

COMMON COUNCIL MEETING

CITY OF WISCONSIN DELLS

January 19, 2026

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 (via Zoom) & Ald. Terry Marshall; Third District Ald. Ben Anderson & Ald. Dan Anchor; Mayor Ed Wojnicz (via Zoom)

Others: Clerk/Treasurer Lisa McClyman, Director of Public Works Chris Tollaksen, City Administrator Karen Terry, Police Chief Nicholas Brinker, and Asst. Fire Chief Ryan Ennis, City Attorney Joseph Hasler
2. Pledge of Allegiance was said.
3. Motion by Ald. Holzem seconded by Ald. Anderson to approve the following consent agenda items:
a. December 15, 2025 Common Council meeting minutes; b. Schedule of Bills Payable. Motion carried unanimously.
4. There were no public appearances.
5. Motion by Ald. Ryan seconded by Ald. Anchor to approve an application for a Special Event Permit submitted by Downtown Events LLC/BID for The Thirsty Shamrock 5K for the licensing period of March 14, 2026. Motion carried unanimously.
6. Motion by Ald. Ryan seconded by Ald. Holzem to approve an original Class "B" Beer and "Class B" Liquor License submitted by Rosa Contreras for Marazul Mexican Bar and Grill Inc. located at 505 Broadway for the licensing period of January 20, 2026 through June 30, 2026. Contingent on passing a fire suppression system inspection and 300 plus seats. Motion carried unanimously.
7. Motion by Ald. Freel seconded by Ald. Anderson to approve on an original Cigarette, Tobacco and Vaping License submitted by Wisco Sales Group LLC, located at 411 Broadway for the licensing period of January 20, 2026 through June 30, 2026. Motion carried unanimously.
8. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5783**. 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 January 12, 2026 meeting;

IT APPROVES the Conditional Use Permit submitted by Peach Tree LLC (Zach Hastings) for a tourist rooming house at 728 Vine Street, Columbia Co Tax Parcel 11291-1023, zoned C-2 Commercial – Downtown, with the following contingencies:

1. The fire/building inspector ensures there are no code or safety issues with the house.
2. The applicant obtains and remains current with a State of Wisconsin DATCP Tourist Rooming House license and the City of Wisconsin Dells Overnight Lodging License.
3. The overnight rental of the house will be subject to PRT, BID assessment,

personal property & room tax, as well as commercial garbage, snow removal (if applicable) and electric rates. The applicant is responsible for providing clear accounting of the rental of this property upon request.

4. Any nuisances are addressed to the satisfaction of the City, including but not limited to noise, maintenance, and parking. Failure to address nuisances to the City's satisfaction can cause this permit to be revoked.
5. Applicant abides by the following restrictions:
 - a. Owner provides current, local, primary contact information to the Police Department and Zoning Office.
 - b. Renters sign an agreement not to cause excessive noise, not to trespass on neighboring property, and not to cause any other nuisance.
 - c. This permit is non-transferrable; any new owner or operator of the property will have to obtain a new Overnight Lodging Conditional Use Permit.
 - d. On-site parking is available and is required to be used by occupants. No on-street parking is permitted. Recommended maximum occupancy of the house is **6 persons, the 1st cabin maximum occupancy is 2 persons and the 2nd cabin maximum occupancy is 4 persons.**

Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

9. Ald. Anchor introduced and moved for adoption **RESOLUTION NO. 5784**. 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 January 12, 2026 meeting; IT DENIES the Zoning Map amendment application by Cuneyt Oghan to change the zoning of 1009 Michigan Ave, Columbia County Tax Parcel 11291-853.A from R-3Residential- mixed use to C-1 Commercial–Neighborhood. Ald. Freel seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
10. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5785**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their January 12, 2026 meeting; IT APPROVES revision #4 State/Municipal Financial agreement for a state-let highway project and the temporary additional signage during the parkway construction in addition to the standard detour signs. Public Works to set the parameters for the temporary basic signage, then the BID Committee will take over the approval. Ald. Anchor seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
11. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5786**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their January 12, 2026 meeting; IT APPROVES reaching out to the DOT to extend the sidewalk on the South side of Broadway from the intersection of 13, 16 and 23 to Broadway Ave and to inform DOT of the potential developments on Hwy 23 East. Ald. Ryan seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.
12. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5787**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Public Works Committee from their Committee from their January 12, 2026 meeting; IT APPROVES the Platt CSM and the following easements:
Master Water Tower, Pipeline and Access Easement Agreement
Privilege Agreement

