

PLAN COMMISSION
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING – 300 LA CROSSE STREET
June 8, 2026

Mayor Wojnicz called the meeting to order at 5:01 PM. Notice of the meeting was provided to the *Dells Events* and WNNO Radio, and posted in accordance with State Statutes.

1. **Present:** Mayor Ed Wojnicz, Fire Chief Ryan Ennis, Ted Theiler, Ald. Adam Makowski, Michelle Pugh, Jim Forsythe, and Dennis Wimann.

Absent: None.

Others: City Attorney Joseph Hasler, Zoning Administrator and Building Inspector Kheli Mason, Public Works Administrative Assistant Devan Mulroney, Clerk/Treasurer Lisa McClyman, City Administrator Karen Terry, Chief Nick Brinker, Public Works Director Chris Tollaksen, Ald. Ben Anderson, Ald. Terry Marshall, Ald. Dan Anchor, Ald. Troy Ryan, Eric Helland, Kirkpatrick Smith, Holly Swaney, Keith Koehler, and Matt Aukes.

2. **Motion** by Theiler, seconded by Ald. Makowski, to approve the minutes from the May 11, 2026 Plan Commission Meeting. Motion carried.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against a **CONDITIONAL USE APPLICATION SUBMITTED BY MA2 INVESTMENTS LLC (Matt Aukes) TO OPERATE A TOURIST ROOMING HOUSE AT 930 RIVER RD, COLUMBIA COUNTY TAX PARCEL 11291-TBD. LOCATION IS ZONED C-1 COMMERCIAL – NEIGHBORHOOD.** Helland came forward and advised the Commission to be cautious about allowing an LLC entity to be the sole applicant for a tourist rooming house, suggesting instead listing both the LLC and the individual, or just the individual. Mason stated that the city currently lists both the LLC and the applicant's name. Aukes came forward to speak in favor of the tourist rooming house, noting that he owns several in different communities. Mayor Wojnicz declared the public hearing closed.
4. **Motion** by Theiler, seconded by Wimann, to approve the **CONDITIONAL USE APPLICATION SUBMITTED BY MA2 INVESTMENTS LLC (Matt Aukes) TO OPERATE A TOURIST ROOMING HOUSE AT 930 RIVER RD, COLUMBIA COUNTY TAX PARCEL 11291-TBD. LOCATION IS ZONED C-1 COMMERCIAL – NEIGHBORHOOD** with standard listed contingencies. Upon roll call vote, the motion carried 6-0.
5. Mayor Wojnicz declared the public hearing open for anyone to speak for or against a **CONDITIONAL USE APPLICATION SUBMITTED BY AERIAL ARMS (Kirkpatrick Smith) TO OPERATE A TOURIST ROOMING HOUSE AT 326 WASHINGTON AVE, COLUMBIA COUNTY TAX PARCEL 11291-168. LOCATION IS ZONED C-1 COMMERCIAL – NEIGHBORHOOD.** Smith came forward to speak in favor of the conditional use permit. Smith stated that they own six other apartments in Daytona Beach and noted that many repairs have been completed on this property. He explained that there is an apartment behind the house where the manager lives. Smith stated that past noise complaints stemming from the home were due to his brother, who no longer resides at the property. Mayor Wojnicz declared the public hearing closed.

6. **Motion** by Theiler, seconded by Forsythe, to table until next month's meeting the **CONDITIONAL USE APPLICATION SUBMITTED BY AERIAL ARMS (Kirkpatrick Smith) TO OPERATE A TOURIST ROOMING HOUSE AT 326 WASHINGTON AVE, COLUMBIA COUNTY TAX PARCEL 11291-168. LOCATION IS ZONED C-1 COMMERCIAL – NEIGHBORHOOD**. Mason mentioned concerns regarding inadequate parking, the garage in the back being used as a dwelling, and the volume of work that has been completed without permits. Upon roll call vote, the motion carried 6-0.
7. **Motion** by Chief Ennis, seconded by Wimann, to deny the **CONDITIONAL USE APPLICATION BY DON HEBBRING FOR A SHORT-TERM RENTAL AT 905 CHURCH ST., COLUMBIA COUNTY TAX PARCEL 11291-557.1. PROPERTY IS ZONED R-3 RESIDENTIAL – MIXED**. This item was previously tabled at the August 2025 Plan Commission meeting due to inadequate onsite parking. Discussion was held regarding the back deck needing to be addressed, either via removal or repair. Upon roll call vote, the motion carried 6-0.
8. **Motion** by Ald. Makowski, seconded by Theiler, to approve the **CERTIFIED SURVEY MAP AND SITE PLAN REVIEW APPLICATION BY KEITH KOEHLER FOR A NEW COVERED EVENT BUILDING AT 720/732 OAK ST., COLUMBIA COUNTY TAX PARCEL 11291-73**. Upon roll call vote, the motion carried 6-0.
9. **Items for referral** include Item number 6.
10. The next Plan Commission Meeting is scheduled for **Monday, July 13, 2026, at 5:00 PM**.
11. **Motion** by Ald. Makowski, seconded by Wimann, to adjourn. Motion carried. The meeting adjourned at 5:33 PM.

Devan Mulroney

Public Works Administrative Assistant