

CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description: COMMON COUNCIL MEETING

Date: MONDAY, MAY 18, 2020 **Time:** 6:30PM **Location:** MUNICIPAL BUILDING COUNCIL CHAMBERS - 300 LA CROSSE STREET, WISCONSIN DELLS, WI

MAYOR		COUNCIL MEMBERS		
		FIRST DISTRICT	SECOND DISTRICT	THIRD DISTRICT
Edward Wojnicz		Jesse DeFosse	Mike Freel	Ben Anderson
		Brian Holzem	Terry Marshall	Dan Anchor
OPENING				
1	Call to Order & Roll Call Attendance			
2	Pledge of Allegiance			
3	Approval of Consent Agenda Items: <ul style="list-style-type: none"> a. April 21, 2020 Common Council & Reorganizational Meeting Minutes b. Schedule of Bills Payable dated May 18, 2020 c. Applications for Bartender Licenses 			
AGENDA ITEMS				
4	Citizen Appearances/Public Comment for Any Non-Agenda Item			
5	Public Hearing on Resolution to Vacate the cul-de-sac Portion of Arrowhead Court			
6	American Legion Auxiliary Poppy Month Proclamation			
7	Application for Renewal of Livestock License Submitted by Amy Palmer for the Donkey and Goats at Timber Fall Adventure Park for the Licensing Period of July 1, 2020 – June 30, 2021			
RESOLUTIONS				
8	Resolution to Approve the State/Municipal Agreement for a Local-Let Multimodal Local Supplement Project (\$500,000 Grant for the Trout Road-Fitzgerald Road Trail Project)			
9	Resolution to Approve the Proposed Joint Jurisdictional Proposal with the Town of Newport for Reconstruction of a Section of Vine Street			
10	Resolution to Approve the Closeout Documents for the Clean Water Fund Biosolids Project at the Dells-Delton Sewage Treatment Plant			
11	Resolution to Approve Waiving "Sec. 5.9 – Road Agreement Contingency" in the TIF #2 Development Agreement with Stony Acres, LLC			
12	Resolution to Approve a Conditional Use Permit to Kwik Trip, Inc for Vehicle Fuel Sales at 420 State Hwy 13, Sauk County Parcel 291-0117-00000			
13	Resolution to Approve the Site Plan Application Submitted by Kwik Trip, Inc for Construction of a Fueling Station and Convenience Store at 420 State Hwy 13			
14	Resolution to Approve a Conditional Use Permit to Kwik Trip, Inc for Vehicle Fuel Sales at 1013 Broadway, Columbia County Parcel 11291-1008.05			
15	Resolution to Approve the Site Plan Application Submitted by Kwik Trip, Inc for Construction of a Fueling Station and Convenience Store at 1013 Broadway			
16	Resolution to Approve the Site Plan Application Submitted by Movin' Out Kilbourn Wisconsin Dells, LLC for Construction of a 4-Story, 60 Unit Apartment Building with Detached Garages at 920 Race St			

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 2020 to June 30, 2022 Amount Paid: \$ 600.00 Receipt No. 72495
 Council Date Granted: _____ Police Dept Verification: 4-30-20 By: JS
 License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: X Deny: _____

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name Kapusta Matkusz
Last First Middle
 Home Address ~~565 Oak Hill Ln.~~ Wisconsin Dells Wi 53965
Street City State Zip
221 Broadway

Mail License to (if different from Home Address): _____

Date of Birth: 03-09-1997 Drivers License # 1123-5559-7089-01 State Wi
Street City State Zip

Phone Number: 630 439 5701

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): Edytka's Polish Restaurant

Have you been convicted of a felony? Yes _____ No X
 Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes _____ No X
 Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes _____ No X
 Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes _____ No X

If you answered yes to any of the above questions, please list information below or on a separate page:

<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: [Signature] Date: 4/16/2020

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, ²⁰²⁰2018 to June 30, ²⁰²²2020 Amount Paid: \$ 60.00 Receipt No. 72520
 Council Date Granted: _____ Police Dept Verification: 5-6-20 By: RC-CH
 License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: X Deny: _____

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name Kimball Kendra K
Last First Middle
 Home Address 177 Forest Dr. #90e Wis Dells, WI 53965
Street City State Zip

Mail License to (if different from Home Address): _____

Date of Birth: 8-21-88 Drivers License # K514 5118 8801 07 State WI
Street City State Zip

Phone Number: 608-393-9825

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): Fishers Tavern

Have you been convicted of a felony? Yes ___ No X
 Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes ___ No X
 Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes ___ No X
 Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes ___ No X

If you answered yes to any of the above questions, please list information below or on a separate page:

<u>Date</u>	<u>Nature of Offense</u>	<u>County</u>	<u>State</u>

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: Kendra Kimball Date: 4-29-20

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, ²⁰²⁰~~2018~~ to June 30, ²⁰²²~~2020~~ Amount Paid: \$ 60.00 Receipt No. 72526
Council Date Granted: _____ Police Dept Verification: 5-6-20 By: RC - CH
License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: X Deny: _____
[Signature]

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name Niederklofer Alisha Raye
Last First Middle
Home Address 2015 Viking Dr. Reedsburg WI 53959
Street City State Zip

Mail License to (if different from Home Address): _____
Street City State Zip

Date of Birth: 12/25/81 Drivers License # N302-0168-1965-00 State WI
Phone Number: (949) 310-0044

List any other State(s) resided in within the last 5 years: _____

License to be used at (Name of Wisconsin Dells Business): Chula Vista Resort

Have you been convicted of a felony? Yes ___ No X
Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes ___ No X
Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes ___ No X
Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes ___ No X

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: *[Signature]* Date: 4/30/20

only Jennifer \$30

CITY OF WISCONSIN DELLS APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, 20~~18~~²⁰ to June 30, 20~~20~~²² Amount Paid: \$ 30.00 Receipt No. 72486
Council Date Granted: _____ Police Dept Verification: JS By: 4-30-20
License #: _____ Date Issued: _____ Police Chief Recommendation: Approve:  Deny: _____

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name: Stewart Jennifer Lyon
Home Address: 522 Bakers Villa Est W New Jan WI 53950
Street City State Zip

Mail License to (if different from Home Address): _____
Street City State Zip

Date of Birth: 9/16-76 Drivers License # 5363-4327-6836-02 State WI
Phone Number: 608-350-9450

List any other State(s) resided in within the last 5 years: _____

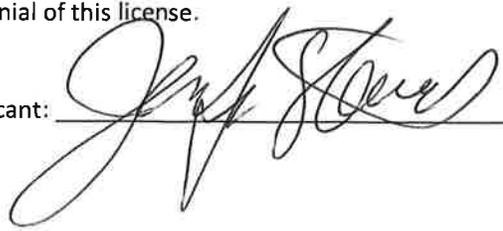
License to be used at (Name of Wisconsin Dells Business): Maurers Market

Have you been convicted of a felony? Yes ___ No
Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes ___ No
Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes ___ No
Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes ___ No

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant:  Date: 4-27-2020

CITY OF WISCONSIN DELLS
APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

Per Wis. SS 125.32(2) and 125.68(2) and City Code 16.12(5)
SEE BACK SIDE OF APPLICATION FOR IMPORTANT INFORMATION.

FOR OFFICE USE ONLY

Current Licensing Period: July 1, ²⁰²⁰~~2018~~ to June 30, ²⁰²⁰~~2020~~ Amount Paid: \$ 66.00 Receipt No. 72518
 Council Date Granted: _____ Police Dept Verification: 5-6-20 By: PC-CH
 License #: _____ Date Issued: _____ Police Chief Recommendation: Approve: X Deny: _____
[Signature]

New \$60 (attach Beverage Server Training Cert.) Renewal \$60 Temp. \$10 (Event Dates: _____)

Name VAN SCHUYCK AARON CURTIS
Last First Middle
 Home Address 719 SUPERIOR ST WISCONSIN DELLS WI 53965
Street City State Zip

Mail License to (if different from Home Address): N/A

Date of Birth: 7/30/1989 Drivers License # V522-0038-9270-08 State WI
Street City State Zip

Phone Number: 608-432-1809

List any other State(s) resided in within the last 5 years: N/A

License to be used at (Name of Wisconsin Dells Business): FISHERS BAR EST 1933, LLC

Have you been convicted of a felony? Yes ___ No X
 Have you been arrested or convicted of any law or ordinance pertaining to alcohol or drugs? Yes ___ No X
 Have you been arrested or convicted of any State, Federal or Local Laws (other than speeding tickets)? Yes ___ No X
 Do you currently have any outstanding citations, parking tickets, and/or utilities owed to the City? Yes ___ No X

If you answered yes to any of the above questions, please list information below or on a separate page:

Date	Nature of Offense	County	State

Under penalty by law, I, the undersigned, state that I am the person named in this application and that I have read and made complete and truthful answers to each question. I agree to comply with all Federal, State and Local Laws, Resolution and Ordinances regarding the sale of alcohol beverages if a license is granted to me. I have read the back of the application and understand the parameters for denial of this license.

Signature of Applicant: *[Signature]* Date: 2-12-2020

NOTICE OF PUBLIC HEARING

ITEM 5

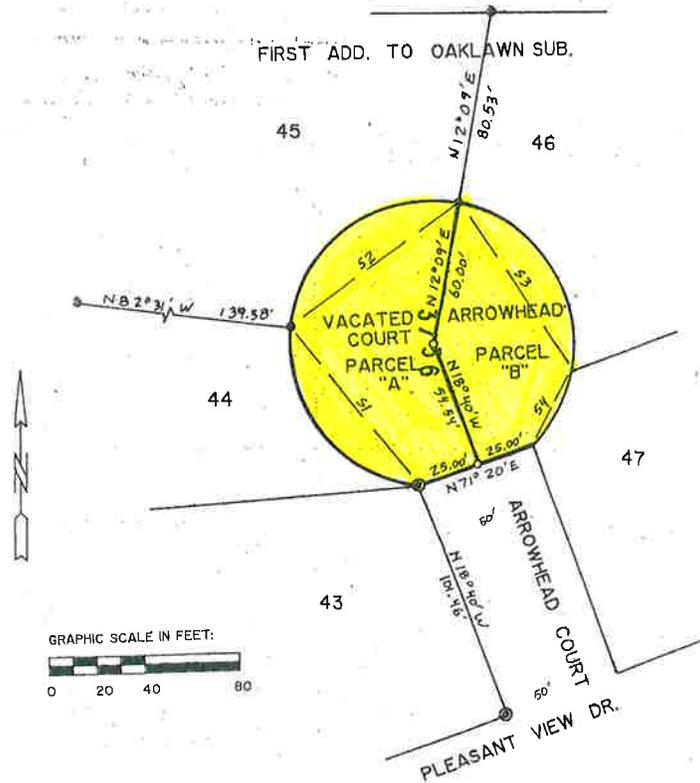
NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Common Council will hold a Public Hearing on **Monday, May 18, 2020 at 6:30PM** in the Common Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, WI 53965 to act upon a Final Resolution in order to vacate a public way:

Legal description of proposed vacated lands:

Located in vacated Arrowhead Court, First Addition to Oaklawn Subdivision, City of Wisconsin Dells Sec. 2, T13N, R6E, Columbia County, WI.

Legal Description of lands to which vacated lands will be attached:

Lots 44, 45, 46, and 47 of Arrowhead Court, First Addition to Oaklawn Subdivision, City of Wisconsin Dells Sec. 2, T13N, R6E, Columbia County, WI.



All interested persons will be given an opportunity to be heard at the Public Hearing. With reasonable notice the City will provide appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in the Public Hearing.

Dated this 18th day of April 2020
Nancy R. Holzem
City Clerk/Coordinator

Publication Dates:
April 30, 2020
May 7, 2020
May 14, 2020

CITY OF WISCONSIN DELLS POPPY MONTH PROCLAMATION

WHEREAS, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers;

WHEREAS, millions who have answered the call to arms have died on the field of battle;

WHEREAS, a Nation at peace must be reminded of the price of war and the debt owed to those who have died in war;

WHEREAS, the red poppy has been designed as a symbol of sacrifice of lives in all wars;

WHEREAS, The American Legion Auxiliary has pledged to remind America annually of this debt through the distribution of the memorial flower;

THEREFORE, I, Edward E. Wojnicz, Mayor of the City of Wisconsin Dells, do hereby proclaim May 2020 as **American Legion Auxiliary Poppy Month** and ask that all citizens pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on these days.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the official seal of the City of Wisconsin Dells.

Sealed and dated this 18th day of May, 2020.

Edward E. Wojnicz
Mayor



City of Wisconsin Dells

ITEM 7

Application for:

RENEWAL OF LIVESTOCK/POULTRY LICENSE

Date: March 31st, 2020

FEE \$3.00 per animal

Receipt No. 72527

Name of Applicant: Amy Palmer

Address of Applicant: PO Box 513, Wisconsin Dells, WI 53965

Name of Business: Timber Falls Adventure Park

Address of Business: 1000 Stand Rock Road, Wisconsin Dells, WI

Daytime Telephone Number: (608) 254-8414 Cell Phone: (608) 434-0838

Number and type of livestock or poultry to be kept: 1 donkey 10 Goats (\$33)

Information on where livestock/poultry will be kept and maintained: Mini Golf area -
Fenced in building + Field/grass area.

Amy Palmer

Printed Name of Applicant

Amy Palmer

Signature of Applicant

Subject to compliance with Wisconsin Dells Municipal Code sec. 16.02

Licensing period runs July 1st through June 30th of each year.

Date Approved: _____ day of _____ 20__

Date Denied: _____ Reason(s): _____

Note: Incomplete, false, or misleading information on the application form can delay the review process and/or be grounds for denial of permit or license. Rev. 06/13

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the Finance Committee from their May 18, 2020 meeting;

It APPROVES the State/Municipal Agreement (SMA) for a Local-Let Multimodal Local Supplement Project. This is a \$500,000 grant for the Trout Road/Fitzgerald Road Trail project.

Edward E. Wojnicz, Mayor

Attest: _____
Nancy R. Holzem, City Clerk/Coordinator

Vote: _____ ayes; _____ nays; _____ abs
Date Introduced: May 18, 2020
Date Passed:
Date Published:



**STATE/MUNICIPAL AGREEMENT
FOR A LOCAL- LET MULTIMODAL
LOCAL SUPPLEMENT PROJECT**

**Program Name: Multimodal Local
Supplement (MLS)**

MLS Group: City and Village

State Appropriation #: 207

Date: April 30, 2020

I.D.: 1009-49-15/1009-50-15

Project Name: Trout Road/Fitzgerald Road Trail

Limits: Lake Delton Village Limit to USH 12

County: Sauk

Roadway Length: 1.6 miles

Project Sponsor: City of Wisconsin Dells

Application Number: 1199

The signatory, City of Wisconsin Dells, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Sections 20.395(2)(fc), 86.25(1), (2), and (3) and Section 66.0301 of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

All components of the project must be defined in the environmental document. The Municipality agrees to complete all participating and any non-participating work included in this improvement consistent with the environmental document. No work on final engineering and design may occur prior to approval of the environmental document. The Municipality agrees to contract with an infrastructure consulting firm for construction engineering oversight.

Existing Facility - Describe and give reason for request:

The primary routes through the City are relatively narrow and heavily traveled causing many conflict points between motorists and bicyclists.

The City proposes to construct the Path to accomplish the following objectives:

- Correct dangerous traffic safety issues due to auto/bicycle conflicts.
- Provide a safe route to school for the future Wisconsin Dells High School due to be completed in 2020.
- Better serve under-served populations by providing a safe path for residents of Pioneer Ridge.
- Fulfill the intergovernmental agreement between the Village of Lake Delton, Town of Delton and the City to complete an approximately 2.6-mile grade separated linkage of the communities' west neighborhoods.
- The City wishes to have a signed portion of the Ice Age Trail to encourage tourists into downtown.

