

PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
September 8, 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, Adam Makowski, Jim Forsythe, Ald. Mike Freel, Ted Theiler, and Michelle Pugh.

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, Mark Platt, Marty Platt, Munir Frank, Taylor Frank, Nicholas Korwin, Naomi Cook, and Jay Hammerly.
2. Motion by Ald. Freel seconded by Fire Chief Smith to approve minutes from August 11, 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 NICHOLAS KORWIN FOR A SINGLE-FAMILY DWELLING AT 613 BROADWAY, COLUMBIA COUNTY TAX PARCEL 11291-681. PROPERTY IS ZONED C-2 COMMERCIAL – DOWNTOWN. Korwin came forward to speak for the conditional use permit. Korwin and his wife own several Airbnb’s in the area. Cook came forward to speak against the conditional use permit. Cook owns the carwash to the west of the building and has had issues with people driving through her driveway, trash, parking, and concerns with noise of the driers. Cook mentioned that this would be disruptive to the guests staying there. Mayor Wojnicz declared the public hearing closed.
4. Motion by Ald. Freel seconded by Forsythe to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY NICHOLAS KORWIN FOR A SINGLE-FAMILY DWELLING AT 613 BROADWAY, COLUMBIA COUNTY TAX PARCEL 11291-681. PROPERTY IS ZONED C-2 COMMERCIAL – DOWNTOWN 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 NICHOLAS KORWIN FOR A TOURIST ROOMING HOUSE AT 613 BROADWAY, COLUMBIA COUNTY TAX PARCEL 11291-681. PROPERTY IS ZONED C-2 COMMERCIAL – DOWNTOWN. No one came forward to speak for or against the conditional use application. Mayor Wojnicz declared the public hearing closed.

6. Motion by Makowski seconded by Forsythe to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY NICHOLAS KORWIN FOR A TOURIST ROOMING HOUSE AT 613 BROADWAY, COLUMBIA COUNTY TAX PARCEL 11291-681. PROPERTY IS ZONED C-2 COMMERCIAL – DOWNTOWN with the contingencies listed in the staff report. Korwin stated that there is a person in Baraboo that is his property manager; and will be enlisting a second person as well. Hammerly, laundry mat and car wash employee, mentioned that the bed and breakfast across the street, uses the laundry mat's bathroom when their toilet isn't working. Hammerly would like people to stop driving through the car wash parking lot. Korwin was thankful for the feedback that he can apply to his house rules, as he stated it's important to have a strong set of rules. 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 MUNIR AND TAYLOR FRANK FOR ANNEXATION OF, AND TO ESTABLISH PERMANENT ZONING FOR, COLUMBIA COUNTY TAX PARCEL 11028.51A. Frank came forward to speak for the conditional use permit, he stated they are looking to build their forever home at this location. Mayor Wojnicz declared the public hearing closed.
8. Motion by Ald. Freel seconded by Fire Chief Smith to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY MUNIR AND TAYLOR FRANK FOR ANNEXATION OF, AND TO ESTABLISH PERMANENT ZONING FOR, COLUMBIA COUNTY TAX PARCEL 11028.51A. Mason mentioned that they will be required to hook up to city sewer, and will have to put in a request for a private well with the director of public works. Motion carried.
Upon roll call vote, motion carried 6-0.
9. Motion by Fire Chief Smith seconded by Makowski to approve the CSM SUBMITTED BY MARK AND MARTY PLATT FOR COLUMBIA COUNTY TAX PARCELS 11291-1158/1187/1188.0. Motion carried.
Upon roll call vote, motion carried 6-0.
10. Motion by Ald. Freel seconded by Fire Chief Smith to approve the CSM SUBMITTED BY WISCONSIN DELLS VISITOR AND CONVENTION BUREAU, INC. FOR COLUMBIA COUNTY TAX PARCELS 11291-147 AND 11291-148. Motion carried.
Upon roll call vote, motion carried 6-0.
11. Next Plan Commission Meeting is scheduled for Monday, October 13, 2025 at 5:00 P.M.
12. Motion by Ald. Freel and seconded by Theiler to adjourn. Motion carried. The meeting adjourned at 5:27 P.M.

Devan Mulroney
Public Works Administrative Assistant