Access & Utility Easement
Updated Access & Utility Easement

Ald. Ryan seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

13. Ald. Anchor introduced and moved for adoption **RESOLUTION NO. 5788**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Finance Committee from their January 19, 2026 meeting; IT APPROVES the proposal from Vierbicher Associates, Inc. to provide professional consulting services for the Level III Comprehensive Plan to update the City's Plan. All cost will be allocated equally between all three TID's as this cost was planned as part of the Project Plans. The mayor appointed a steering committee to assist with this update. The Steering Committee will consist of members from the other Committees and the School District, those members are as follows: Brian Holzem (Common Council), Dar Mor (Community Development Authority), Michelle Pugh (Plan Commission), Terry Slack (School District of Wisconsin Dells), Kheli Mason (Zoning Administrator), Chris Tollaksen (Director of Public Works), and Karen Terry (City Administrator). Ald. Anderson seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

14. Ald. Marshall introduced and moved for adoption **RESOLUTION NO 5789**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the Finance Committee from their January 19, 2026 meeting;

Municipality/Lessee: City of Wisconsin Dells

Principal Amount Expected to Be Financed: \$987,815

WHEREAS, the Municipality is a political subdivision of the State in which Municipality is located (the "State") and is duly organized and existing pursuant to the Constitution and laws of the State.

WHEREAS, pursuant to applicable law, the governing body of the Municipality ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of the Municipality.

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more Master Lease-Purchase Agreements ("Leases") in the principal amount not exceeding the amount stated above for the purpose of acquiring the property ("Equipment") to be described in the Leases is appropriate and necessary to the functions and operations of the Municipality.

WHEREAS, PNC Bank, National Association ("Lessor") shall act as Lessor under said Leases.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wisconsin Dells:

Section 1. Either one of the City Administrator/Finance Director OR Mayor (each an "Authorized Representative") acting on behalf of the Municipality, is hereby authorized to negotiate, enter into, execute, and deliver one or more Leases in substantially the form set forth in the document presently before the Governing Body, which document is available for public inspection at the office of the Municipality. Each Authorized Representative acting on behalf of the Municipality is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Lease as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Leases are hereby authorized.

Section 2. By a written instrument signed by any Authorized Representative, said Authorized Representative may designate specifically identified officers or employees of the Municipality to execute and deliver agreements and documents relating to the Leases on behalf of the Municipality.

Section 3. The aggregate original principal amount of the Leases shall not exceed the amount stated above and shall bear interest as set forth in the Leases and the Leases shall contain such options to purchase by the Municipality as set forth therein.

Section 4. The Municipality's obligations under the Leases shall be subject to annual appropriation or renewal by the Governing Body as set forth in each Lease and the Municipality's obligations under the Leases shall not constitute general obligations of the Municipality or indebtedness under the Constitution or laws of the State.

Section 5. As to each Lease, the Municipality reasonably anticipates to issue not more than \$10,000,000 of tax-exempt obligations (other than "private activity bonds" which are not "qualified 501(c)(3) bonds") during the current calendar year in which each such Lease is issued and hereby designates each Lease as a qualified tax-exempt obligation for purposes of Section 265(b) of the Internal Revenue Code of 1986, as amended.

Section 6. This resolution shall take effect immediately upon its adoption and approval.

Ald. Anderson seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

15. Ald. Ryan introduced and moved for adoption **RESOLUTION NO 5790**. BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin; based upon the recommendation of the BID Committee from their January 7, 2026 meeting and the Finance Committee from their January 19, 2026 meeting; IT APPROVES the proposal from Chasing Vista for marketing services – Downtown Growth Partnership option. Ald. Holzem seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

16. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5791**. THE COMMON COUNCIL of the City of Wisconsin Dells hereby consents to the following action per State Statute 66.1003;

WHEREAS, the CITY OF WISCONSIN DELLS decided to Vacate a portion of Elm Street in Columbia County;

WHEREAS, the City of Wisconsin Dells Common Council has determined that this is reasonable;

NOW THEREFORE BE IT RESOLVED the City of Wisconsin Dells shall proceed with vacating a portion of Elm Street as described below:

27,619 sq. feet being a part of Iowa Avenue R/W and Part of Elm Street R/W, Kilbourn City, Located in part of the NE 1/4 of the NW 1/4, section 10, T. 15 N, R. 6 E, City of Wisconsin Dells, Columbia County, Wisconsin.