Proposed Improvement - Nature of work:

Construct a 10-foot wide concrete multi-use path along Trout Road and Fitzgerald Road, located in the City of Wisconsin Dells, Sauk County. This 1.6-mile path will begin at the terminus of an existing multi-use path on Clara Avenue in the Village of Lake Delton, and end at the north end of the Village's corporate limits near USH 12.

Describe non-participating work included in the project and other work necessary to completely finish the project that will be undertaken independently by the Municipality. Please note that non-participating components of a project/contract are considered part of the overall project: N/A

The Municipality agrees to the following 2020-2021 Multimodal Local Supplement project funding conditions:

Under the MLS program, project construction costs may be funded with up to 90% state funding to a maximum of \$500,000 for all state-funded project phases when the municipality agrees to provide the remaining minimum

10% and all funds more than the \$500,000 state funding maximum, in accordance with the Multimodal Local Supplement (MLS) program guidelines. Non-participating costs are 100% the responsibility of the municipality. Any work performed by the Municipality prior to state authorization is not eligible for state funding. The Municipality will be notified by the State that the project is authorized and available for charging. For this project, the project will be funded at 27% resulting in \$500,000 of funding for eligible items.

This project is currently scheduled as a locally let project. **In accordance with the State's sunset policy for Multimodal Local Supplement projects, the subject 2020-2021 Multimodal Local Supplement improvement must be constructed and in final acceptance within six years from the date of MLS project award.**

The dollar amounts shown in the Summary Funding Table below are state maximum amounts unless explicitly identified otherwise. These amounts are calculated based on estimated eligible costs submitted in the project sponsor's MLS application. The final Municipal share is dependent on the final State participation, and actual costs will be used in the final division of cost for reimbursement.

Project Cost Summary	Estimated Costs	MLS/State Funds	Municipal Funds
Engineering:	\$307,743	\$83,333	\$224,410
Right of Way Acquisition:	0	0	0
Construction:	\$1,538,715	\$416,667	\$1,122,048
Total Eligible Costs:	\$1,846,458	\$500,000	\$1,346,458
Total Ineligible Costs:	0	0	0
Total Improvement Costs:	1,846,458	\$500,000	\$1,346,458

\$500,000 is the maximum MLS award for this project and reimbursements may not exceed 90% of project costs.

This request is subject to the terms and conditions that follow and is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. No term or provision of either the State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Agreement.

Signed for and in behalf of: City of Wisconsin Dells (please sign in blue ink.)

Name	Title	Date
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Signed for and in behalf of the State:

Name	Title	Date
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GENERAL TERMS AND CONDITIONS:

1. The initiation and accomplishment of the improvement will be subject to the MLS program guidance, applicable federal, state and local laws, administrative policy and program rules, ordinances, standards, and contract bidding requirements. Please note that if any portion of an improvement is funded using federal funds (including design, real estate, or other related work activities), the entire improvement will be subject to federal requirements. All components of the improvement must be defined in the environmental document if any portion of the project is federally funded.

2. The design and construction of the improvement shall be in accordance with nationally recognized association standards unless an exception to standards is granted by the state prior to construction. The entire cost of the improvement not constructed to standards will be the responsibility of the Municipality/County unless such exception is granted.
3. The Municipality/County will assume all responsibility for complying with all applicable environmental requirements for the improvement.
4. The work, which is eligible for state participation will be administered by the Municipality/County. The authority for the state to delegate this responsibility is described in General requirements for administering federal and state aid set forth in ch. Trans 206 and Wis. Stat 86.25(2). Municipal staff resource time is not eligible for payment under this grant.
5. The initiation and accomplishment of the improvement will be subject to the applicable federal, state and local laws, administrative policy and program rules, ordinances, standards, and contract bidding requirements that include, but are not limited to, the following:
 - a) The improvement must be advertised for bid for a minimum of fifteen (15) consecutive days, and contracts awarded to the lowest responsible bid.
 - b) Other competitive bidding requirements set forth in Wis. Stat. 16.855, 66.0901, 985.01(1m) and 985.07.
6. State financing will be limited to up to 90% participation in eligible items or to the limit approved for the improvement - whichever is less.
7. Payments to the Municipality/County can be made to the Municipality/County prior to completion of the project for partial project reimbursement. MLS reimbursement request forms will be provided to the Municipality/County with the signed SMA and the authorization to incur costs form. Project reimbursement documents may also be submitted to WisDOT at time of project completion for one-time reimbursement. Total project reimbursement amounts cannot exceed initial program award amounts. Project reimbursements will be issued to the primary sponsor. Required documentation that must be submitted to WisDOT by the primary sponsor prior to project reimbursement includes the following:
 - a) A copy of the advertisement to bid – ideally an Affidavit of Publication – identifying the text of the ad, the name of the publication in which it was placed, and the dates it was advertised.
 - b) Lowest responsible bid award and rejection notices or dated board minutes, including action taken.
 - c) An Exception to Standards, if applicable to the project.
 - d) Documentation to confirm contractor(s) payment.
8. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality, including General Transportation Aids under Wis. Stat. 86.30.
9. The Municipality/County will keep records of the cost of the improvement together with letting documents and will have them available for inspection by representatives of the state and will furnish copies when requested.
10. The design and construction of the improvement must be certified by a registered professional engineer, if the cost of the improvement exceeds \$65,000.
11. Federal Single Audits of Local Government Units:
 - a) The Municipality/County shall have a single organization audit performed by a qualified independent auditor if required to do so under federal law and regulations. (See Federal Circular No. A-133).
 - b) This audit shall be performed in accordance with Federal Circular A-133 issued by the Federal Office of Management and Budget (OMB) and state single audit guidelines issued by the Wisconsin Department of Administration (DOA).

- c) The Municipality/County will keep records of costs of construction, payroll documents, inspection tests and maintenance done by it to enable the State to review the amount and nature of the expenditure for those purposes. Such accounting records and any other related records shall be subject to a project review or audit as directed by the Department within twelve (12) years of project closing.
12. The Municipality/County will maintain, at its own cost and expense, all portions of the project that lie within its jurisdiction and will make ample provision of such maintenance as long as the road remains open to traffic.
 13. In accordance with the State's sunset policy for MLS projects, the subject improvement must be constructed and submitted for reimbursement within 6 years of award.
 14. Design and construction work prior to state authorization is ineligible for state funding.
 15. If real estate costs total under \$100,000, these costs must be entirely locally funded. If real estate costs exceed \$100,000, all real estate costs are eligible for MLS funding but do not increase the original MLS project award.
 16. The appropriation from which this grant is to be paid is the result of a gubernatorial veto of 2019 Wisconsin Act 9 that is currently the subject of litigation pending before the Wisconsin Supreme Court (Wisconsin Institute for Law and Liberty v. Gov. Evers). The outcome of that litigation could adversely affect the availability or amount of funds that are otherwise payable under this contract, or the ability of the Department of Transportation to perform this contract.
 17. If the Municipality should withdraw the project, it will reimburse the State for any costs incurred by the State on behalf of the project.
 18. The State shall not be liable to the Municipality for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Municipality for damages or delays resulting from injunctions or other restraining orders obtained by third parties.
 19. The State will not be liable to any third party for injuries or damages resulting from work under or for the Project. The Municipality and the Municipality's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Municipality and its sureties; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Municipality or its sureties; or because of any claims or amounts recovered for any infringement by the Municipality and its sureties of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the employees of the Municipality and its sureties; or any other law, ordinance, order or decree relating to the Municipality's operations.

[End of Document]

**WisDOT Division of Transportation
Investment Management**
Bureau of Transit, Local Roads, Railroads & Harbors
4822 Madison Yards Way
6th Floor South,
Madison, WI 53705

**Governor Tony Evers
Secretary Craig Thompson**
wisconsindot.gov
Telephone: (608)-266-1322
FAX: (608)-267-0294
Email: ryan.spaight@dot.wi.gov



April 30th, 2020

David Holzem
City of Wisconsin Dells
300 La Crosse Street
Wisconsin Dells, WI 53965

Dear David,

The purpose of this letter is to provide additional information about the Multimodal Local Supplement (MLS) State/Municipal Agreement (SMA) which has been enclosed by email alongside this letter. The SMA includes a description of the scope of the project that was submitted in the application and approved for funding. It also provides a funding breakdown between local and state participation in the project and the terms and conditions of the program. Please note that the MLS funding award amount may not be increased, and that the funding percentage may change depending on the actual costs of the completed project.

MLS projects will be locally let and locally administered. Projects may not be advertised prior to execution of the SMA, and costs incurred prior to authorization are not eligible for reimbursement. All projects must be advertised for competitive bid. The statutory requirement specifies that advertisement must be published in a newspaper for two consecutive weeks pursuant to s.985.07(2) Wis. Stats. and s.985.01(1m), Wis. Stats.

The SMA must be signed by your Municipality's head of government and returned to the DOTLocalPrograms@dot.wi.gov inbox by July 31st, 2020. Electronic signature of the SMA is acceptable. Please do not post mail the signed SMA. In the coming weeks, WisDOT will contact project sponsors with information about how to file reimbursement claims for MLS projects.

If you have any questions about the Multimodal Local Supplement program, please contact WisDOT MLS Program Manager Ryan Spaight at (608)-266-1322 or ryan.spaight@dot.wi.gov.

Sincerely,

Ryan Spaight, Multimodal Local Supplement Program Manager

cc: Joseph P. Nestler, P.E., WisDOT Division of Transportation Investment Administrator
David M. Simon, P.E., WisDOT Bureau of Transit, Local Roads, Railroads & Harbors Director
Merrill Mechler-Hickson, WisDOT Local Programs & Finance Program & Policy Supervisor

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the Finance Committee from their May 18, 2020 meeting;

It APPROVES the joint jurisdictional proposal with the Town of Newport for reconstruction of a portion of Vine Street in both the city and township. Estimated city cost would be \$27,471.25

Edward E. Wojnicz, Mayor

Attest: _____
Nancy R. Holzem, City Clerk/Coordinator

Vote: _____ ayes; _____ nays; _____ abs
Date Introduced: May 18, 2020
Date Passed:
Date Published:



Spring Hill

St. Vincent

(1) - 375 LF

(2) - 175 LF

(3) - 870 LF

(4) - 400 LF

City of Wisconsin Dells

Newport

Section	Length	Owernship	Split	City WD	Newport	
1	375	City WD/Newport	50/50	187.5	187.5	
2	175	Newport	100	0	175	
3	870	City WD/Newport	50/50	435	435	
4	400	Newport	100	0	400	
Total	1820			622.5	1197.5	
Percentage of Ownership				34%	66%	
Cost Estimate	\$	80,317.54		\$ 27,471.25	\$ 52,846.29	\$ 80,317.54
Gasser						

**CITY OF WISCONSIN DELLS
RESOLUTION NO. _____**

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the Finance Committee from their May 18, 2020 meeting;

It APPROVES the Closeout Documents for the Clean Water Fund Biosolids Project at the Sewer Treatment Plan.

Edward E. Wojnicz, Mayor

Attest: _____
Nancy R. Holzem, City Clerk/Coordinator

Vote: _____ ayes; _____ nays; _____ abs
Date Introduced: May 18, 2020
Date Passed:
Date Published:



Mayor Edward E. Wojnicz
300 La Crosse Street • Wisconsin Dells, WI 53965

The undersigned officials of the City of Wisconsin Dells (the "Municipality") hereby certify that, for all expenditures made for construction of DNR Project No. 4151-07 (the "Project"), the Municipality has met the prevailing wage rate requirements of the Davis-Bacon Act. The Municipality further certifies that after taking into account any national or project-specific waivers approved by the U.S. Environmental Protection Agency, DNR Project No. 4151-07 has met the requirements for the Use of American Iron and Steel contained in section 608 of the Water Resources Reform and Development Act of 2014 (WRRDA). The Municipality further certifies that a Fiscal Sustainability Plan meeting the requirements of section 603(d)(1)(E) of the WRRDA has been completed for the treatment works and that the plan will be maintained at least for the life of the loan.

The above certification is determined, after due and diligent investigation, to be true and accurate to the best of my knowledge.

By: Edward E. Wojnicz
Ed Wojnicz
Mayor

Dated as of: 4-30-2020

Attest: Nancy Holzem
Nancy Holzem
Clerk

Dated as of: 4/30/2020

State of Wisconsin
Department of Natural Resources
Bureau of Community Financial Assistance
101 S. Webster St., P O Box 7921
Madison WI 53707-7921
Phone (608) 266-7555
Fax (608) 267-0496

Environmental Improvement Fund (EIF) Project Acceptance Certification

Form 8700-280 (R 1/11)

Notice: This form is authorized by ss. 281.58 and 281.61, Wis. Stats. Submittal to the Department of a completed form is mandatory for all recipients of EIF loans. A separate form is required for each prime contractor. Failure to submit a completed form shall result in the denial of final disbursement of loan funds.

Personally identifiable information provided on this form will be used to determine compliance with closeout procedures as outlined in the Financial Assistance Agreement and may be made available upon request under Wisconsin's Open Records laws (ss. 19.32-19.39, Wis. Stats.) and requirements.

Project Information

Municipality Name

City of Wisconsin Dells

Prime Contractor

Staab Construction Inc.

Contract Number

4151-07

Upon final inspection and approval of all change order(s), all work performed by the awarded contractor(s) and subcontractor(s) (if any) has been constructed according to the plans and specifications approved by the Department of Natural Resources (DNR).

DNR Plan and Specification Approval Number

S-2014-0553

Date Approved

10/21/2014

Project Description

Construct Bio Solids Processing Facility

Engineer Certification

On behalf of the engineering consulting firm contracted by the above named municipality, I hereby certify to the best of my knowledge that the above mentioned project has been constructed and inspected to conform to the referenced specifications.

Name of Engineer

Dan Greve

Name of Engineering Firm

MSA Professional Services, Inc.

Signature of Engineer



Date Signed

4/24/20

Municipal Certification

The above named municipality has accepted at its regular meeting of officials the above mentioned project from the contractor and engineer.

Name of Authorized Representative

Ed Wojnicz

Title

Mayor

Signature of Authorized Representative



Date Signed

04-30-2020

Professional/Technical Services Contracts	Indicate DBE Type	Type of Product or Service *	Contract Estimate \$	Actual Amount Paid to DBE Firm
				Municipality Completes at Project Closeout
Prime: MSA Professional Services, Inc.	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other <input checked="" type="checkbox"/> N/A	Engineering	\$724,062	
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Prime:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other <input type="checkbox"/> N/A			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Prime:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other <input type="checkbox"/> N/A			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
				Total MBE \$ _____
				Total WBE \$ _____
				Total Other \$ _____

*Type of Product or Service examples: landscaping, trucking, supplies, equipment, paving, concrete, plumbing, electrical, excavating, testing, design, etc.

Name of Person Completing This Form Britta Moline	Email Address bmoline@msa-ps.com	Phone Number 608-355-8963
--	-------------------------------------	------------------------------

Certification		
I certify that, to the best of my knowledge and belief, the information provided on this form is complete and correct.		
Name/Title of Municipal Official Ed Wojnicz	Signature <i>Edward E. Wojnicz</i>	Date Signed 04-30-2020

EXHIBIT E

ENVIRONMENTAL IMPROVEMENT FUND
 CONTRACT UTILIZATION OF DISADVANTAGED BUSINESS ENTERPRISES (DBE)

MANDATORY PROJECT CLOSEOUT DOCUMENT

Note: This form is authorized by s. NR 162.14(4)(b)4, Wis. Adm. Code. Receipt of this completed form by the Department is mandatory prior to receiving a final disbursement. The information printed on this form is taken from the completed DBE Subcontractor Utilization Form (EPA Form 6100-4). Any changes or additions made to the list of prime contractors and DBE subcontractors during the construction must be reflected on this form at closeout. Personal information collected on this form will be used for program administration and must be made available to requesters as required by Wisconsin Open Records Law (s. 19.31 – 19.39, Wis. Stats.).

Municipality Name: City of Wisconsin Dells	Project Number: 4151-07	Loan/Grant Amount: \$2,654,524
Project Description: Construct Biosolids Processing Facility		
Did the municipality satisfy the DBE requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no, refer to Project Manager Summary Page of the FAA.)		

