

PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING-300 LA CROSSE STREET
March 9, 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 Ryan Ennis, Ted Theiler, Ald. Mike Freel, Jim Forsythe, Michelle Pugh and Adam Makowski.

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, Chief Nick Brinker, Ald. Troy Ryan, Ald. Ben Anderson, Ald. Brian Holzem, Director of Public Works Chris Tollaksen, Josh Elftman, Justin Berg, Jesse Schable, Andy Kurts, Matt Miller, And Holly Swaney.

2. Motion by Makowski seconded by Fire Chief Ennis to approve minutes from February 9, 2026 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 BY DECEM PROPERTIES LLC FOR A MULTI-FAMILY DWELLING COMPLEX AT 1703/1705 BROADWAY RD, COLUMBIA COUNTY TAX PARCEL 11291-1496. LOCATION IS ZONED C-1 COMMERCIAL - NEIGHBORHOOD. Berg came forward to speak for the conditional use permit application. Berg stated that there will be underground parking along with regular parking, four residential apartment buildings, nature area, office area, dog area, community building, and activity areas such as pickle ball courts. Mayor Wojnicz declared the public hearing closed.

4. Motion by Ald. Freel seconded by Forsythe to approve the CONDITIONAL USE PERMIT APPLICATION BY DECEM PROPERTIES LLC FOR A MULTI-FAMILY DWELLING COMPLEX AT 1703/1705 BROADWAY RD, COLUMBIA COUNTY TAX PARCEL 11291-1496. LOCATION IS ZONED C-1 COMMERCIAL - NEIGHBORHOOD. Motion Carried.

Upon roll call vote, motion carried 6-0

5. Motion by Theiler seconded by Makowski to approve a SITE PLAN REVIEW APPLICATION BY DECEM PROPERTIES LLC FOR A MULTI-FAMILY DWELLING COMPLEX AT 1703/1705 BROADWAY RD, COLUMBIA COUNTY TAX PARCEL 11291-1496. LOCATION IS ZONED C-1 COMMERCIAL – NEIGHBORHOOD with listed contingencies. There was discussion on proper storm water management and that a Storm water management plan be submitted to the city from the developer. Motion carried.

Upon roll call vote, motion carried 6-0

6. Motion by Ald. Freel seconded by Makowski to approve a SITE PLAN REVIEW APPLICATION SUBMITTED BY JESSE SCHABLE FOR A NEW COMMERCIAL BUILDING AT 531 VINE ST., COLUMBIA COUNTY TAX PARCEL 11291-1110. LOCATION IS ZONED C-1 COMMERCIAL – NEIGHBORHOOD. Motion carried.
Upon roll call vote, motion carried 6-0
7. Motion by Ald. Freel seconded by Makowski to approve the VACATION OF A PORTION OF THE SOUTH END OF WLM ST ROW ADJACENT TO VETRANS PARK (COLUMBIA COUNTY TAX PARCEL 11291-302). Motion carried.
Upon roll call vote, motion carried 6-0
8. There was a presentation of the PUBLIC PARTICIPATION PLAN 2026 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF WISCONSIN DELLS BY VIERBICHER & ASSOC.
9. Motion by Pugh seconded by Makowski to approve the PUBLIC PARTICIPATION PLAN UPDATE of the 2026 Comprehensive Plan for the City of Wisconsin Dells by Veirbicher & Assoc. Motion carried.
Upon roll call vote, motion carried 6-0
10. Next Plan Commission Meeting is scheduled for Monday, April 13, 2026 at 5:00 P.M.
11. Motion by Ald. Freel and seconded by Makowski to adjourn. Motion carried. The meeting adjourned at 5:31 P.M.

Devan Mulroney
Public Works Administrative Assistant