

PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
August 11, 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, Ald. Mike Freel and Ted Theiler

Absent: Adam Makowski

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, Kyle Freeman, Jason Klink, Danielle Klink, Barb DeBaere Poppy, Claire Dorow, Don Hebbring, and Mary Hebbring.
2. Motion by Theiler seconded by Ald. Freel to approve minutes from July 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 LIBERTAS SECURITAS FOR A MULTI-FAMILY RESIDENTIAL BUILDING AT 2960 WIS DELLS PKWY, SAUK COUNTY TAX PARCEL 291-0026-01010. PROPERTY IS ZONED C-4 COMMERCIAL – LARGE SCALE. Freeman, property partner, came forward to speak for the conditional use permit. Freeman explained that they decided to reduce the number of units from 10 units to 6 units so each unit will have enough space to accommodate residents; along with taking initial steps to ensure that the building is to code. Mayor Wojnicz declared the public hearing closed.
4. Motion by Ald. Freel seconded by Theiler to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY LIBERTAS SECURITAS FOR A MULTI-FAMILY RESIDENTIAL BUILDING AT 2960 WIS DELLS PKWY, SAUK COUNTY TAX PARCEL 291-0026-01010. PROPERTY IS ZONED C-4 COMMERCIAL – LARGE SCALE 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 CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY JASON AND DANIELLE KLINK FOR A TOURIST ROOMING HOUSE AT 815 CHURCH ST, COLUMBIA COUNTY TAX PARCEL 11291-662. PROPERTY IS ZONED C-2 COMMERCIAL - DOWNTOWN. Klink came forward and spoke for the conditional use permit. Klink stated they lived about 1.5 hours away, West Bend, and will have a local property manager. Klink stated that the property's current use is tourist rooming housing. DeBaere Poppy came forward to voice concerns against the current conditional use permit as she owns a CPA Firm across the street and has had issues contacting the current owner and

Airbnb directly with lack of response. DeBaere Poppy's concerns included parking in front of her business, not abiding by alternate side parking in the winter months, vehicles parked and snow piled on the road in front of her garbage and recycling containers. DeBaere Poppy stated that this really affects her senior clients, especially in the winter time. DeBaere Poppy was encouraged to contact the city for any violations and complaints moving forward. Dorow came forward to voice a concern against the current conditional use permit holder requesting that they obtain their own dumpster or appropriate garbage receptacles. Her privately owned dumpster located behind the Airbnb are for her apartments only, as her renters don't have a place to put their garbage when it's filled with waste from the Airbnb. Mayor Wojnicz declared the public hearing closed.

6. Motion by Theiler seconded by Forsythe to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY JASON AND DANIELLE KLINK FOR A TOURIST ROOMING HOUSE AT 815 CHURCH ST, COLUMBIA COUNTY TAX PARCEL 11291-662. PROPERTY IS ZONED C-2 COMMERCIAL – DOWNTOWN with all standard contingencies listed on the staff report. There was discussion on street parking in front of businesses, homes, and garbage cans; however, those are all legal places to park. There was discussion on having better instructions to guests staying in the dwelling to help alleviate issues and to contact the city for any problems that need to be addressed. 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 DON HEBBRING FOR A SHORT-TERM RENTAL AT 905 CHURCH ST, COLUMBIA COUNTY TAX PARCEL 11291-557.1. PROPERTY IS ZONED R-3 RESIDENTIAL-MIXED. No one came forward to speak for or against the conditional use application. Mayor Wojnicz declared the public hearing closed.

8. Motion by Theiler seconded by Forsythe to table the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY DON HEBBRING FOR A SHORT-TERM RENTAL AT 905 CHURCH ST, COLUMBIA COUNTY TAX PARCEL 11291-557.1. PROPERTY IS ZONED R-3 RESIDENTIAL-MIXED until compliant. There was discussion on the different limitations of a short-term rental. There was also discussion about not having sufficient on-site parking with no paved driveway, no use of the back deck structurally unsound with the recommendation to seal off the back door leading to the non-compliant deck. There was a lengthy discussion with Hebbring on what constitutes as commercial use parking versus residential use parking with an in-depth explanation of why a driveway apron does not qualify as on-site parking. Motion carried.

Upon roll call vote, motion carried 6-0.

9. Next Plan Commission Meeting is scheduled for Monday, September 8, 2025 at 5:00 P.M.
10. Motion by Ald. Freel and seconded by Fire Chief Smith to adjourn. Motion carried. The meeting adjourned at 5:36 P.M.