Construction/Equipment/Supplies Contracts	Indicate DBE Type	Type of Product or Service *	Contract Estimate \$	Actual Amount Paid to DBE Firm
				Municipality Completes at Project Closeout
Prime: Staab	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> Other X N/A	Construction	\$7,227,000	
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
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Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
Prime:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other <input type="checkbox"/> N/A			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
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Prime:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other <input type="checkbox"/> N/A			
Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
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Sub:	<input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Other			
				Total MBE \$ _____
				Total WBE \$ _____
				Total Other \$ _____

**CITY OF WISCONSIN DELLS
RESOLUTION NO. _____**

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, that based upon the recommendation of the Finance Committee from their May 18, 2020 meeting;

It APPROVES waiving "Sec. 5.9-Road Agreement Contingency" in the Tax Incremental District #2 Development Agreement with Stony Acres, LLC.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk/Coordinator

Vote: _____ ayes; _____ nays; _____ abs

Date Introduced: May 18, 2020

Date Passed:

Date Published:

DRAFT

May 1, 2020

Duane Kleinsasser
Stony Acres, LLC
16100 Ridgeview Lane
Viola, Wisconsin 54664

Re: *Wisconsin Dells - Stony Acres Development Agreement*

Dear Duane,

Section 5.9 of the Agreement provides in pertinent part as follows:

9. Road Agreement Contingency. The parties agree that neither party shall begin to perform this agreement until the City has secured an agreement satisfactory to the City, in its sole discretion, regarding Jones Road and South Frontage Road which agreement will include, without limitation, the following:
 - a. Identification and dedication of right-of-way at no cost to the City.
 - b. Vacate Jones Road cul-de-sac.
 - c. Designate event(s) giving rise to construction, installation and connection (looping) of Jones Road and South Frontage Road with Trout Road.
 - d. Allocation of responsibility for costs of construction.

You advise that your purchase of the development site land has been delayed because the contingency has not been removed by the City. At my request, the Common Council on May 18, 2020 agreed to waive the contingency.

That action was taken because:

1. The City has identified the needed right-of-way and is satisfied it can be reasonably acquired.
2. We anticipate that the Jones Road cul-de-sac will be vacated during the June meeting cycle.
3. The City will have sole discretion regarding the timing for construction, installation and connection of the looped roads.
4. It has always been the City's plan to bear primary responsibility for the costs of construction.

Page 2
May 1, 2020

The City hopes that the release of this condition will speed your closing and commencement of construction.

Very truly yours,

CITY OF WISCONSIN DELLS

Edward Wojnicz
Mayor

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting;

IT APPROVES the application for a Conditional Use Permit submitted by Kwik Trip, Inc. for Vehicle Fuel Sales at 420 State Hwy 13, Sauk County Parcel 291-0117-00000, with the condition that the applicant take ownership of the property.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: May 18, 2020
Date Passed:
Date Published:

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	72187
Application number	_____

1. Applicant information

Applicant name Brad Fry - Kwik Trip, Inc.

Street address 1626 Oak Street

City La Crosse

State and zip code 54603

Daytime telephone number 608-793-6414

Fax number, if any _____

E-mail, if any bfry@kwiktrip.com

2. Subject property information

Street address	<u>S.T.H. 13</u>	
Parcel number	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City	
Current zoning classification(s)	<u>C-4 Commercial - Large Scale</u>	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: www.citywd.org
Describe the current use	<u>An empty parking lot is located on the subject property</u>	

3. Proposed use. Describe the proposed use.

Construction of a convenience store with vehicle fuel sales and an attached one-bay carwash

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

It will be anticipated to have 24 hours of operation. No other conditions will affect neighboring properties. Site improvement plans will increase the general aesthetics of area

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Given that the existing site is an empty lot an increase in traffic volume is anticipated. The site will be well lit and waste will be filtered from storm water pipes

6. **Review criteria.** The plan commission in making its recommendation and the common council in making its decision must consider the factors listed below. Provide a response to each. (See Section 19.373 of the Municipal Code.)

- a. Consistency of the proposed use with the city's comprehensive plan and neighborhood plan or other subarea plan, if any

The proposed store will fit into the commercial district that the site is currently in.

- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site

A turn lane already exists at the main access point of the lot. The site plan was also designed to have thorough flow of traffic on site. See site plan for closer look at car wash and fueling stations location

- c. The suitability of the subject property for the proposed use

The subject property is big enough and has been determined a suitable location for a new Kwik Trip.

- d. Effects of the proposed use on the natural environment

Filters will protect natural storm water to be contaminated from potential fuel waste and/or any other potential waste

- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

No changes are expected as the closest store, IHOP, is currently open 24 hours a day.

- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district

The site has existing pavement that will be replaced. This along with keeping a well-maintained store will increase the overall look to the surrounding properties.

- g. Effects of the proposed use on the city's financial ability to provide public services

N/A

Conditional Use Permit (CUP) and Site Plan Application
Vehicle Fueling Sales – 420 STH 13
Staff Report for Plan Commission, 5/11/2020

The City of Wis. Dells has received a Conditional Use Permit (CUP and Site Plan application from Kwik Trip, Inc to develop a VEHICLE FUEL SALES facility at 420 STH 13, which is currently parcel 291-0117-00000 located on a vacant lot across the street from the Paul Bunyan Lumberjack Show. Previously this property housed Black Bart's, then the Dells Comedy Club before the building was removed. The current parcel includes property on either side of Hulbert Creek. In March 2020 the City approved a CSM to effectively divide the parcel into two parcels, one in front of the creek and one behind. This project will be on the property in front of the creek, and the applicant still needs to acquire that property. The current owner would retain ownership of the property behind the creek.

This project includes a vehicle fueling island, convenience store, and car wash. The current zoning for this property is C-4 Commercial – large scale. The VEHICLE FUEL SALES and their accessory uses are allowed as a Conditional Use (CUP) in the C-4 Zoning District. The application has submitted fully detailed plans and has applied to obtain their Site Plan Approval concurrently with their CUP land use approval.

The first step should be to approve the CUP for the general use and concept of the plan. Then the City would move on to a second step to approve the Site plan, which is a more detailed review of the specific design of the proposed use. In this case, the Land Use is Vehicle Fuel Sales, which includes accessory uses as a convenience store and car wash. The general concept of the use is to locate the convenience store towards the south-east or back part of the lot with the Vehicle fueling island located near the drive entrance west of the store. This orients the main entrance to the building to the west and the secondary entrance and car wash exit to the north. There is also a secondary exit from the property to the IHOP Parking lot to the east.

Being in a more large scale commercial zone, surrounded by other commercial uses rather than residences, would seem to mitigate the potential nuisances from items like traffic, car wash noise, and lighting. This is proposed to be a 24 hour operation.

The storm water management at this location remains important to protect Hulbert Creek. A storm water management plan has been submitted that utilizes a large storm pond with outlet controls to control peak flow to the 100-year storm event. The applicant has confirmed that they have consulted with the DNR on their proposed development of this site near Hulbert Crk and the DNR has confirmed they are in full compliance with DNR requirements.

The City consulting engineer, MSA, suggested the access to Hulbert Crk be blocked and a pedestrian access to the store from the STH 13 sidewalk be provided. The applicant has provided updated plan address both of these items.

The Zoning Code Standards for a Vehicle Fuel Sales use call for one (1) parking spaces for each 300 sq ft of gross floor area. This project is an approximately 8,700 sq ft convenience store plus approximately 1,900 sq ft of accessories, such as a car wash and outdoor seating area. The total 10,900 sq feet would require 37 parking stalls. The plan indicates 43 parking stalls plus 2 vacuum stalls. It is also noted that the plan allows for at least 30 ft drive aisles (rather than the minimum required 24 ft wide drive aisles).

The City Comprehensive plan specifies this location as a commercial development area.

This development may generate increased traffic on STH 13.

This project will develop property that is currently vacant but used to house a restaurant.

Being in a large scale commercial area, the traffic from this development does not appear to have much potential to impact surrounding properties.

This project should not have a negative effect on the city's financial ability to provide public services.

Any approval of the CUP should have the following contingencies:

1. The applicant take control of the property

Any approval of this Site plan should have the following contingencies:

1. The applicant take control of the property
2. If the City cannot service the dumpster enclosure, the applicant will obtain their own private solid waste service.
3. The storm water pond shall be maintained to operate as designed and prevent it from creating issues in Hulbert Creek.

Chris Tollaksen – City of Wis. Dells Zoning

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting;

IT APPROVES the Site Plan Application submitted by Kwik Trip, Inc. for construction of a Fueling Station and Convenience Store at 420 State Hwy 13, Sauk County Parcel 291-0117-00000, with the conditions:

1. The applicant takes control/ownership of the property.
2. If the city cannot service the garbage dumpster enclosure, the applicant will obtain their own private solid waste service.
3. Storm water pond shall be maintained to operate as designed and to prevent it from creating issues in Hulbert Creek.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: May 18, 2020
Date Passed:
Date Published:

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this form from the zoning administrator.

- Office Use Only -

Initial application fee	
Receipt number	
Application number	

1. Applicant information

Applicant name Brad Fry – Kwik Trip, Inc.

Street address 1626 Oak Street

City La Crosse

State and zip code WI 54603

Daytime telephone number 608-793-6414

Fax number, if any _____

E-mail, if any bfry@kwiktrip.com

2. Subject property information

Street address	<u>S.T.H. 13</u>	
Parcel number		Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>C-4 Commercial – Large Scale</u>	
Describe the current use	<u>An empty parking lot is located on the subject property. It currently has no use.</u>	

3. Proposed use. Describe the proposed use.

Construction of a convenience store with vehicle fuel sales and an attached one-bay carwash is designed for this property.

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

It will be anticipated to have 24 hours of operation. Daily deliveries for merchandise and fuel are expected. Site improvement plans will increase the general aesthetics of area. No other conditions will affect neighboring properties.

5. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Given that the existing site is an empty lot an increase in traffic volume is anticipated. The site will be well lit, and waste will be filtered from storm water pipes to avoid contamination. Easier access for delivery trucks have been considered and designed for.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

6. **Review criteria.** In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 19.393 of the Municipal Code.)

a. Consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any

The proposed store will fit into the commercial district that the site is currently in.

b. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site

A turn lane already exists at the main access point of the lot. The site plan was also designed to have thorough flow of traffic on site. See site plan for closer look at car wash and fueling stations location.

c. Effects of the project on the natural environment

Filters will protect natural storm water to be contaminated from potential fuel waste and/or any other potential waste

d. Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

No changes are expected. The lot to the east, IHOP, is currently open 24 hours a day and the lot to the west is a vacant lot

e. The overall appearance of the project

Kwik Trip will increase the overall appearance of the area. All stores take pride in keeping a well-lit and maintained store for customers to interact with.

f. If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:

1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.

2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: February 27, 2008

3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.

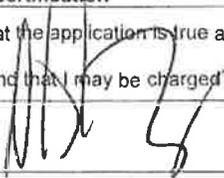
5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.

6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.



3-3-2020

Applicant Signature



MSA

Memo

To: Chris Tollaksen-Zoning Administrator, City of Wisconsin Dells
From: Chuck Bongard, P.E.
Subject: Kwik Trip Convenience Store 1113 Site Plan Review
Date: March 20, 2020

I have reviewed the plans submitted with the Conditional Use Application for the Gas Station/Convenience Store proposed to be constructed by Kwik Trip along the south side of State Trunk Highway 13 immediately west of the International House of Pancakes. I have the following comments:

Background and Site Information:

This is a 4.67 acre parcel south of STH 13 between Trout Road and US Highway 12. The parcel is bisected in an east-west direction by Hulburt Creek with the construction proposed on the northerly 2.6 acres of the property. There is an existing paved parking area on the property. This is an existing commercial corridor on a State Trunk Highway so the proposed use would seem appropriate.

Access and Circulation:

The main point of access is off of STH 13 at the west edge of the parcel. This access point is opposite the existing median opening on the highway with turning and acceleration lanes currently in place. This westerly entrance terminates near the north edge of the creek where the former driveway crossing has washed out. A barrier should be required at the termination of this drive.

A drive connection is also shown to the east to connect with the IHOP parcel which is good to provide a secondary outlet.

There is an existing sidewalk along the south side of the STH 13 frontage of this property. There is no provision for pedestrian access shown to the store. There will be inherent conflicts between vehicles and pedestrians on-site but it would be desirable to give pedestrians an option to walk to the store without having to walk in the busy entrance driveway. Consideration should be given to providing a pedestrian sidewalk from the public sidewalk to the parking area opposite of the north entrance to the store. Pavement marking could also be required across the parking lot at this location.

Grading and Drainage:

The floor elevation of the proposed store is shown to be approximately 2-3 feet above the elevation of the existing asphalt pavement on the site and the site essentially drains away from the store in all directions. This elevation appears appropriate.

Storm Water Management:

The site is shown to be served by a storm water detention basin to the south of the store. Calculations provided show that the system as designed will attenuate flow up to and including the 100-year rainfall event.

There are a number of catch basins shown on the property that are shown to contain a sump condition with an outlet control that is designed to keep oil and grease and sediment out of the receiving stream. These are water quality measures which are appropriate.

Utilities:

There is one connection to the City water system shown which is a live tap to the 12-inch diameter main along the south side of STH 13. The store building and carwash are shown to be served by a 4-inch diameter main which is shown as C-900 pipe which is plastic. These will both be private mains owned by Kwik Trip.

Sanitary sewer service to the property is shown to be provided by installing a new 6-inch diameter main in the driveway area to the west of the building. The existing sewer main in this area is shown to be out of service. A new manhole will be constructed over the existing 8-inch sanitary sewer on the edge of STH 13. This will allow for access to cleaning and the ability to monitor the discharge from the store.

This is the extent of my comments at this time.



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

February 27, 2020

City of Wisconsin Dells
Chris Tollaksen – Zoning Administrator
300 La Crosse Street
Wisconsin Dells, WI 53965

RE: Kwik Trip Store 1113 on Highway 13

Dear Mr. Tollaksen:

This letter is intended to accompany the submittal for our application to the City of Wisconsin Dells Economic Development Department for the requested Site Development Plan Review and also a Conditional Use Permit for the carwash and vehicle sales portion of the project. Please accept this letter as our request to be placed on the next available Planning & Zoning Commission Meeting Agenda as well as the City Council Meeting Agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with an integral single bay carwash and a 10-dispenser fueling canopy. Included with the applications in the submittal is 1 full size 24x36 and 1 -11x17 copy of the Site Improvement Plans. I have also included the ALTA Survey, Building and Canopy Elevations, Signage Plans and the Storm Water Management Plan.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the City of Wisconsin Dells. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$500,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Wisconsin Dells may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,



Brad Fry
Project Manager
Store Engineering
bfry@kwiktrip.com
608-793-6414

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting;

IT APPROVES a Conditional Use Permit to Kwik Trip, Inc. for Vehicle Fuel Sales at 1013 Broadway, Columbia County Parcel 11291-1008.05 with the following conditions:

1. Applicant takes control/ownership of the property.
2. Buffer is established and maintained between this development and the surrounding properties. The facility will cooperate with the city to install reasonable additional buffers as may be deemed necessary for issues such as headlights shining into neighborhood residences.
3. Noise nuisance from the car wash be mitigated as much as possible. This include noise screens and limiting the hours of operation of 7:00am to 10:00pm.
4. Applicant cooperates with the city to address nuisances to surrounding properties that may develop.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays

Date Introduced: May 18, 2020

Date Passed:

Date Published:

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

General Instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	72186
Application number	_____

1. Applicant information

Applicant name Brad Fry - Kwik Trip, Inc.

