

PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
October 13, 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, Ted Theiler, and Michelle Pugh.

 Absent: Ald. Mike Freel

 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, Detective Brent Brown, Assistant City Attorney Tracy Waldinger, Ald. Troy Ryan, Ald. Brian Holzem, Ald. Terry Marshall, Ald. Ben Anderson, Mike Kaminski, Jeff Kaminski, Holly Swaney, Tim Venus, Brad Boettcher, and Peter.
2. Motion by Theiler seconded by Forsythe to approve minutes from September 8, 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 KINGDOM HOSPITALITY LLC (Tim Venus) FOR A TOURIST ROOMING HOUSE AT 924 CAPITAL ST, COLUMBIA COUNTY TAX PARCEL 11291-961. PROPERTY IS ZONE C-1 COMMERCIAL – NEIGHBORHOOD. Venus came forward to speak for the conditional use permit. Stated that he does this for a living, has been doing this for four years and owns properties in 8 different states. No one else came forward to speak for or against this conditional use permit application. Mayor Wojnicz declared the public hearing closed.
4. Motion by Theiler seconded by Makowski to approve the CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY KINGDOM HOSPITALITY LLC (Tim Venus) FOR A TOURIST ROOMING HOUSE AT 924 CAPITAL ST, COLUMBIA COUNTY TAX PARCEL 11291-961. PROPERTY IS ZONE C-1 COMMERCIAL – NEIGHBORHOOD with the contingencies listed on the staff report including the room on the third floor cannot be used as sleeping quarters as defined by the Wisconsin Uniform Dwelling Code as there are not two forms of egress. Motion carried.

Upon roll call vote, motion carried 5-0
5. Presentation of the Precise Implementation Plan (PIP) for Chula Vista expansion project, Mason stated that these submittals will be coming in phases with multiple phases and will be updated on the General Development Plan (GDP) main map with each new phase, as shown in the packet this first PIP submittal includes the Convention Center Expansion, Underground and Above-Ground Connector passageway and Hotel Building.

6. Motion by Fire Chief Smith and seconded by Theiler to approve the first three phases of the precise implementation plan – Chula Vista. Motion carried.

Upon roll call vote, motion carried 5-0

7. Discussion on CSM SUBMITTED BY UNITED ELECTRIC – COMBING TWO PARCELS ON BROADWAY RD 11291-1497.10 & 1497.11. Mason stated that the CSM in the packet is the United Electric parcel and adjacent City-owned parcel on the corner of Business Park Road. There is an agreement that will be discussed more in Public Works for them to gain ownership of the City Land. The use would be primarily for parking and storage. Item number 7 & 8 listed on the agenda were stated to be combined in to one item (item number 7) on the minutes. Motion by Theiler seconded by Makowski to approve the CSM SUBMITTED BY UNITED ELECTRIC – COMBINING TWO PARCELS ON BROADWAY RD 11291-1497 & 1497.11. Motion carried.

Upon roll call vote, motion carried 5-0.

8. Next Plan Commission Meeting is scheduled for Monday, November 10, 2025 at 5:00 P.M.
9. Motion by Theiler and seconded by Fire Chief Smith to adjourn. Motion carried. The meeting adjourned at 5:14 P.M.

Devan Mulroney
Public Works Administrative Assistant