Dated this 19th day of January, 2026.

Ald. Marshall seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

17. Ald. Anchor introduced and moved for adoption **RESOLUTION NO. 5782**. THE COMMON COUNCIL of the City of Wisconsin Dells hereby consents to the following action per State Statute 66.1003;

WHEREAS, the City of WISCONSIN DELLS having considered an Application for Vacation of 165 feet of the East end of Washington Avenue, Columbia County, Wisconsin; and

WHEREAS, the City of Wisconsin Dells Common Council has determined that the request is reasonable; and

WHEREAS, the City of Wisconsin Dells provided all required notices of the proceedings with regards to

the proposed street discontinuance and the Common Council having conducted a public hearing and considered said application and evidence on April 16, 2025; and

THEREFORE, by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the Plan Commission from their September 8, 2025; and

THEREFORE, BE IT FURTHER RESOLVED, the City of Wisconsin Dells Common Council has vacated a portion of Washington Ave as described in the legal description below and the described will be attached to Platts Garage Inc:

Being part of Blocks 152 and 153, Hooker's Addition to Kilbourn City located in part of the Northeast Quarter of the Northeast Quarter, Section 10, Town 13 North, Range 6 East, City of Wisconsin Dells, Columbia County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 10; thence North 89°11'09" East along the North line of the Northeast Quarter, 1,1041.67 feet to a point in the West line of Lot 16, Block 153, Hooker's Addition; thence South 01°27'28" West along said West line, 71.27 feet to the Southwest corner thereof, being a point in the North right-of-way line of Washington Avenue and being the point of beginning; thence South 88°30'03" East along the North right-of-way line of Washington Avenue and South line of Lots 16, 17, 18, 19 and 20, Block 153 Hooker's Addition, 165.43 feet; thence South 01°37'06" West across Washington Avenue, 80.34 feet to a point in the South right-of-way line of Washington Avenue; thence North 88°29'50" West along said South right-of-way line and the North line of Lots 2, 3, 4, 5, 6 and 7, Block 152, Hooker's Addition, 165.45 feet; thence North 01°37'49" East across Washington Avenue, 80.33 feet to the point of beginning.

Containing 13,291 square feet (0.31 acres), more or less.

Attached as Exhibit A is a map which shows the effect of this Resolution and legal description of the vacated road in Columbia County.

All proofs of service, mailings, maps and postings regarding this proceeding are incorporated herein and made part of this Resolution.

Ald. Ryan seconded the motion. Upon roll call vote the motion carried 6-0. Resolution adopted.

18. Ald. Holzem introduced and moved for adoption the Second reading of the following ordinance:

CITY OF WISCONSIN DELLS
ORDINANCE NO. A- 938
(Overnight Lodging - Local Property Manager)

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

SECTION 1: PURPOSE:

This ordinance makes clear that business entities which provide property management services must have a physical office location and staff within 30 miles of the City.

SECTION 2: PROVISIONS AMENDED:

Code Sec. 16.35 (5) (b) 1. is amended.

SECTION 3: PROVISION AS AMENDED:

16.35 (5) Property Manager.

(b) To qualify as a property manager, the person or entity must meet the following requirements:

- ~~1. Be a natural person residing in or within 30 minutes of the City of Wisconsin Dells; or a corporate entity with offices located within 30 minutes of the City of Wisconsin Dells.~~
1. Be a natural person who resides in or within 30 minutes of the City: or, a business entity which provides property management services with a physical office location and staff within 30 minutes of the City.

SECTION 4: 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 5: CONFLICTING PROVISIONS REPEALED

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

SECTION 6: EFFECTIVE DATE

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

SECTION 7: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 16.

Motion was seconded by Ald. Anderson. Upon roll call vote the motion carried 6-0. Ordinance adopted and in full force after publication.

19. No Business for Referral
20. Motion by Ald. Anderson seconded by Ald. Ryan to adjourn. Motion carried unanimously and the meeting adjourned at 6:47 pm.



Lisa McClyman
City Clerk/Treasurer
Published: February 26, 2026