Street address 1626 Oak Street

City La Crosse

State and zip code 54603

Daytime telephone number 608-793-6414

Fax number, if any _____

E-mail, if any bfry@kwiktrip.com

2. Subject property information

Street address	On the corner of Race Street and Broadway Avenue	
Parcel number	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	C-1 Neighborhood Commercial & C-2 Downtown Commercial	Note: the Zoning map can be found on the "Planning & Zoning" Department page of the City web-site: www.citywd.org
Describe the current use	Currently this site has several motel buildings for the Indian Trail Motel	

3. Proposed use. Describe the proposed use.

Construction of a convenience store with vehicle fuel sales and an attached one-bay carwash

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

It will be anticipated to have 24 hours of operation. See site plan for location of carwash. It faces an empty lot across the street. Daily deliveries for merchandise and fuel are expected. No other conditions will affect neighboring properties.

CONDITIONAL USE APPLICATION
Wisconsin Dells, Wisconsin
Version: May 21, 2007

5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Given that the existing site is a small motel, an increase in traffic volume is anticipated. The site will be well lit and waste will be filtered from storm water pipes to avoid contamination. Easier access for delivery trucks have been taken into account and designed for.

6. **Review criteria.** The plan commission in making its recommendation and the common council in making its decision must consider the factors listed below. Provide a response to each. (See Section 19.373 of the Municipal Code.)

- a. Consistency of the proposed use with the city's comprehensive plan and neighborhood plan or other subarea plan, if any

The proposed store will fit into the commercial district that the site is currently in.

- b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site

Three access points are located on the property. This will divide up traffic and keep a regular flow on and off nearby roads.

- c. The suitability of the subject property for the proposed use

The subject property is big enough and has been determined a suitable location for a new Kwik Trip.

- d. Effects of the proposed use on the natural environment

Filters will protect natural storm water to be contaminated from potential fuel waste and/or any other potential waste. Also, a storm pond has been designed on the property to limit runoff.

- e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

No changes are expected as a Kwik Trip does not produce significant noise for the surrounding areas

- f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district

The site has existing pavement that will be replaced. This along with keeping a well-maintained store will increase the overall look to the surrounding properties.

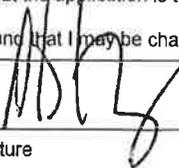
- g. Effects of the proposed use on the city's financial ability to provide public services

N/A

CONDITIONAL USE APPLICATION
Wisconsin Dells, Wisconsin
 Version: May 21, 2007

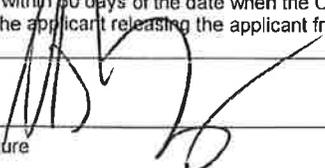
7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

♦ I certify that the application is true as of the date it was submitted to the City for review.	
♦ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.	
	3-3-2020
Applicant Signature	Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 19, Article 4, Division 6, of the City's Municipal Code.
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Reimbursement Agreement for Application Review Costs

<p>A. Payment for Eligible Costs. By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.</p> <p>B. Guarantee of Payment. To guarantee reimbursement, the applicant shall submit one of the following along with this application:</p> <ol style="list-style-type: none"> 1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or 2. a cash deposit in an amount as set by the zoning administrator. <p>If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.</p> <p>If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.</p> <p>If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.</p> <p>C. Termination of Guarantee. If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 30 days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.</p>	
	3-3-2020
Applicant Signature	Date

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

Project Map Checklist

Project Information	Included ?
Project name (e.g., business name, subdivision name)	<input checked="" type="checkbox"/>
Applicant name	<input checked="" type="checkbox"/>
Preparation date	<input checked="" type="checkbox"/>
Survey Information	
North arrow and graphic scale	<input checked="" type="checkbox"/>
Address of subject parcel or legal description	<input checked="" type="checkbox"/>
Property boundaries	<input checked="" type="checkbox"/>
Acreage of subject parcel	<input checked="" type="checkbox"/>
Project Development Information	
Easements/rights-of-ways (location, width, purpose, ownership)	<input checked="" type="checkbox"/>
Common areas/conservancy areas (location, purpose, ownership)	<input checked="" type="checkbox"/>
Setting	
Property boundaries within 50' of the subject parcel	<input type="checkbox"/>
Land uses within 50' of the subject parcel	<input type="checkbox"/>
Zoning district boundaries within 50' of the subject parcel	<input type="checkbox"/>
Municipal boundaries within 50' of the subject parcel	<input checked="" type="checkbox"/>

Site Features (Existing and Proposed)	Included ?
Wetlands	<input checked="" type="checkbox"/>
Woodlands	<input checked="" type="checkbox"/>
Wildlife habitat, including critical wildlife habitat	<input checked="" type="checkbox"/>
Environmentally sensitive features	<input checked="" type="checkbox"/>
Water resources (rivers, ponds, etc.)	<input checked="" type="checkbox"/>
Floodplain boundaries	<input checked="" type="checkbox"/>
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	<input type="checkbox"/>
Fences, buffers, and berms	<input type="checkbox"/>
Existing trees and other prominent vegetation	<input type="checkbox"/>
Transportation Facilities (Existing and Proposed)	
Streets	<input checked="" type="checkbox"/>
Driveways and road access onto public and private roads	<input checked="" type="checkbox"/>
Sidewalks / trails	<input checked="" type="checkbox"/>
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	<input type="checkbox"/>
Existing within 50' of subject parcel	<input type="checkbox"/>



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

February 27, 2020

City of Wisconsin Dells
Chris Tollaksen – Zoning Administrator
300 La Crosse Street
Wisconsin Dells, WI 53965

RE: Kwik Trip Store 1118 on the corner of Broadway Avenue and Race Street

Dear Mr. Tollaksen:

This letter is intended to accompany the submittal for our application to the City of Wisconsin Dells Economic Development Department for the requested Site Development Plan Review and also a Conditional Use Permit for the carwash and vehicle sales portion of the project. Please accept this letter as our request to be placed on the next available Planning & Zoning Commission Meeting Agenda as well as the City Council Meeting Agenda.

Kwik Trip, Inc. is proposing the construction of a convenience store with an integral single bay carwash and a 10-dispenser fueling canopy. Included with the applications in the submittal is 1 full size 24x36 and 1 -11x17 copy of the Site Improvement Plans. I have also included the ALTA Survey, Building and Canopy Elevations, Signage Plans and the Storm Water Management Plan.

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the City

This project will be a multi-million dollar investment in the City of Wisconsin Dells. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$500,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Wisconsin Dells may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,



Brad Fry
Project Manager
Store Engineering
bfry@kwiktrip.com
608-793-6414



Conditional Use Permit (CUP) and Site Plan Application
Vehicle Fueling Sales – 1013 Broadway
Staff Report for Plan Commission, 5/11/2020

The City of Wis. Dells has received a Conditional Use Permit (CUP) and Site Plan application from Kwik Trip, Inc to develop a VEHICLE FUEL SALES facility at 1013 Broadway, which is parcel 11291-1008.05 located on the North-East corner of the Broadway and Race St. This project includes a vehicle fueling island, convenience store, and car wash. The current zoning for this property is both C-1 Commercial – neighborhood and C-2 Commercial – downtown. The first 120 from Broadway is C-2 and the remainder of the property is C-1. The VEHICLE FUEL SALES and their accessory uses are allowed as a Conditional Use (CUP) in the C-1 Zoning District and in the C-2 Zoning District East of Church St. The application has submitted fully detailed plans and has applied to obtain their Site Plan Approval concurrently with their CUP land use approval.

The first step should be to approve the CUP for the general use and concept of the plan. Then the City would move on to a second step to approve the Site plan, which is a more detailed review of the specific design of the proposed use. In this case, the Land Use is Vehicle Fuel Sales, which includes accessory uses as a convenience store and car wash. The general concept of the use is to locate the convenience store at the corner of Broadway and Race St, with the Vehicle fueling island located north of the store. This orients the main entrance to the building to the north, away from Broadway. There would also be an entrance from Race St. The car wash would run parallel to Broadway, with the back of the store facing east. It is noted that the placement of the vehicle fueling island to the north is required do to municipal well setbacks on the site. It is noted that the Design Review Committee has approved the design of this project site, building, and signage.

The fueling islands for this project are located away from Broadway due to the separation requirements from a City municipal well. During some initial review of fueling stations on Broadway in general it was found that the DNR has relaxed the separation guidelines between underground fuel tanks and municipal wells. Current construction standards of fuel storage tanks and fueling islands have reduced the risk of gasoline spills. Still, the City chose to maintain the same local separation standards from municipal wells.

The City has received some e-mails from the public with concerns about the project. Those e-mails have been provided in this packet for entry into the record during the Public Hearing. Some of the concerns were about the site lighting leaking off site through the night, questions about increased traffic, and potential improvements at Race St. such as stop lights, how big the planted trees will be, and requesting a privacy fence to address headlight shine. In response, the applicant has submitted a photometric plan showing at most 0.1 foot candles at the curb (ground level) and 0.0 foot candles at the curb on the opposite side of the street. It is expected that there will be increased traffic on Race St. but no additional traffic lights are planned at this time. The tree (3) accesses in and out of this site will allow the alternative routes if one becomes backed up. The trees will be planted at 10' to 16' in height and are expected to grow to 30' to 50'. The applicant is confident that their landscaping plan will provide substantial buffering from their facility to the neighboring properties. They have agreed to cooperate with the City to reasonable improvements to the buffering if deemed necessary. The developer does not want to install a privacy fence, and does believe the commercial nature of this zone should be considered.

Another public question was about air quality standards around the gas station. The DNR, EPA, and DATCP have standards and recommendations for gas stations to ensure air quality is not effected. This facility would be expected to conform with EPA, DNR, and/or any other air quality standards that may apply. This office has reached out to the DNR and spoke to both a DNR Small Business Environmental Assistance Coordinator and a DNR Environmental Toxicologist. Both DNR officials relayed that the current standards for gasoline, gasoline bulk tanks, bulk fueling tanks, and in vehicle tanks, now control air contaminants from being released from the site.

One of the main concerns with this concept is the car wash location on Broadway. The primary concern would be the noise produced by the drying fans at the exit of the car wash, although certain automatic car washes include a

loud "Stop" buzzer. The car wash is oriented parallel with Broadway and cars enter from the east, move west through the wash and exit facing west. Along the west side of this project, there are motel rooms across Broadway. Across Race St is currently a vacant commercial lot, with residences further west and running north up Race St. It seems likely that any excess noise from the car wash could disturb the sleep of any number of people in this area. It has been suggested that a "privacy" fence be installed to buffer the noise. This does not appear to be a preferred solution, for either the City or Kwik Trip. Kwik Trip has proposed a full landscaping plan, to provide this buffering in a more aesthetic manner. Kwik Trip has also indicated they would limit the hours of operation of the car wash, Kwik Trip is proposing 6 am – 10 pm. Limiting the hours of operation should alleviate some of the noise concerns, however it seems like the 8 am time frame could pose a conflict of interest. While some people may wish to utilize the car wash before 8 am, others may feel that is too early for the noise. It is noted that the City generally limits noisy construction activities to between 7 am and 7 pm, with some consideration to allow noises until 10 pm. It seems the City may wish to retain the right to impose additional hours of use limitations on the car wash if deemed necessary in the future. To provide a starting ground and some certainty for Kwik Trip, if the car wash is approved, it is understood the operating hours are 9 am to 9 pm. Use beyond these hours may be allowed on a trial basis, but the City may retain the right to restrict the use of the car wash from 9 pm to 9 am.

Another significant concern with this project is the storm water management. As a significant development that will be discharging into the downtown storm water system, this system needs to control peak flows. A storm water management plan has been submitted that utilizes a dry storm pond to control peak flow to the 100-year storm event. The use of a dry pond would seem to mitigate many of the nuisance concerns that may arise from consistent standing water in the pond. Still, the pond area should continue to be maintained to function as designed and prevent it from becoming a nuisance. The pond does not appear to be located in an area of pedestrian activity, so a fence does not seem immediately necessary. However, it may be wise for it to be known that if issues arise, a fence may need to be installed around the pond.

The Zoning Code Standards for a Vehicle Fuel Sales use call for one (1) parking spaces for each 300 sq ft of gross floor area. This project is an approximately 8,000 sq ft convenience store plus approximately 3,000 sq ft of accessories, such as a car wash and outdoor seating area. The total 11,000 sq feet would require 37 parking stalls. The plan indicates 53 parking stalls. It is also noted that the plan allows for at least 35 ft drive aisles (rather than the minimum required 24 ft wide drive aisles).

The City consultant engineer, MSA, provided additional review of this site and identified some enhancements to the Site plan, including: adding a sidewalk along Race St. for the entire length of this site, installing a manhole at the sanitary sewer connection, and providing some additional storm water modeling information. The applicant has provided updated plans that address all of these items.

The City Comprehensive plan specifies this location as a commercial development area.

This development will generate increased traffic on Race St. and Broadway, and may increase traffic on Wisconsin Ave. as well. This development will include a 5ft wide sidewalk along Race St.

This project will develop property currently utilized for a motel.

A high traffic development has the potential to impact surrounding properties. The use of buffers and proper management of the facility could minimize these issues.

If properly constructed and buffered from surrounding property, this development should not have a negative effect on the future development of commercial uses in this area. In fact, it is expected that this development will spur additional commercial development in this area.

This project should not have a negative effect on the city's financial ability to provide public services.

Any approval of the CUP should have the following contingencies:

1. The applicant take control of the property

2. A buffer is established and maintained between this development and the surrounding properties. The facility will cooperate with the City to install reasonable additional buffers as may be deemed necessary for issues such as headlight shining into neighboring residences.
3. The noise nuisance from the car wash be mitigated as much as possible. This includes noise screens and limited hours of operation. (Specify hours recommended by the Committee) **7AM - 10pm**
4. The applicant cooperate with the City to address nuisances to surrounding properties that may develop.

Any approval of this Site plan should have the following contingencies:

1. The applicant take control of the property
2. If the City cannot service the dumpster enclosure, the applicant will obtain their own private solid waste service.
3. The storm water pond shall be maintained to operate as designed and prevent it from creating a nuisance to the area, including by mosquitoes.
4. The applicant will cooperate with the City to make reasonable improvements to the buffer between neighboring properties.

Chris Tollaksen

City of Wis. Dells Planning and Zoning

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting;

IT APPROVES the Site Plan Application submitted by Kwik Trip, Inc. for construction of a vehicle fueling station and convenience store at 1013 Broadway, Columbia County Parcel 11291-1008.05 with the following conditions:

1. Applicant takes control/ownership of the property.
2. If the city cannot service the dumpster enclosure, the applicant will obtain their own private solid waste service.
3. Storm water pond shall be maintained to operate as designated and prevent it from being from creating a nuisance to the area, including mosquitos.
4. Applicant will cooperate with the city to make reasonable improvements to the buffer between neighboring properties.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: May 18, 2020
Date Passed:
Date Published:

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this form from the zoning administrator.

- Office Use Only -

Initial application fee	
Receipt number	
Application number	

1. Applicant information

Applicant name Brad Fry

Street address 1626 Oak Street

City La Crosse

State and zip code 54603

Daytime telephone number 608-793-6414

Fax number, if any _____

E-mail, if any bfry@kwiktrip.com

2. Subject property information

Street address	<u>On the corner of Race Street and Broadway Avenue</u>	
Parcel number		Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>C-1 & C-2</u>	
Describe the current use	<u>Currently the site has several motel buildings for the Indian Trail Motel</u>	

3. Proposed use. Describe the proposed use.

Construction of a convenience store with vehicle fuel sales and an attached one-bay carwash is designed for this property.

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

It will be anticipated to have 24 hours of operation. See site plan for location of carwash. It faces an empty lot across the street. Daily deliveries for merchandise and fuel are expected. No other conditions will affect neighboring properties.

5. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Given that the existing site is a small motel, an increase in traffic volume is anticipated. The site will be well lit, and waste will be filtered from storm water pipes to avoid contamination. Easier access for delivery trucks have been considered and designed for.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: February 27, 2008

6. **Review criteria.** In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 19.393 of the Municipal Code.)

a. Consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any

The proposed store will fit into the commercial district that the site is currently in.

b. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site

Three access points are located on the property. This will divide up traffic and keep a regular flow on and off nearby roads.

c. Effects of the project on the natural environment

Filters will protect natural storm water to be contaminated from potential fuel waste and/or any other potential waste. Also, a storm pond has been designed on the property to limit runoff.

d. Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

No changes are expected as a Kwik Trip does not produce significant noise for the surrounding areas.

e. The overall appearance of the project

Kwik Trip will increase the overall appearance of the area. All stores take pride in keeping a well-lit and maintained store for customers to interact with.

f. If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:

1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.

