

## COMMON COUNCIL MEETING

CITY OF WISCONSIN DELLS

**May 18, 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. Adam Makowski & Ald. Terry Marshall; Third District Ald. Ben Anderson & Ald. Dan Anchor; Mayor Ed Wojnicz  
  
Others: Clerk/Treasurer Lisa McClyman, Director of Public Works Chris Tollaksen, Police Chief Nicholas Brinker, Fire Chief Ryan Ennis, City Attorney Joseph Hasler, and City Administrator Karen Terry
2. Pledge of Allegiance was said.
3. Motion by Ald. Holzem seconded by Ald. Anderson to approve the following consent agenda items:  
a. April 21, 2026 Common Council meeting minutes; b. Schedule of Bills Payable. Motion carried unanimously.
4. There were no public appearances.
5. Mayor Wojnicz recognized the American Legion Auxiliary for the work that they do and recognized May as Poppy Month.
6. Motion by Ald. Ryan and seconded by Ald. Makowski to approve an application for a Special Event Permit submitted by Kilbourn Fire Department, Lucas Killick for The Kilbourn Fire Department's Annual Fireman's Dance for the licensing period of June 20, 2026.
7. Motion by Ald. Holzem and Ald. Ryan to approve the following Temporary Alcohol Beverage License applications submitted by Kilbourn Fire Department, for the licensing periods listed below:
  - June 20, 2026 – Elm Street Plaza or 712 Oak Street
  - July 4, 2026 – Elm Street Plaza
  - July 4, 2026 – Parking Lot # 7
  - September 17-20, 2026 – Corner of Oak & BroadwayMotion carried unanimously.
8. Motion by Ald. Anderson seconded by Ald. Anchor to an original Fireworks Display application submitted by Chula Vista, Inc located at 1000 Chula Vista Parkway, for the licensing period of July 4, 2026. Contingent on written proof of training by a qualified pyrotechnics instructor. Motion carried unanimously.
9. Motion by Ald. Ryan seconded by Ald. Makowski to approve an original Backyard Chickens application submitted by Laura Walker located at 1126 Vine Street, for the licensing period of May 19, 2026 through April 30, 2027. Contingent on inspections. Motion carried unanimously.
10. Motion by Ald. Anderson seconded by Ald. Holzem to approve an original Overnight Lodging Application and Room Tax Permit submitted by Christine Hammond located at 2504 River Road # 7317 for the licensing period of May 19, 2026 through April 30, 2027. Motion carried unanimously.

11. Motion by Ald. Holzem seconded by Ald. Anchor to approve an original application for an Overnight Lodging License application and Room Tax Permit submitted by James & Maria Matthews, DBA Purple Maple Homes, LLC located at 2411 River Road #7101 for the licensing period of May 19, 2026 through April 30, 2027. Motion carried unanimously.
12. Motion by Ald. Ryan seconded by Ald. Anderson to approve an Overnight Lodging License application and Room Tax Permit submitted by Jesse Larson, located at 2411 River Road #2201/2203 for the licensing period of May 19, 2026 through April 30, 2027. Motion carried unanimously.
13. Motion by Ald. Marshall seconded by Ald. Makowski to approve an Overnight Lodging License application and Room Tax Permit submitted by Jesse Mills, DBA Handen Properties, LLC located at 2411 River Road #2420/2422 for the licensing period of May 19, 2026 through April 30, 2027. Motion carried unanimously.
14. Motion by Ald. Anchor seconded by Ald. Makowski to approve an Overnight Lodging License application and Room Tax Permit submitted by Stoyan Dafchev, located at 2411 River Road #2210/2212 for the licensing period of May 19, 2026 through April 30, 2027. Motion carried unanimously.
15. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5823**. 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 May 11, 2026 meeting;

IT APPROVES the Conditional Use Permit submitted by Nathaniel Thayer for a Tourist Rooming House/Overnight Lodging, Columbia County Tax Parcel 11291-338, located at 1210 Oak Street. It is a single-family dwelling, zoned C-1 Commercial – Neighborhood, 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 Clerk/Treasurers 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.
  - e. Recommended maximum occupancy of the house is **8 persons**.

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

16. Ald. Makowski introduced and moved for adoption **RESOLUTION NO. 5824**. 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 May 11, 2026 meeting;

IT APPROVES a request from Dennis Mitchell (Mitchell & Marcum Properties, LLC), owner of a licensed Tourist Rooming House at 731.5 Superior Street, to increase the permitted occupancy from 8 to 11 guests. Columbia County Tax Parcel 11291-153.1. The parcel will still have the same 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 Clerk/Treasurers 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.
  - e. Recommended maximum occupancy of the house is 11 persons.

