

PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
January 12, 2026

Ald. Freel 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 (via zoom), Fire Chief Steve Smith, Jim Forsythe, Ted Theiler, Ald. Mike Freel and Michelle Pugh.

 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, Chief Nick Brinker, Ald. Troy Ryan, Ald. Terry Marshall, Ald. Ben Anderson, Ald. Brian Holzem, Director of Public Works Chris Tollaksen, Gayelynn Plaster, and Cuneyt Oghan.

2. Motion by Fire Chief Smith seconded by Forsythe to approve minutes from December 8, 2025 Plan Commission Meeting. Motion carried.

3. Ald. Freel declared the public hearing open for anyone to speak for or against a CONDITIONAL USE PERMIT APPLICATION BY PEACH TREE LLC (Zach Hastings) TO OPERATE A TOURIST ROOMING HOUSE AT 728 VINE ST, COLUMBIA COUNTY TAX PARCEL 11291-1023. LOCATION IS ZONED C-2 COMMERCIAL – DOWNTOWN. No one came forward to speak for or against this conditional use permit. Ald. Freel declared the public hearing closed.

4. Motion by Mayor Wojnicz seconded by Theiler to approve the CONDITIONAL USE PERMIT APPLICATION BY PEACH TREE LLC (Zach Hastings) TO OPERATE A TOURIST ROOMING HOUSE AT 728 VINE ST, COLUMBIA COUNTY TAX PARCEL 11291-1023. LOCATION IS ZONED C-2 COMMERCIAL – DOWNTOWN. Motion carried.

Upon roll call vote, motion carried 5-0

5. Ald. Freel declared the public hearing open for anyone to speak for or against a ZONING MAP AMMENDMENT APPLICATION BY CUNEYT OGHAN TO CHANGE THE ZONING OF 1009 MICHIGAN AVE, COLUMBIA COUNTY TAX PARCEL 11291-853.A FROM R3-RESIDENTIAL-MIXED USE TO C-1 COMMERCIAL NEIGHBORHOOD. Plaster came forward to speak against the zoning map amendment with the following concerns: currently a residential neighborhood, and if allowed plaster fears that tourist housing will take precedence, would like a fence to separate the commercial use from the surrounding residential properties, would like a noise ordinance, and no fires as the lot is long and skinny and it would be to close to the lot line. Oghan, property owner, came forward to speak for the zoning map amendment. Oghan stated that they could install a privacy fence with noise barriers to protect the neighbors from any noise and they have noise protection devices in the houses to let guests know if they are being too loud and they have no noise after 10:00pm. Ald. Free declared the public hearing closed.

6. Motion by Mayor Wojnicz seconded by Forsythe to deny a ZONING MAP AMMEDMENT APPLICATION BY CUNEYT OGHAN TO CHANGE THE ZONING OF 1009 MICHIGAN AVE, COLUMBIA COUNTY TAX PARCEL 11291-853.A FROM R3- RESIDENTIAL-MIXED USE TO C-1 COMMERCIAL – NEIGHBORHOOD.

Upon roll call vote, motion carried 5-0

7. Introduction to the City's Comprehensive Plan update process included updating all 9 elements, and outlook for at least 10 years into the future, housing element with an overlay district that would include tourist rooming houses. Vierbicher was unable to make this meeting will request his presentation for council meeting.
8. Next Plan Commission Meeting is scheduled for Monday, February 09, 2026 at 5:00 P.M.
9. Motion by Theiler and seconded by Forsythe to adjourn. Motion carried. The meeting adjourned at 5:13 P.M.

Devan Mulroney
Public Works Administrative Assistant