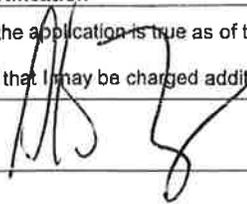
2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: February 27, 2008

3.	Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.
4.	Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
5.	Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.
6.	Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

<input checked="" type="checkbox"/>	I certify that the application is true as of the date it was submitted to the City for review.
<input checked="" type="checkbox"/>	I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.
	3-3-2020

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin

Version: February 27, 2008

Reimbursement Agreement for Application Review Costs

A. Payment for Eligible Costs.

By submitting this application for review, the applicant agrees to pay all administrative costs incurred by the City in the processing, study, and review of the application including costs for planning, legal, engineering, and related services, referred to herein as eligible costs.

B. Guarantee of Payment.

To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the zoning administrator; or
2. a cash deposit in an amount as set by the zoning administrator.

If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amounts necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges, and submit a written notice to the applicant.

If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in an amount as set by the zoning administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the zoning administrator. The applicant may withdraw this application prior to final action by the City Council by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimbursement agreement.

If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

C. Termination of Guarantee.

If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 60 days of the date when the City Council takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.

	3-3-2020
Applicant Signature	Date

 **MSA** Memo

To: Chris Tollaksen-Zoning Administrator, City of Wisconsin Dells
From: Chuck Bongard, P.E.
Subject: Kwik Trip Convenience Store 1118 Site Plan Review
Date: March 19, 2020

I have reviewed the plans submitted with the Conditional Use Application for the Gas Station/Convenience Store proposed to be constructed by Kwik Trip at the intersection of Broadway and Race Street. I have the following comments and recommendations:

Background and Site Information:

This is a 5.85 acre parcel at the northeast corner of Broadway and Race Street is currently occupied by the Indian Trails Motel. This is an existing commercial corridor on a State Trunk Highway so the proposed use would seem appropriate.

Access and Circulation:

The site plan shows 3 points of vehicular access. The one driveway off of Broadway is near the east edge of the parcel which maximizes the distance from the Race Street intersection which is good. The slight offset in alignment from Plum Street to the south is not optimal however aligning these two accesses is not feasible given property constraints.

The two access drives off of Race Street are well spaced from each other the southerly drive is an adequate distance from Broadway. The northerly of the two driveways aligns with Wisconsin Avenue to the west and would appear to be intended to serve additional development to the east.

There is an existing sidewalk along the Broadway frontage of this property. There is a proposed sidewalk shown along Race Street from Broadway up to just south of the southerly drive entrance. It is recommended that the applicant be required to install a 5 foot wide sidewalk along the entire Race Street frontage of this property including detectable warning fields on each side of the driveway openings. The City has previously discussed sidewalk along Race Street for development to the north and this would provide the connectivity for that sidewalk to Broadway.

Grading and Drainage:

The floor elevation of the proposed store is shown to be approximately 3-4 feet above the elevation of Broadway and relatively level with Race Street and slightly lower than lands to the east. There are several

sag points on the site plan that are drained by storm sewer catch basins with adequate surface overflow to the west and south in heavy rainfall events.

Storm Water Management:

As stated above, the site plan shows a storm sewer collection system serving the site. The proposed storm sewers connect to the City storm system under Broadway at two locations. One connection is to a curb inlet at the northeast corner of the intersection of Broadway and Race Street. That curb inlet is drained by a 12-inch diameter pipe which connects to a 24-inch diameter pipe along the south side of Broadway. The second connection point is to a curb inlet on the north side of Broadway near the east property line of the parcel. That inlet is drained by a 12-inch diameter storm sewer which drains into a 15-inch diameter pipe along the south side of Broadway eventually discharging into the 24-inch pipe at Race Street.

An updated submittal has been provided that shows a stormwater detention pond to the north of the pump islands. The calculations included with the revised submittal show that flow from the property is being attenuated to pre-development conditions for the 2, 10 and 100-year storms. My concern with the model results is that on-site piping system is shown to be handling high rates of flow for the size of the pipes. It is likely in high volume rainfall events that ponding will occur in the sag areas on the site when the pipes cannot keep up and these ponding areas will overflow to the south and west to the City Streets where there have been flooding issues in the past. The applicant should be required to provide an analysis of the internal and receiving pipe capacities and an estimate of the surface overflow that may occur in these heavier rains. The program that is being used issues warnings when capacities are exceeded and this information should be provided for review.

There are a number of catch basins shown on the property that are shown to contain a sump condition with an outlet control that is designed to keep oil and grease and sediment out of the City system. These are water quality measures which are appropriate.

Utilities:

There are two connections to the City water system shown, both to the 8-inch diameter main on Race Street. The store building and carwash are shown to be served by a 4-inch diameter main. There is an 8-inch diameter main connection shown at the intersection of the east-west service drive opposite of Wisconsin Avenue. This connection appears to be intended to serve future development. Both of the mains shown on the Kwik Trip property are designated as C-900 pipe which is plastic. These will both be private mains owned by Kwik Trip but a portion of each of these lines are under City street right-of-way and the City could require those portions to be installed with ductile iron pipe.

There are also two connections shown to the City sanitary sewer system. The store and carwash are served by a 6-inch diameter lateral which connects to a 12-inch main in Broadway. The plans show a wye connection at this location. I recommend that a manhole be required over the sewer main. This allows for better access to cleaning and the ability to monitor the discharge from the store.

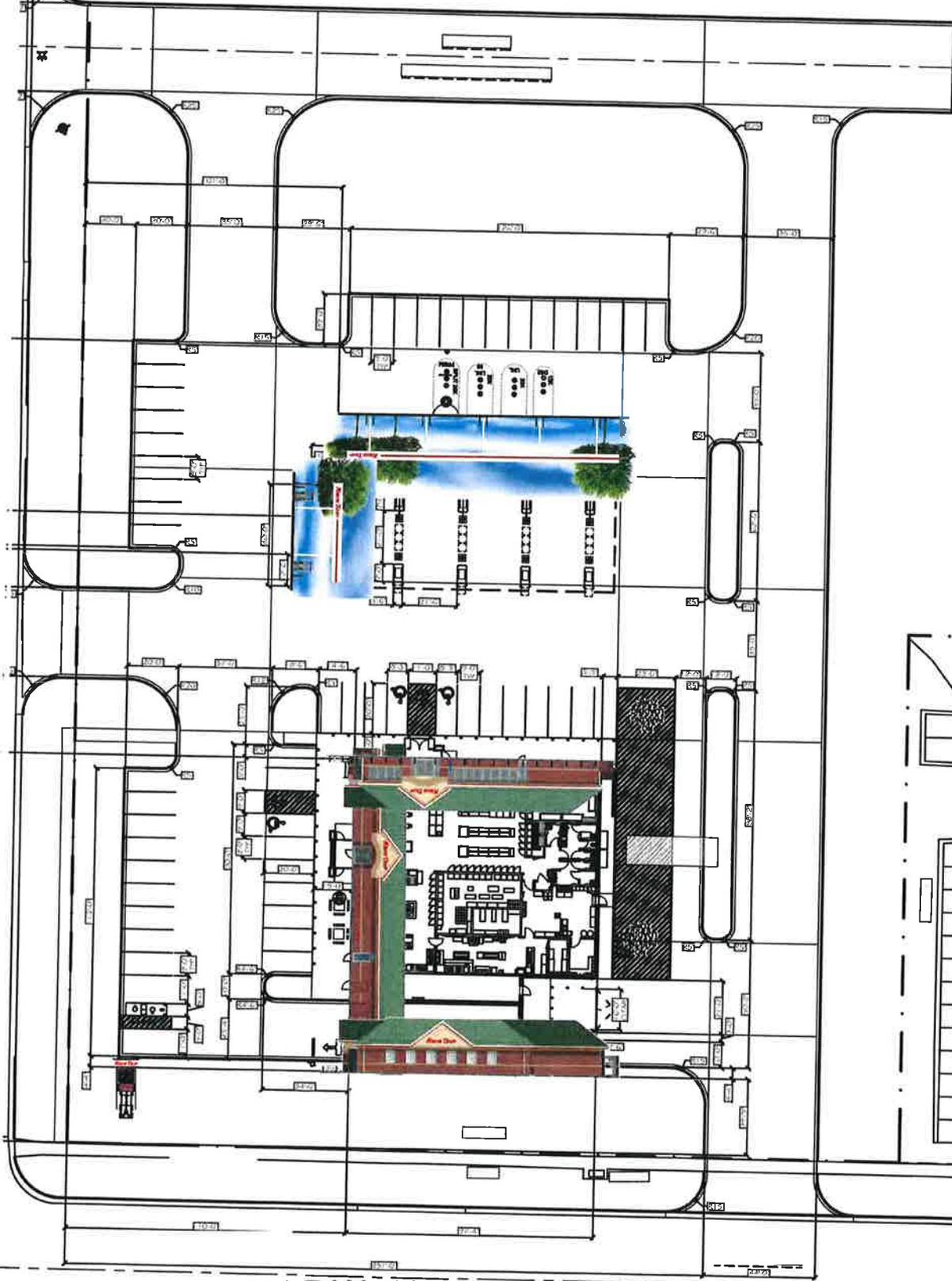


RACE ST

BROADWAY ST

RACE

BROADWAY



CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting;

IT APPROVES the Site Plan Application submitted by Movin' Out Kilbourn Wisconsin Dells, LLC, for construction of a Multi-family residential facility (60 unit, 4-story apartment building with detached garages) at 920 Race Street, Columbia County Parcel 291-1008.04, with the conditions:

1. The applicant takes control/ownership of the property.
2. Final building heights are approved contingent upon the building being equipped with a NFPA 13 sprinkler system.
3. Storm water pond outlet structure orifice design is to be approved by the city.
4. Storm water pond shall be maintained to prevent it from creating a nuisance to the area, including by mosquitos, orifice blockage, infiltration blockage due to long-term sediment build up, trash accumulation in or around the pond or pond fencing. A storm water maintenance agreement should be on file with the city.
5. Drainage on the north side of the building does not create a nuisance to the neighboring properties.
6. The wooded and landscaped area is established per plan and maintained to retain the buffer between this development and the surrounding properties.
7. Developer cooperates with the city on completing the connection to Michigan Avenue.

Edward E. Wojnicz, Mayor

Attest: _____
Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays
Date Introduced: May 18, 2020
Date Passed:
Date Published:

SITE PLAN APPLICATION

Wisconsin Dells, Wisconsin

Version: February 27, 2008

General instructions. Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this form from the zoning administrator.

- Office Use Only -

Initial application fee	\$300.00
Receipt number	
Application number	

1. Applicant information

Applicant name Movin' Out Kilbourn Wisconsin Dells, LLC

Street address 902 Royster Oaks Drive

City Madison

State and zip code WI, 53714

Daytime telephone number (608) 229-6910

Fax number, if any _____

E-mail, if any ms@movin-out.org

2. Subject property information

Street address	<u>920 Race Street</u>	
Parcel number	<u>11291-1008.04</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>C-1; Commercial Neighborhood</u>	
Describe the current use	<u>Vacant</u>	

3. Proposed use. Describe the proposed use.

Multi-family residential (60 unit, 4-story apt. bldg w/ 60 detached garages) pursuant to the Conditional Use Permit granted by the City Council on February 24, 2020.

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Residential Use

5. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

No potential nuisances are anticipated.

SITE PLAN APPLICATION
Wisconsin Dells, Wisconsin
Version: February 27, 2008

6. **Review criteria.** In making its decision, the Plan Commission must consider five factors as listed below. Provide a response to each. (See Section 19.393 of the Municipal Code.)

a. Consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any

The City Comprehensive plan specifies this location as a targeted multi-family re-development area. The property is a suitable location for multi-family housing and should increase additional commercial development in this area. This project is being proposed to address demand and need in the market for quality workforce housing.

b. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site

The project is designed to provide safe pedestrian and vehicular access. There is a drive access point from Race Street and a second drive access from Michigan Avenue to the development and pedestrian sidewalks are provided throughout the development. The Michigan Avenue driveway will be constructed but the actual connection point will be left as gravel until the Michigan Avenue extension is constructed. A new sidewalk will be constructed along Race Avenue to the west of the development.

c. Effects of the project on the natural environment

The current vacant land is dominated by mature deciduous tree cover. The existing trees will be retained as much as possible along the east side of the property between the proposed development and the highway. Existing trees along the north end of the property will also be retained to the extent possible. Open space and new landscaping will be provided in accordance with the City ordinance, in a fashion which ensures species resiliency and complimentary aesthetics.

d. Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances

The development will not have a negative effect on surrounding properties and will result in a safe and attractive property with adequate lighting to ensure safety at night, traffic patterns that promote safe pedestrian and vehicular access, and attractive landscaping that will be aesthetically pleasing. The access drive and main entrances are on the south side of the building, which should keep the traffic activity away from the residential properties to the north, and allow the building to buffer the majority of traffic and pedestrian activity from the neighbors. Garage units will provide a buffer to commercial properties to the south.

e. The overall appearance of the project

Design of the building and garages will provide a mix of natural colors, building materials, and design features to provide a smooth transition with the surrounding properties. Open space, existing trees and new complimentary landscaping will make the property visually pleasing.

f. If the project is a multi-family real estate development (more than 3 dwelling units), does the project meet the following standards:

1. All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as part of the landscaping plan; and, permanent and automatic irrigation facilities are provided in all planted landscaped area.

Project meets this standard.

2. Minimum open space is thirty (30%) percent of the net area being developed. The net area shall exclude dedicated or proposed-dedicated public rights-of-way.

Project meets this standard.

SITE PLAN APPLICATION Wisconsin Dells, Wisconsin

Version: February 27, 2008

3. Common open space areas are designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

Project meets this standard.

4. Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.

Project meets this standard.

5. Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50%) percent of the required open space.

This standard is optional, the applicant has opted to not include these types of features.

6. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

Project meets this standard.

7. **Project map.** Attach a scaled map showing the information as listed at the end of this application. Use one of the following page sizes as appropriate: 8½" x 11", 11" x 17", or 24" x 36".

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.



April 13, 2020

Applicant Signature

Date

Site Plan Application
Multi-family at Race and Michigan
Staff Report for Plan Commission, 5/11/2020

The City of Wis. Dells has received a Site Plan application from Movin' Out, Inc for their RESIDENCE, MULTI-FAMILY facility on parcel 11291-1008.04 located South-East of the intersection of Race St. and Michigan Ave. This project includes a 4-story apartment building, which will exceed the current 45 ft maximum building height. Exceeding the 45 ft height limit is allowable with a Conditional Use Permit if the building is equipped with a State approved sprinkler system. The request is to construct a sixty (60) units of mixed income, multi-family community. The current zoning for this property is C-1 Commercial – neighborhood. The multi-family residential land use is allowed as a Conditional Use (CUP) in the C-1 Zoning District. The CUP for this project was approved in February 2020.

The property that this proposed development will occur on has not yet been sold to Movin' Out, Inc. Any approval of this Site plan should be contingent on the the applicant taking control of the property.

The general plan for this project involves a Sixty (60) unit, 4-story apartment building and single story detached garages. The site will be accessed from a drive off of Race St, which will run through a parking lot on the southern half of the property. There will be detached garages to the south of the drive and surface parking to the north of the drive. The 4-story apartment building will be just north of the surface parking. The development will have a community space, likely in the 4-story building, and a playground area.

The Zoning Code Standards for a Residential, multi-family use call for two (2) parking spaces for each unit, plus an additional visitor parking space for every eight units. For a 60 unit development, the parking requirement would call for 128 parking spaces. The preliminary plan submitted contained 60 garage parking stalls and 88 surface parking stalls for a total of 148 parking stalls provided.