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

17. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5825**. 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 May 11, 2026 meeting and the Finance Committee at their May 18, 2026 meeting;

IT APPROVES the Oak Street Café Area Exclusive Use and Privilege Agreement between the WI Soda Sisters LLC located at 737 Oak Street and the City of Wisconsin Dells.

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

18. Ald. Ryan introduced and moved for adoption **RESOLUTION NO. 5826**. WHEREAS, on March 25, 2019, the Public Works Committee acted upon the following matter, as reflected in the attached abridged meeting minutes and map; and

WHEREAS, the McClyman's are now prepared to move forward and complete the proposed land transfer; and

WHEREAS, the City Planner and Director of Public Works have determined and verified that the land transfer will not interfere with the storm sewer; and

WHEREAS, the City property from which the land will be severed, and the parcel itself, are undevelopable; and

WHEREAS, the parcel has no anticipated public use and has minimal market value; and

WHEREAS, the City and the property owners, current and future, will benefit from the resolution of potential boundary disputes; and

WHEREAS, the best interests of the City will not be prejudiced by the land transfer;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, as follows:

1. The Common Council approves the land transfer upon submission and approval of a Certified Survey Map; and
2. The Mayor and City Administrator/Finance Director are authorized to execute a conveyance by Quit Claim Deed and any other documents necessary to complete the transfer, including, without limitation, a disclaimer by the City of representations and warranties concerning the condition of the property.

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

19. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5827**. 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 May 11, 2026 meeting;

IT APPROVES MSA Task Order # 00085142 Amendment 1 for the Safe Drinking Water Loan Program (SDWLP) Administration, for the Wisconsin Dells Parkway project Water Utility Upgrades.

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

20. Ald. Anderson introduced and moved for adoption **RESOLUTION NO. 5828**. 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 May 11, 2026 meeting;

IT APPROVES MSA Task Order # 00085148 for the Clean Water Fund Loan Program (CWF) Administration, for the Waste Water Treatment Plant Sewer Utility Upgrades.

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

21. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5829**. 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 May 11, 2026 meeting;

IT APPROVES the purchase of a Bobcat L255 Large Wheel Loader from Mid-State Group, Inc. in the amount of \$152,000.00

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

22. Ald. Makowski introduced and moved for adoption **RESOLUTION NO. 5830**. 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 May 11, 2026 meeting;

IT APPROVES the purchase of a Bobcat T66-2 T4 Compact Track Loader from Mid-State Group, Inc. in the amount of \$27,395.00.

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

23. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5831**. 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 May 11, 2026 meeting;

IT APPROVES the service to Well #4 pump for the following repairs in the amount of \$15,515.00:

- Remove well pump and evaluate components
- Inspect the pump components with the City prior to removal for repair
- Replace lineshaft bearings
- Remove stuffing box and install a new bushing and repack
- Change motor oil, gear drive oil and gear drive steady bearing• Install new airline
- Reinstall rebuilt assembly, disinfect, flush and collect a sample for bacteriological analysis

And an additional service to Televiser the well and provide an electronic copy in the amount of \$1500.00.

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

24. Ald. Anchor introduced and moved for adoption **RESOLUTION NO. 5832**. 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 May 18, 2026 meeting;

IT APPROVES the update to the Schedule of Fees for Cemetery services.

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

25. Ald. Ryan introduced and moved for adoption **RESOLUTION NO. 5833**. 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 May 18, 2026 meeting;

IT APPROVES Karen Terry and Lisa A. McClyman as the Authorized Officers for the BMO Bank N.A.

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

26. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5834**. 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 May 18, 2026 meeting;

IT APPROVES the Notice of Award for the 2026 Roadway Reconstruction of Plum Street & Michigan Ave. streets to Allen Steele Company, Inc. in the amount of \$596,611.01.

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

27. Ald. Marshall introduced and moved for adoption **RESOLUTION NO. 5835**. 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 May 18, 2026 meeting;

IT APPROVES to accept the bids for the Wisconsin Dells Parkway Project as presented by the WisDOT with consideration of the Significant Difference in Estimate.

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

adopted.

