the municipal water

system. Each unauthorized action shall constitute a separate violation. If the utility determines conditions warrant, water service to a property may be discontinued, consistent with State law.

7.10 Water Meter Access and Replacement

(1) **Access Requirements.**

All property owners, tenants, or occupants of premises served by the public water system shall provide reasonable access to authorized City personnel or contractors for inspection, maintenance, and replacement of water meters and associated equipment.

(2) **Meter Replacement Compliance.**

Upon notification from the City that a water meter must be replaced, the owner or responsible party shall comply by scheduling and allowing access for the meter replacement within thirty (30) days of the notice.

(3) **Noncompliance.**

Failure to comply with meter replacement within the prescribed time frame, or refusal to allow access to the premises for such purposes, will constitute a violation of this ordinance.

(4) **Penalty.**

Any person found in violation of this section will be subject to a fine not to exceed \$100 per day until compliance is achieved. Continued refusal may result in discontinuation of water service subject to due process and notice requirements under applicable law.

SECTION IV: Validity.

Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: Conflicting Provisions Repealed.

All ordinances in conflict with any provisions of this Ordinance are hereby repealed.

SECTION VI: Effective Date.

This Ordinance will be in force from and after publication and as provided by statute.

Ald. Anderson seconded the motion. Upon roll call vote the motion carried 5-0. Second reading is scheduled for August 18, 2025.

28. Ald. Marshall introduced and moved for adoption the First reading of the following ordinance:

**CITY OF WISCONSIN DELLS
ORDINANCE NO. 926
Background Checks**

The Common Council, City of Wisconsin Dells, Adams, Columbia, Juneau and Sauk Counties,

Wisconsin, ordains as follows:

SECTION I: Purpose.

This ordinance makes clear the City Clerk Treasurer may request that applicants for City licenses, permits and approvals consent to criminal background checks performed by the Chief of Police or their designee.

SECTION II. Code Sections Affected.

Code Section 16.99 is created.

SECTION III: Code Sections as Affected.

Section 16.99 - Criminal Background Checks.

In connection with applications for licenses, permits and approvals as provided in this Chapter, or other sections of the city code, the Clerk Treasurer may request that applicants consent to criminal background checks pertinent to the position performed by the Chief of Police, or their designee. State law provides that most records are public.

SECTION IV: Validity.

Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: Conflicting Provisions Repealed.

All ordinances in conflict with any provisions of this Ordinance are hereby repealed.

SECTION VI: Effective Date.

This Ordinance will be in force from and after publication and as provided by statute.

Ald. Anderson seconded the motion. Upon roll call vote the motion carried 5-0. Second reading is scheduled for August 18, 2025.

29. Business for Referral – Ald. Marshall said he would like to review ATV/UTV routes on River Road and Discussion on Producer Full Service Retail Privileges should be sent to the Legislative Committee.
30. Motion by Ald. Freel seconded by Ald. Anderson to adjourn. Motion carried unanimously and the meeting adjourned at 7:08 pm.



Lisa McClyman
City Clerk/Treasurer
Published: July 31, 2025