The proposed building site meets the minimum lot size requirements for a multi-family development of this size.

The Site plan indicates that the height of this building will be 47 ft. Building height is measured to the mid-point of the peak of the building. The top of the building wall will be 40 ft from grade, and the peak of the building will be 54 ft up from grade. The forth (4th) floor will be 31.5 feet above grade. The project is proposed for vacant wooded land immediately north of the Indian Trail Motel, and would run from Race St. to STH 13. It is noted that First Floor Elevation of this building is 934, as the existing ground it will sit on is higher than the surrounding area. The elevation of Michigan and Race in this area is 926. So the peak of this building will be approximately 62 ft above the street grade. It appears the plan for this site is to take the highest existing ground and build up the surrounding ground to that point, rather than cut down the high point. It is understood that even with the existing plan to fill in a majority of the building footprint, there is still a significant amount of earth that will be removed from the site. While removing the existing high point rather than building up to it would decrease the impact of this building, it would create a significant increase in cost.

An item of concern is the buffering of this development from surrounding properties. There are existing residences to the north-west of this facility that need to be protected. The developers appears to have moved the buildings south to keep them 80 ft from the neighboring property lines. They have also noted that they will maintain a landscape buffer between the building and the residents. The access drive and main entrances are on the south side of the building, which should keep the traffic activity away from the residents, and allow the building to buffer the majority of traffic and pedestrian activity from the neighbors. Any approval of this plan should carry the contingency that the wooded and landscaping buffers between this project and the existing residents to the north be maintained. While a significant wooded area is identified on the plan as remaining, construction activities can have a detrimental effect on the existing trees and a significant amount of the existing buffer could be lost. It is noted that a number of new trees will be planted on the north side of the building as part of the submitted landscaping plan.

Besides the visual impact of this building First Floor Elevation (FFE) being at a high point, it does create significant grades away from the building. There is a pedestrian walkway that runs around the building, which is accommodated by a flat area about 30 ft out from the building. This 30 ft area includes landscaping and trees (which

could probably be removed in an emergency), so it is not an open fire lane for emergency responder to work from. There is approximately 130 ft on the east side of the north face of the building that drops off at a 3:1 slope on the outside of the pedestrian path. This would seem to make firefighting in this area more difficult. It is understood that this building will be equipped with a sprinkler system, and the current fire safety measure of the modern building code should minimize the need for emergency response to the upper floor of the building. However, it is also understood that 4-story buildings are allowed to utilize the NFPA 13R standard for their sprinkler system, which does not require sprinkler heads in the attic. Given this building is being granted special permission to exceed the 45 ft maximum building height, in part because it is equipped with an automated sprinkler system, it seems reasonable that this sprinkler system should protect that portion of the building that exceed 45 ft in height, which would be the attic. It therefore seems reasonable to request the sprinkler system for this building be designed using the NFPA 13 standard, which include sprinkler protection of the attic area.

One of the main items of concern for this project was the storm water management. This plan appears to have a storm water management plan that controls peak flows up to the 50 year storm event. The storm water pond is adjacent to existing residents, but it appears that cannot be avoided. Any approval should carry a condition that the storm water pond be adequately maintained to prevent it from becoming a nuisance. This may include controlling for mosquitoes and keeping the pond area, drainage orifice, and fencing from accumulated debris, trash, or refuse. The pond design appears to use a pre-basin for treatment that will overflow into a larger pond for peak flow control. This facility operator will be responsible to ensure the pond is maintained so that it continues to operate as designed and does not create any nuisances to the area from items due to improper construction or lack of maintenance such as: overflow onto neighboring properties or excessive standing water due to decreased infiltration over time from sediment build up. The City consultant engineer, MSA, had requested some improvements to the storm water system which included: protecting the outlet orifice from blockage, providing a distinct overflow wier with erosion protection, provided freeboard in the storm water pond for the outlet structure overflow, and providing a drainage swale/ditch on the north side of the building. It appears the applicant has addressed all these concerns. There are some thoughts about better ways to stop plugging of the 4" orifice. It may be condition of approval that the City approve the final design of the outlet structure.

The developer has stated that they will retain ownership of the property after development is complete and operate and manage the property themselves. To date, the management of their existing property on Pioneer and Fitzgerald has been very good. The developer has stated that they will ensure that nuisances such as poor property maintenance, the accumulation of trash on the property and noise issues will not be systemic.

Another item identified during the CUP approval was the secondary access to Michigan Ave. The developer was asked to submit this Site plan with the Michigan Ave access included. The proposed plan includes a large turn around parking area east of the building and a second access drive to the Michigan Ave. Right of Way (ROW). The City generated a preliminary profile of an extension of Michigan Ave east to STH 13. Due much higher grade elevation of STH 13, the only reasonable location for connection to Michigan Ave is further west, near the existing end of pavement. However, a small extension of the pavement from the existing Michigan Ave is required to complete the connection.

Increased traffic along Michigan Ave may be unavoidable, as it may be a wise decision long term for the City to connect Michigan Ave to STH 13. This would provide improved traffic circulation through this part of the city, but would also significantly increase traffic to the section of Michigan Ave. The City will continue to evaluate connecting Michigan Ave to STH 13. The Site plan shows the applicants drive ending at their property line, however, if Michigan Ave existed they would need to continue their driveway approximately 25 ft north to connect to the street.

The City Comprehensive plan specifies this location as a targeted multi-family re-development area. This development will generate increased traffic on Race St. and Michigan Ave. This development will include adding a 5ft wide sidewalk along Race St.

The subject property appears to be a suitable location for multi-family housing. It has enough space for a multi-family development to be constructed and buffered to minimize the impacts on neighboring properties.

This project will develop currently vacant property.

A multi-family development has the potential to create a nuisance with surrounding properties. The use of buffers and proper management of the facility could minimize these issues.

If properly constructed and buffered from surrounding property, this development should not have a negative effect on the future development of commercial uses in this area. In fact, it is expected that this development will spur additional commercial development in this area.

This project should not have a negative effect on the city's financial ability to provide public services.

Any approval of this Site plan should have the following contingencies:

1. The applicant take control of the property
2. The final building heights are approved contingent on the building being equipped with an NFPA 13 sprinkler system.
3. The storm water pond outlet structure orifice design is approved by the City.
4. The storm water pond shall be maintained to prevent it from creating a nuisance to the area, including by mosquitoes, orifice blockage, infiltration blockage due to long term sediment build up, trash accumulation in or around the pond on in the pond fencing. A storm water maintenance agreement should be on file with the City.
5. The drainage on the north side of the building does not create a nuisance to neighboring properties.
6. The wooded and landscaped area is established per plan and maintained to retain the buffer between this development and the surrounding properties.
7. The developer cooperates with the City on the completing of the connection to Michigan Ave.

Chris Tollaksen

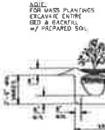
City of Wis. Dells Planning and Zoning



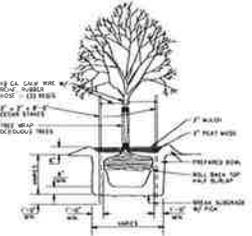
KILBOURN FLATS

LOOKING NORTH FROM RACE STREET
WISCONSIN DELLS, WI



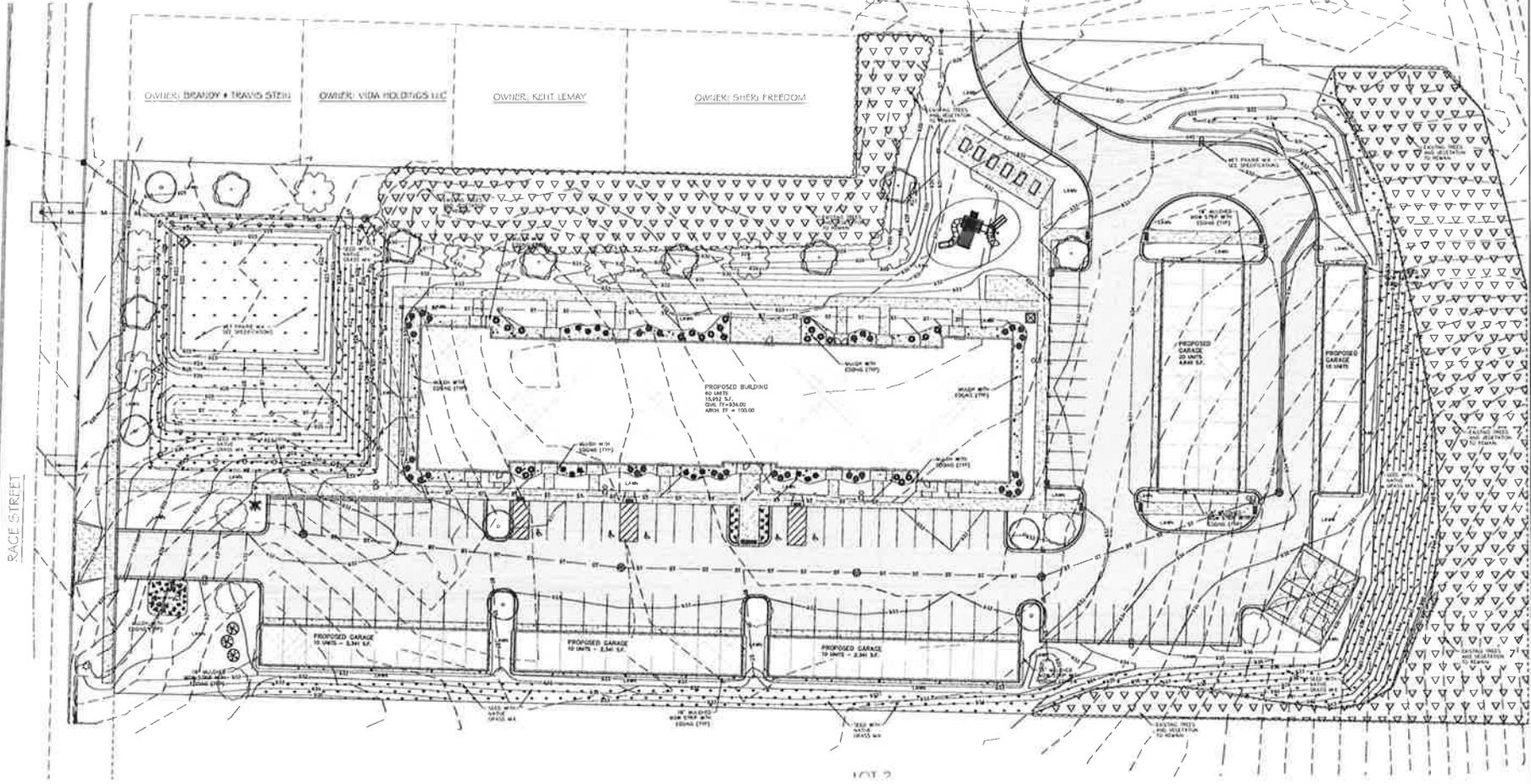


SHRUB PLANTING DETAIL
1/8\"/>



TREE PLANTING DETAIL
1/8\"/>

LANDSCAPING NOTES			
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE QUANTITY
DECIDUOUS TREES			
○	Spice Hyacinth	Ornithoglossum spheer	2" 3
○	Japanese Lilac	Syringa amurica	2" 7
○	Flowering Crabapple (Spring Snow)	Malus x florea (Spring Snow)	2" 8
○	Japanese Tree Lilac	Syringa reticulata	2" 6
EVERGREEN TREES			
●	Arbutus - Spice	Ulm americana 'spice'	2" 3
SCEDUOUS SHRUBS			
●	Sheep Laurel Shrub	Leucophaea cuneata	18" 24
DECIDUOUS SHRUBS			
●	Shrub Rosemary	Salvia rosmarinifolia	24" 24
●	Shrub Rose	Rosa rugosa	24" 24
PERENNIALS			
●	Daylily - White	Daylily	1 1/2" 24
●	Blue Alum Root	Blue Alum Root	1 1/2" 24



PROJECT INFORMATION

KILBOURN FLATS FOR:
MOVIN' OUT KILBOURN WISCONSIN DELLS, LLC
 920 RACE ST. • WISCONSIN DELLS, WI 53965

PRELIMINARY DATE:
 APR. 13, 2020
 APR. 15, 2020
 MAY 7, 2020

JOB NUMBER:
 2009820

SCALE BAR:
 NORTH
 1" = 20' SCALE
 FEET

C1.4

SPECIFICATION NOTE:
 SEE SHEET 001 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CIVIL LANDSCAPE AND RESTORATION PLAN

NOT FOR CONSTRUCTION

CITY OF WISCONSIN DELLS
RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the City of Wisconsin Dells, Columbia, Sauk, Adams and Juneau Counties, Wisconsin, based upon the recommendation of the City Plan Commission from their May 11, 2020 meeting;

IT APPROVES the Certified Survey Map requested by Helugus, LLC/Riverview Boat Line which extends the west line of Lot 1 approximately 108 ft.

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem, City Clerk

Vote: _____ ayes _____ nays

Date Introduced: May 18, 2020

Date Passed:

Date Published:

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-451



DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-451

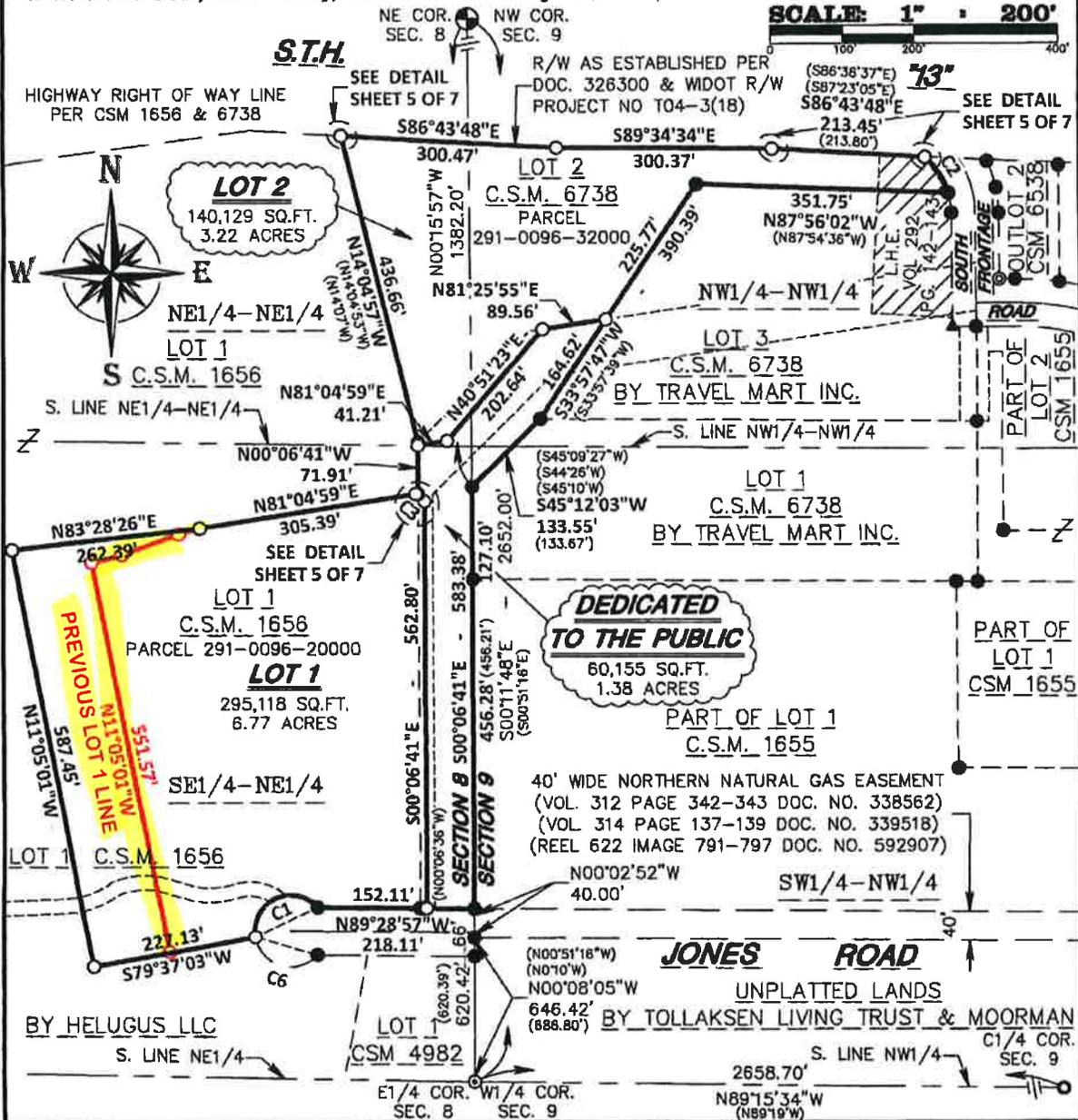
DWG. 819-451 CSM SHEET 1 OF 7

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____ Page _____

Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1658A & 1658B as Document No. 480116, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 495,402 sq.ft. 11.37 Acres