28. Ald. Holzem introduced and moved for adoption **RESOLUTION NO. 5836**. WHEREAS, the City and Uphoff Properties LLC entered into an Amended and Restated Development Agreement dated July 15, 2024; and

WHEREAS, certain terms and conditions of the Amended and Restated Development Agreement have not yet been satisfied; and

WHEREAS, the City finds that dedication of Dellshire Drive at this time is necessary to ensure the proper assignment of an address for Dellshire Resort; and

WHEREAS, Uphoff Properties LLC has agreed to correct any flaws in the construction of Dellshire Drive on or before December 31, 2027; and

WHEREAS, the City desires to withhold Two Hundred Fifty Thousand Dollars (\$250,000) in incentive payments until the roadway is brought into compliance with applicable City standards.

NOW, THEREFORE, BE IT 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 May 18, 2026 meeting and the Finance Committee at their May 18, 2026 meeting;

The dedication of Dellshire Drive is hereby approved notwithstanding that not all terms of the Amended and Restated Development Agreement dated July 15, 2024 between the City and Uphoff Properties LLC have been met.

1. The City agrees to proceed with the dedication of Dellshire Drive to ensure the proper address assignment for Dellshire Resort.
2. Uphoff Properties LLC agrees to correct any flaws in the construction of Dellshire Drive in on or before December 31, 2027.
3. The City shall withhold Two Hundred Fifty Thousand Dollars (\$250,000) in incentive payments until Dellshire Drive is brought into compliance with City standards.
4. The terms and conditions set forth herein shall be memorialized in a Memorandum of Understanding with Uphoff Properties LLC to be negotiated and approved by the City Administrator and the Mayor.

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

29. Ald. Anderson introduced and moved for adoption the First reading of the following ordinance:

**CITY OF WISCONSIN DELLS**  
**ORDINANCE NO. \_\_\_\_\_**  
**(Overnight Lodging – Operation of STRs)**

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

**SECTION I: PURPOSE.**

This ordinance updates the operation of STRs as in accordance with State Statue 66.1014.

**SECTION II: PROVISION AMENDED:**

Wisconsin Dells Codes Sec. 16.35(4)(a) is amended.

### SECTION III: PROVISION AS AMENDED:

#### **16.35 OVERNIGHT LODGING – TOURIST ROOMING HOUSES & SHORT TERM RENTALS**

##### **(4) Operation of STRs (Residentially-Zoned Properties)**

- (a) STRs are a form of overnight lodging conditionally permitted in all zoning districts subject to the regulatory provisions of this section, and further subject to the following limitations:

~~The STR premises shall be the applicant's primary residence. Applicants shall provide sworn statements regarding the primary residence status;~~

1. Rentals must be for more than six but fewer than 30 consecutive days;
2. The total number of days of operation within any calendar year shall not exceed 180 days, which must be consecutive and must be specified in advance;
3. Rental contracts may not overlap;

~~No person may operate more than one (1) STR premise in the City of Wisconsin Dells;~~

4. Provisions 1-3 above shall apply to applications for STR premises filed after the effective date of May 1, 2020.

### SECTION IV: 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 V: CONFLICTING PROVISIONS REPEALED

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

### SECTION VI: EFFECTIVE DATE

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

### SECTION VII: PART OF CODE

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

Motion was seconded by Ald. Holzem. Upon roll call vote the motion carried 6-0. Second reading is scheduled for June 15<sup>th</sup>, 2026.

30. Ald. Anchor introduced and moved for adoption the First reading of the following ordinance:

**CITY OF WISCONSIN DELLS**  
**ORDINANCE - \_\_\_\_\_**  
**(Regulation of Garage/Yard Sales)**

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

**SECTION I: PURPOSE.**

This ordinance regulates garage sales. Its chief provisions are 1. No more than three sales per property in 12 months and 2. Sales of owner used property only – not new, re-sale or consigned.

**SECTION II: PROVISION AMENDED:**

Wisconsin Dells Codes Sec. 16.25 is created.

**SECTION III: PROVISION AS AMENDED:**

**16.25 REGULATION OF GARAGE/YARD SALES**

1. Definitions

- a) Garage sales, yard sales and similar sales. All general sales open to the public, conducted from or on a residential premise, for the purposes of disposing of personal property, including, but not limited to, all sales entitled rummage, lawn, yard, porch, room, backyard, patio, or garage sale.
- b) Personal Property. Property which is owned, utilized, and maintained, and acquired in the normal course of living in or maintaining a residence. It does not include merchandise which was purchased for resale or obtained on consignment. New merchandise shall not be considered to be personal property.

2. License Requirements

No license is required for common garage sales.

3. Frequency of sales; ownership of merchandise

- a) Garage sales, yard sales, and similar sales may be held no more than three times per year at any residence, and each sale may be conducted for no longer than three consecutive days. All items for sale shall be household goods or personal possessions from the residence where the sale is being held or, in the case of a group sale, from the residences of the participating households. In no case shall any sales become outlets for wholesale or retail commercial sales.
- b) Any garage sales, yard sales, and similar merchandise sales by non-profit, philanthropic, or civic organizations are exempt from restrictions and requirements of this section.

4. Signs

- a) Signs may not have an area more than four square feet with a maximum of two faces. Signs shall identify the location of the sale and must be located at least five feet from the nearest lot line.
- b) No signs may be located on utility poles, traffic control devices, or on property of the adjoining right-of-way of property unless the owner has given his or her explicit permission for its location.

- c) Signs shall not be placed within any public right-of-way unless the right-of-way is maintained by the private property owner.
- d) No sign shall be displayed 72-hours before the sale or 24-hours at the close of the sale.
- e) No more than one sign may be located at the sale site and no more than one additional sign may be located off site of the sale.

5. Penalty

Any person who shall violate any provision of this section or any regulation, rule, or order made hereunder, may be subject to a penalty not less than \$10 or more than \$1000.00 for each violation.

SECTION IV: 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 V: CONFLICTING PROVISIONS REPEALED

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

SECTION VI: EFFECTIVE DATE

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

SECTION VII: 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. Second reading is scheduled for June 15, 2026.

31. Ald. Marshall introduced and moved for adoption the First reading of the following ordinance:

**CITY OF WISCONSIN DELLS  
ORDINANCE - \_\_\_\_\_  
(Sidewalk Obstructions)**

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

SECTION I: PURPOSE.

This ordinance prohibits the obstruction of sidewalks which are for pedestrians and mobility assisted devices. It is ADA compliant.

SECTION II: PROVISION AMENDED:

Wisconsin Dells Codes Sec. 6.08 is re-number to 6.99 and 6.08 is created.

SECTION III: PROVISION AS AMENDED:

## **6.08     Sidewalk Obstructions**

Sidewalks shall be for the use of pedestrian (persons on foot) traffic and assisted mobility devices unless otherwise allowed by any state law or city ordinance. No person or business may obstruct or block any portion of a sidewalk or traffic control sign on such sidewalk with any item. The entire sidewalk shall remain clear for use of pedestrian (persons on foot) traffic and assisted mobility devices.

### **SECTION IV: 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 V: CONFLICTING PROVISIONS REPEALED**

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

### **SECTION VI: EFFECTIVE DATE**

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

### **SECTION VII: PART OF CODE**

This ordinance becomes a part of Wisconsin Dells Code, Chapter 6.

Motion was seconded by Ald. Ryan. Upon roll call vote the motion carried 6-0. Second reading is scheduled for June 15, 2026.

32. Ald. Holzem introduced and moved for adoption the First reading of the following ordinance:

**CITY OF WISCONSIN DELLS  
ORDINANCE - \_\_\_\_\_  
(Property Maintenance Code)**

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

### **SECTION I: PURPOSE.**

This ordinance makes clear that prevention of 'neighborhood blight' is an objective of the exterior property areas and lawn sections of the property maintenance code.

### **SECTION II: PROVISION AMENDED:**

Wisconsin Dells Codes Sec. 15.05 is amended and 15.06 is amended.

### **SECTION III: PROVISION AS AMENDED:**

#### **15.05    Exterior Property Areas**

1. Sanitation - All exterior property areas shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition and shall not create or contribute to neighborhood blight.

## **15.06 Lawn Areas**

1. General Lawns shall not be allowed to deteriorate to such a condition as to be a serious blighting influence on surrounding areas or adjoining premises. Lawns shall be kept free of unsightly debris, the accumulation of which has an adverse effect on the neighborhood or City property values, health, safety or general welfare and shall not create or contribute to neighborhood blight.

### SECTION IV: 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 V: CONFLICTING PROVISIONS REPEALED

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

### SECTION VI: EFFECTIVE DATE

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

### SECTION VII: PART OF CODE

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

Motion was seconded by Ald. Anchor. Upon roll call vote the motion carried 6-0. Second reading is scheduled for June 15, 2026.