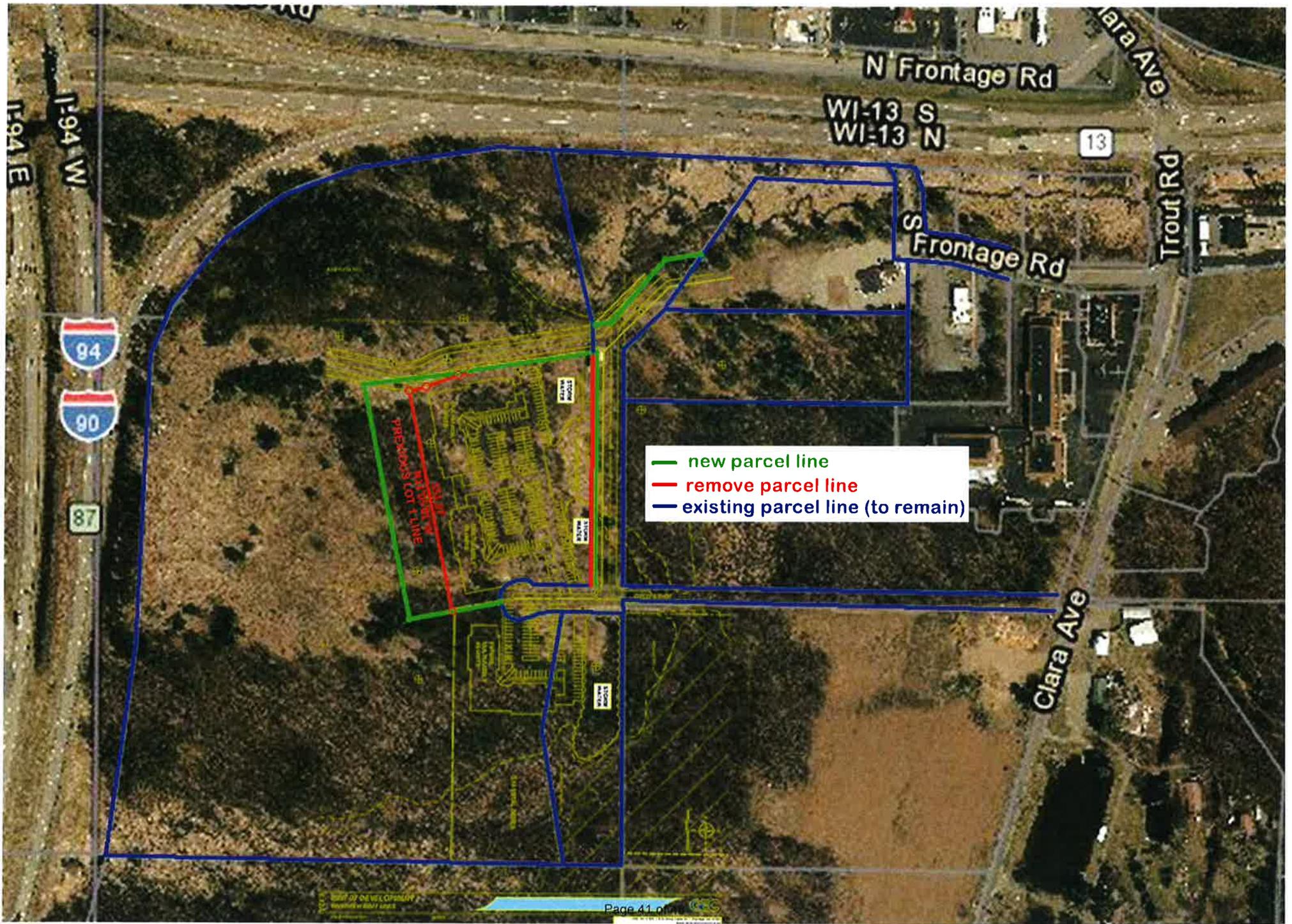
SCALE: 1" = 200'



OWNER:
PARCEL 291-0096-20000
HELUGUS LLC
P.O. BOX 830
WISCONSIN DELLS, WI 53965

OWNER:
PARCEL 291-0096-32000
RIVERVIEW BOAT LINE
P.O. BOX 410
WISCONSIN DELLS, WI 53965

CLIENT:
GENERAL ENGINEERING INC
916 SILVER LAKE DRIVE
PORTAGE, WI 53901



— new parcel line
— remove parcel line
— existing parcel line (to remain)

As prepared by:

G GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE (608) 742-7788 SALES (608) 844-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-451



DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-451

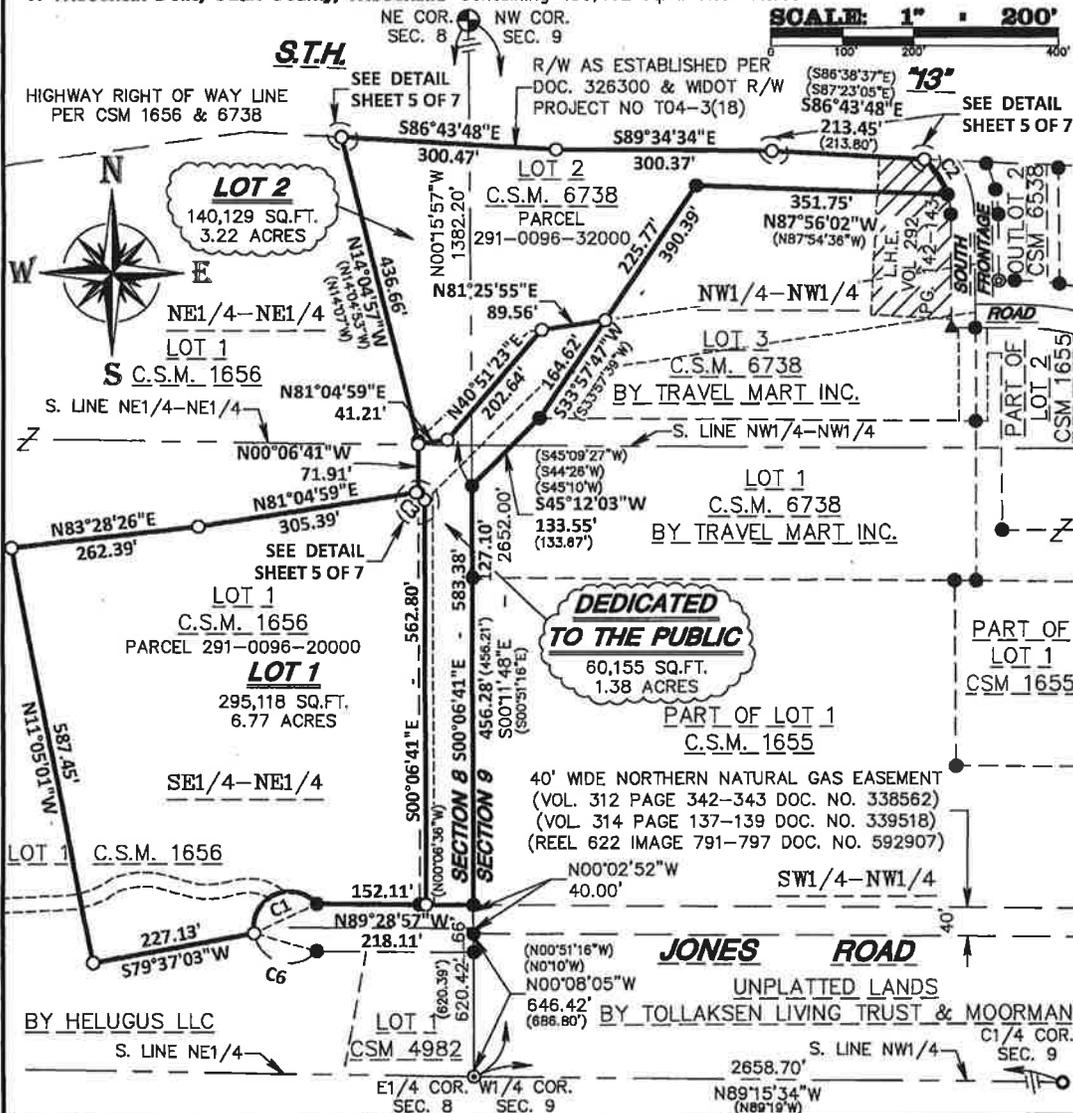
DWG. 819-451 CSM SHEET 1 OF 7

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 495,402 sq.ft. 11.37 Acres

SCALE: 1" = 200'



OWNER:
PARCEL 291-0096-20000
HELUGUS LLC
P.O. BOX 830
WISCONSIN DELLS, WI 53965

OWNER:
PARCEL 291-0096-32000
RIVERVIEW BOAT LINE
P.O. BOX 410
WISCONSIN DELLS, WI 53965

CLIENT:
GENERAL ENGINEERING INC
916 SILVER LAKE DRIVE
PORTAGE, WI 53901

As prepared by:
GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 825 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)



G & A FILE NO. 819-451

DRAFTED BY: A. MAST
 CHECKED BY: TG
 PROJ. 819-451
 DWG. 819-451 CSM SHEET 3 OF 7

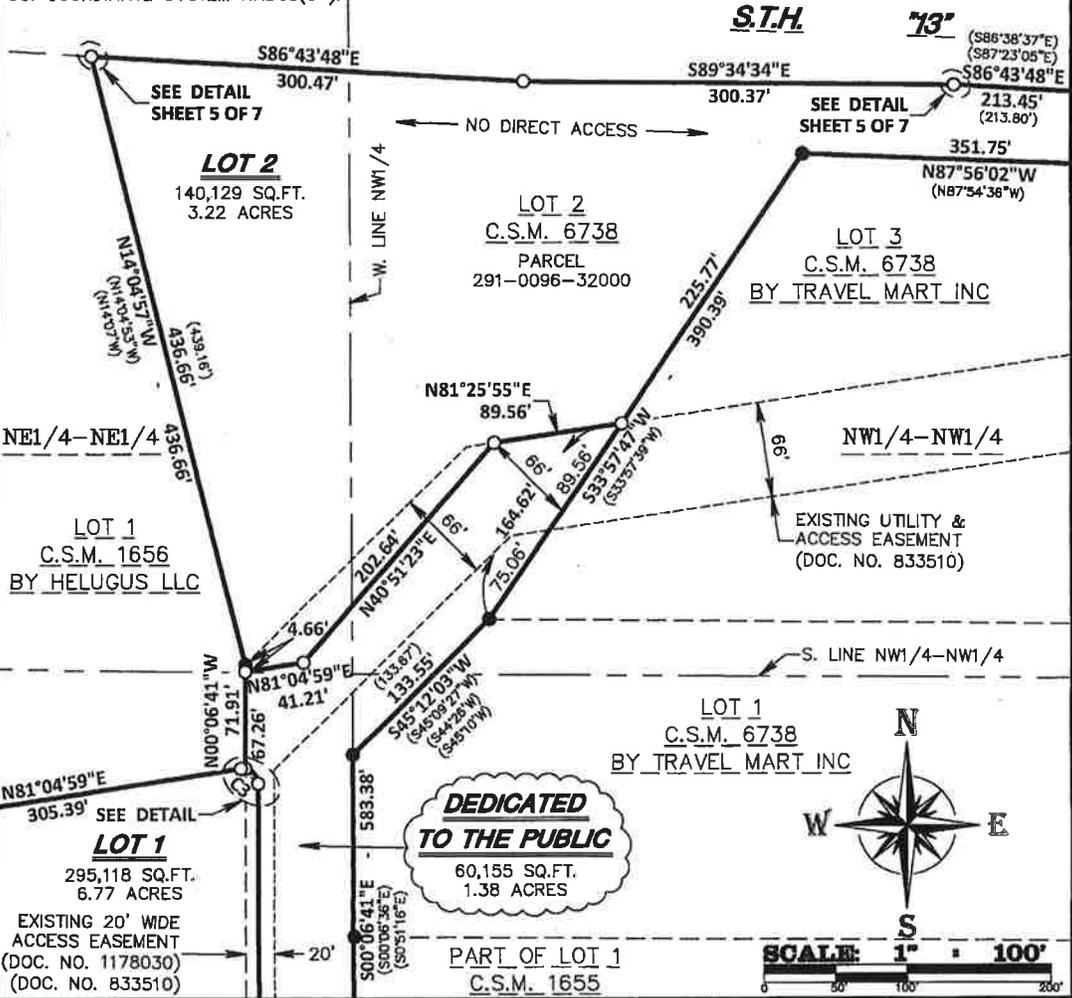
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480116, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 495,402 sq.ft. 11.37 Acres

BASIS OF BEARINGS: IS THE WEST LINE OF THE NW1/4 SECTION 9 WHICH BEARS N00°11'48"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

HIGHWAY CONVEYANCE
 VOL. 292 DEEDS PG 140-141
 (DOC. NO. 326300)

WI. D.O.T. RIGHT OF WAY
 PROJECT T04-3(18)



OWNER: PARCEL 291-0096-20000
 HELUGUS LLC
 P.O. BOX 830
 WISCONSIN DELLS, WI 53965

OWNER: PARCEL 291-0096-32000
 RIVERVIEW BOAT LINE
 P.O. BOX 410
 WISCONSIN DELLS, WI 53965

CLIENT: GENERAL ENGINEERING INC
 916 SILVER LAKE DRIVE
 PORTAGE, WI 53901

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 825 EAST SILVER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE (908) 742-7798 SAUKS (908) 844-8877
 FAX: (908) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 819-451

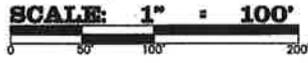
DRAFTED BY: A. MAST
 CHECKED BY: TG
 PROJ. 819-451
 DWG. 819-451 CSM SHEET 4 OF 7



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

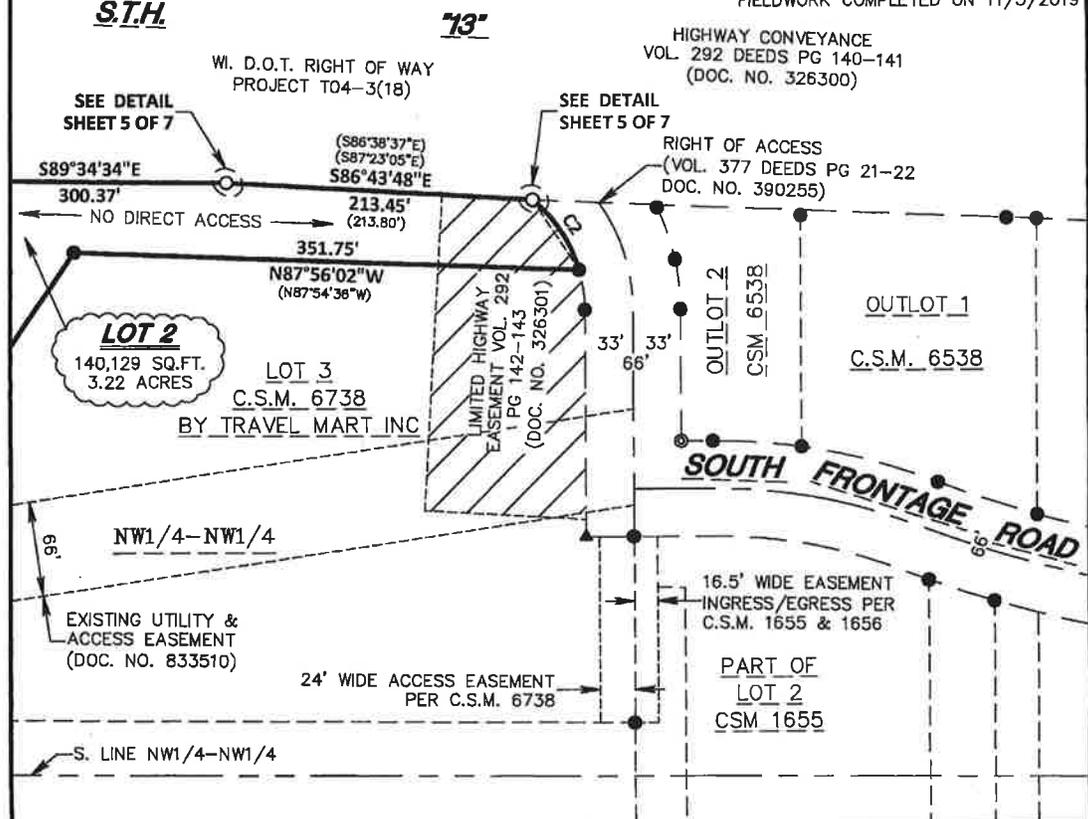
Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 460116, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 9 all in T. 13 N., R. 6 E., City of Wisconsin Dells, Sauk County, Wisconsin. Containing 495,402 sq.ft. 11.37 Acres

BASIS OF BEARINGS: IS THE WEST LINE OF THE NW1/4 SECTION 9 WHICH BEARS N00°1'48"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).