33. Ald. Holzem introduced and moved for adoption the First reading of the following ordinance:

**CITY OF WISCONSIN DELLS  
ORDINANCE – A-950  
(Sewerage Utility, Use and Charges)**

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

### SECTION I: PURPOSE.

The purpose of this ordinance is to update the sewer utility rates.

### SECTION II: PROVISION AMENDED:

Wisconsin Dells Codes Sec. 7.04(11)(d) is amended.

### SECTION III: PROVISION AS AMENDED:

#### **7.04 SEWERAGE UTILITY, USE AND CHARGES**

- (d) Sewer Service Charges. A sewer service charge is hereby imposed upon each lot, parcel of land, building, or premises served by the public sewer and wastewater facilities or otherwise discharging sewage, including industrial wastes, into the public sewerage system. Such sewer

service charge shall be payable as hereinafter provided and in amount calculated as follows:

1. CATEGORY A is normal or domestic strength wastewater having organic concentration of biochemical oxygen demand (BOD5) less than 200 milligrams per liter (mg/l) and suspended solids (SS) less than 250 milligrams per liter (mg/l). The sewer service charge for Category A wastewater is as follows:
  - a. The customer sewer service charge, with one customer on each meter, shall be \$10.12 per month.
  - b. The total volumetric charge shall be \$9.57 per 1000 gallons of total water used during the billing period.
  - c. The volumetric charge includes the following:
    - \$7.23 is for operation and maintenance
    - \$0.17 is for replacement costs
    - \$2.16 is for debt retirement costs
2. CATEGORY B is wastewater having organic concentrations of biochemical oxygen demand (BOD5) greater than 200 milligrams per liter (mg/l) and/or suspended solids (SS) greater than 250 milligrams per liter (mg/l). The sewer service charge for Category B wastewater is as follows:
  - a. The customer sewer service charge, with one customer on each meter, shall be \$10.12 per month.
  - b. The total volumetric charge shall be equal to the volumetric charge for Category A wastewater, plus a High Strength Surcharge. The High Strength Surcharge shall be computed as the pounds of BOD5 discharged during the billing period which is in excess of domestic strength wastewater times a BOD5 unit price of \$0.81 per pound, plus the pounds of SS discharged during the billing period which is in excess of domestic strength wastewater times a SS unit price of \$0.15 per pound.
3. CATEGORY C is septage which has organic concentrations of biochemical oxygen demand (BOD5) greater than 200 milligrams per liter (mg/l) and/or suspended solids (SS) greater than 250 milligrams per liter (mg/l). The sewer service charge for Category C is as follows:
  - a. The total volumetric charge shall be equal to the volumetric charge for Category A wastewater, plus a Septage Surcharge. The Septage Surcharge shall be computed in the same manner as the High Strength Surcharge for Category B wastewater, with the exception that it will be assumed that holding tank wastewater has a BOD of 600 mg/l and SS of 1800 mg/l, and septic tank wastewater has a BOD of 7000 mg/l and SS of 15,000 mg/l.
  - b. Based on the above, the total volumetric charge for holding tank wastes shall be \$9.57 per 1000 gallons, and the total volumetric charge for septic tank wastes shall be \$68.78 per 1000 gallons. In addition to the volumetric charge, a handling fee of \$21.98 per load shall be charged to all septage (holding tank or septic tank wastes) discharged to the collection system.

#### SECTION IV: 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 V: CONFLICTING PROVISIONS REPEALED

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

#### SECTION VI: EFFECTIVE DATE

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

#### SECTION VII: PART OF CODE

This ordinance becomes a part of Wisconsin Dells Code, Chapter 7.

Motion was seconded by Ald. Anchor. Upon roll call vote the motion carried 6-0. First reading adopted. Mayor Wojnicz requested a second reading as necessary to adopt the sewer rates. It was moved by Ald. Holzem, seconded by Ald. Anchor to suspend the rules in order to adopt the second reading. Upon roll call vote the motion carried 6-0. Ald. Anchor introduced the second reading of the ordinance for adoption. Motion was seconded by Ald. Marshall. Upon roll call vote the motion carried 6-0. Ordinance adopted and in full force after publication.

34. There was no Business for Referral.
35. Motion by Ald. Marshall seconded by Ald. Ryan to adjourn. Motion carried unanimously and the meeting adjourned at 6:49 pm.



Lisa McClyman  
City Clerk/Treasurer  
Published: June 25, 2026