- LEGEND**
- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - ▲ MAG NAIL FND.
 - ⊙ 1" IRON PIPE FND.
 - ⊙ 1" IRON ROD FND.
 - ⊙ 1 1/2" IRON PIPE FND. & WITNESSES FND. & VERIFIED
 - ⊙ SLIMLINE HARRISON. MON. FND. & WITNESSES FND. & VERIFIED
 - () PREVIOUS SURVEY OR RECORD INFO.

FIELDWORK COMPLETED ON 11/5/2019



<p>OWNER: PARCEL 291-0096-20000 HELUGUS LLC P.O. BOX 830 WISCONSIN DELLS, WI 53965</p>	<p>OWNER: PARCEL 291-0096-32000 RIVERVIEW BOAT LINE P.O. BOX 410 WISCONSIN DELLS, WI 53965</p>	<p>CLIENT: GENERAL ENGINEERING INC 916 SILVER LAKE DRIVE PORTAGE, WI 53901</p>
---	---	--

As prepared by:
CA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI 53901
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL WFO)



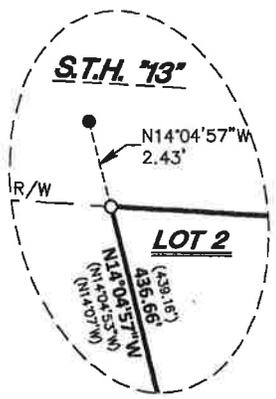
G & A FILE NO. 819-451

DRAFTED BY: A. MAST
 CHECKED BY: TG
 PROJ. 819-451
 DWG. 819-451 CSM SHEET 5 OF 7

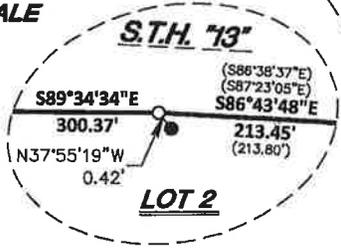
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

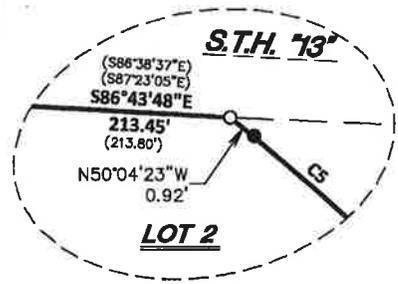
Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1658A & 1658B as Document No. 48016, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 9 all in T. 19 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 495,402 sq.ft. 11.37 Acres



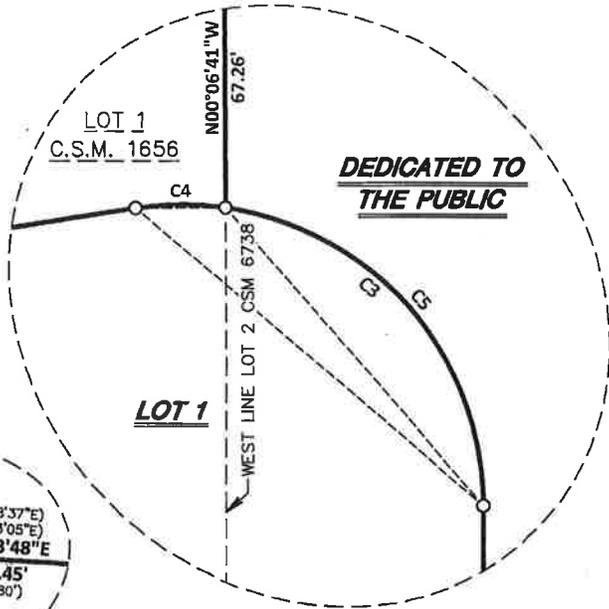
DETAIL NO SCALE



DETAIL NO SCALE



DETAIL NO SCALE



DETAIL NO SCALE

CURVE DATA TABLE					
CURVE	DELTA	ARC	RADIUS	BEARING	DIST.
C1	148°45'00"	129.81'	50.00'	S64°50'33"W	96.30'
C2	34°09'55" (33°38'24")	59.63' (58.71')	100.00'	S33°20'16"E (S33°03'58"E)	58.75' (57.87')
C3	98°48'20"	18.11'	10.50'	S49°30'51"E	15.95'
C4	17°04'01"	3.13'	10.50'	N89°37'00"E	3.12'
C5	81°44'19"	14.98'	10.50'	S40°58'51"E	13.74'
C6	128°39'00"	112.27'	50.00'	N73°51'27"W	90.13'

OWNER: PARCEL 291-0096-20000
 HELUGUS LLC
 P.O. BOX 830
 WISCONSIN DELLS, WI 53965

OWNER: PARCEL 291-0096-32000
 RIVERVIEW BOAT LINE
 P.O. BOX 410
 WISCONSIN DELLS, WI 53965

CLIENT: GENERAL ENGINEERING INC
 916 SILVER LAKE DRIVE
 PORTAGE, WI 53901

As prepared by:
GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (808) 742-7788 SAUK (808) 844-8877
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-451
 DRAFTED BY: A. MAST
 CHECKED BY: TG
 PROJ. 819-451
 DWG. 819-451 CSM SHEET 6 OF 7

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 495,402 sq.ft. 11.37 Acres

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Professional Land Surveyor, do hereby certify that by the order of the **General Engineering Company**, I have surveyed, monumented, and mapped and divided a part of Lot 1, Certified Survey Map, No. 1656 as recorded in Volume 7 of Certified Survey Maps, pages 1656, 1656A and 1656B as Document No. 480115, all of Lot 2, Certified Survey Map, No. 6738 as recorded in Volume 40 of Certified Survey Maps, pages 6738, 6738A and 6738B as Document No. 1174778 located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, Section 8, the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 9 all in Town 13 North, Range 6 East, City of Wisconsin Dells, Sauk County, Wisconsin, described as follows:

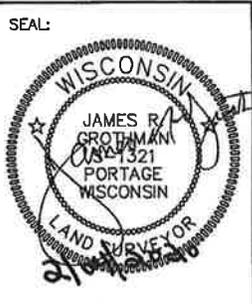
Commencing at the East Quarter corner of Section 8;
 thence North 00°08'05" West along the East line of Lot 1, Certified Survey Map, No. 4982 and the Northerly extension thereof, 646.42 feet;
 thence North 00°02'52" West, 40.00 feet to a point in the North right-of-way line of Jones Road and the point of beginning;
 thence North 89°28'57" West along the North right-of-way line of Jones Road, 218.11 feet;
 thence Southwesterly along a 50.00 foot radius curve to the left in the Northerly and Westerly right-of-way line of Jones Road having a central angle of 148°45'00" and whose long chord bears South 64°50'33" West, 96.30 feet;
 thence South 79°37'03" West, 227.13 feet;
 thence North 11°05'01" West, 587.45 feet;
 thence North 83°28'26" East, 262.39 feet;
 thence North 81°04'59" East, 305.39 feet;
 thence Northeasterly along a 10.50 foot radius curve to the right having a central angle of 17°04'01" and whose long chord bears North 89°37'00" East, 3.12 feet to a point in the West line of Lot 2, Certified Survey Map, No. 6738;
 thence North 00°06'41" West along the West line of Lot 2, 71.91 feet;
 thence North 14°04'57" West along the West line of Lot 2, 436.66 feet to the Northwest corner thereof, said point being in the South right-of-way line of State Trunk Highway 13;
 thence South 86°43'48" East along the South right-of-way line of State Trunk Highway 13, 300.47 feet;
 thence South 89°34'34" East along the South right-of-way line of State Trunk Highway 13, 300.37 feet;
 thence South 86°43'48" East along the South right-of-way line of State Trunk Highway 13, 213.45 feet to a point in the West right-of-way line of South Frontage Road;
 thence Southeasterly along a 100.00 foot radius curve to the right in the East line of Lot 2 and the West right-of-way line of South Frontage Road having a central angle of 34°09'55" and whose long chord bears South 33°20'16" East, 58.75 feet;
 thence North 87°56'02" West along the East line of Lot 2, 351.75 feet;
 thence South 33°57'47" West along the East line of Lot 2, 390.39 feet;
 thence South 45°12'03" West along the East line of Lot 2, 133.55 feet;
 thence South 00°06'41" East along the East line of Lot 2, 583.38 feet to the point of beginning.
 Containing 495,402 square feet (11.37 acres), more or less.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Section AE 7 of the Wisconsin Administration Code and Chapter 236.34 of the Wisconsin State Statutes and the City of Wisconsin Dells Land Division Ordinances to the best of my knowledge and belief.

JAMES R. GROTHMAN
 Professional Land Surveyor, No.1321
 Dated: February 4, 2020
 Revised: April 24, 2020
 Revised: May 4, 2020
 File No. 819-451

OWNER: PARCEL 291-0096-20000 HELUGUS LLC P.O. BOX 830 WISCONSIN DELLS, WI 53965	OWNER: PARCEL 291-0096-32000 RIVERVIEW BOAT LINE P.O. BOX 410 WISCONSIN DELLS, WI 53965	CLIENT: GENERAL ENGINEERING INC 916 SILVER LAKE DRIVE PORTAGE, WI 53901
--	--	---

As prepared by:
GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 825 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
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 (RED LOGO REPRESENTS THE ORIGINAL LOGO)



G & A FILE NO. 819-451 
 DRAFTED BY: A. MAST
 CHECKED BY: TG
 PROJ. 819-451
 DWG. 819-451 CSM SHEET 7 OF 7

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

Being part of Lot 1, C.S.M. No. 1858 as Recorded in Volume 7 of C.S.M.S, Pages 1858, 1858A & 1858B as Document No. 48016, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of Section 8, the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 9 all in T. 13 N, R. 6 E, City of Wisconsin Dells, Sauk County, Wisconsin. Containing 495,402 sq.ft. 11.37 Acres

OWNER'S CERTIFICATE OF DEDICATION

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Witness the hand and seal of said Owner this _____ day of _____, 20__.

STATE of WISCONSIN)
 SS)
 COUNTY OF _____)

Personally came before me this _____ day of _____, 20__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____, _____ County, Wisconsin My commission expires: _____
 Notary Public

PLANNING & ZONING APPROVAL

This Certified Survey Map in the City of Wisconsin Dells is hereby approved by the Planning & Zoning Administrator.

 Planning & Zoning Administrator Date

OWNER: PARCEL 291-0096-20000
 HELUGUS LLC
 P.O. BOX 830
 WISCONSIN DELLS, WI 53965

OWNER: PARCEL 291-0096-32000
 RIVERVIEW BOAT LINE
 P.O. BOX 410
 WISCONSIN DELLS, WI 53965

CLIENT: GENERAL ENGINEERING INC
 916 SILVER LAKE DRIVE
 PORTAGE, WI 53901

**FINAL RESOLUTION TO VACATE
A PORTION OF ARROWHEAD COURT**

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 requested to vacate Parcel A & B located in the First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Columbia County, which is the cu- de-sac portion of Arrowhead Court;

WHEREAS, this process was started in 1992 but never officially completed;

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

NOW THEREFORE BE IT RESOLVED the City of Wisconsin Dells as follows:

Legal description and map of vacated lands:

See attached Exhibit A and B.

Legal Description of lands to which vacated lands will be attached:

Parcel A shall be attached to Lots 44 & 45 First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Section 2, T13N, R6E.

Parcel B shall be attached to Lots 46 & 47 First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Wisconsin Dells, Section 2, T13N, R6E.

Dated this 16th day of March, 2020

Edward E. Wojnicz, Mayor

Attest:

Nancy R. Holzem

Vote: ___ ayes ___ nays

Date Introduced: May 18, 2020

Date Passed:

Date Published:

Description of Parcel "A", Vacated Arrowhead Court
 (Only if Lot 44 & 45 are owned by same owner):
 A parcel of land in vacated Arrowhead Court, First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of Lot 44, First Addition to Oaklawn Subdivision; thence Northwesterly on the east line of Lot 44 on a curve to the right, radius, 60.00 feet, whose chord bears N38°16'16"W, 85.99 feet to northwest corner corner of said Lot 44; thence Northeasterly on the southwest line of Lot 45, First Addition to Oaklawn Subdivision, on a curve to the right, radius 60.00 feet, whose chord bears N54°50'E, 88.24 feet to southeast corner of said Lot 45; thence S12°09'W, 60.00 feet to centerline of vacated Arrowhead Court; thence S18°40'E along said centerline, 54.54 feet to south line of vacated portion of Arrowhead Court; thence S71°20'W along said south line, 25.00 feet to point of beginning. Parcel contains 6,530 square feet.

Description of Parcel "B", Vacated Arrowhead Court
 (Only if Lot 46 & 47 are owned by same owner):
 A parcel of land in vacated Arrowhead Court, First Addition to Oaklawn Subdivision, City of Wisconsin Dells, Columbia County, Wisconsin bounded by the following described line: Commencing at the southeast corner of Lot 44, First Addition to Oaklawn Subdivision; thence N71°20'E along south line of vacated portion of Arrowhead Court, 25.00 feet to center line of vacated Arrowhead Court and point of beginning; thence N18°40'W along said centerline, 54.54 feet; thence N12°09'E, 60.00 feet to southwest corner of Lot 46, First Addition to Oaklawn Subdivision; thence Southeasterly on the southwest line of Lot 46 on a curve to the right, radius, 60.00 feet, whose chord bears S31°55'E, 86.20 feet to a northwest corner corner of Lot 47, First Addition to Oaklawn Subdivision, thence Southwesterly on the northwest line of said Lot 47, on a curve to the right, radius 60.00 feet, whose chord bears S30°21'16"W, 33.79 feet to a northwest corner of said Lot 47 and south line of vacated portion of Arrowhead Court; thence S71°20'W along said south line, 25.00 feet to point of beginning. Parcel contains 4,595 square feet.

SURVEYORS CERTIFICATE:

I, Mark C. Carlson, registered land surveyor, hereby certify that I have surveyed, staked and mapped the above described parcels and have complied with the provisions of A-E 7 of the Wisconsin Administrative Code to the best of my knowledge, information and belief.

8-8-92
 Date

Mark C. Carlson
 Mark C. Carlson



