## CITY OF WISCONSIN DELLS MEETING AGENDA

**Meeting Description**

**CITY PLAN COMMISSION**

**Date:** MONDAY, SEPTEMBER 10, 2018  
**Time:** 6:00PM  
**Location:** MUNICIPAL BUILDING  
300 LA CROSSE STREET, WISCONSIN DELLS,

<table>
<thead>
<tr>
<th>Committee Members</th>
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<tbody>
<tr>
<td>Mayor Ed Wojnicz-Chair</td>
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<td>Alder. Mike Freel</td>
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<td>Fire Chief Pat Gavinski</td>
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<td>Chris Lechnir</td>
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<td>Dan Anchor</td>
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<td>Lisa Delmore</td>
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<td>Phil Helley</td>
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### AGENDA ITEMS:

1. **CALL MEETING TO ORDER AND ATTENDANCE**
2. **APPROVAL OF THE MINUTES FROM THE AUGUST 13, 2018 MEETING**
3. **PUBLIC HEARING TO CONSIDER A SITE PLAN APPLICATION FROM MATT WAVREK FOR AN EXPANSION OF BIG LIFT, LLC AT 1575 STAND ROCK RD, SAUK COUNTY, CITY OF WIS. DELLS PARCEL 291-0012-02000. THE PROPERTY IS ZONED I-1 INDUSTRIAL.**
4. **DISCUSSION / DECISION ON ITEM #3**
5. **DISCUSSION / DECISION ON CSM SUBMITTED BY ED KARAS TO DIVIDE COLUMBIA COUNTY, CITY OF WISCONSIN DELLS PARCELS 11291-1008.3 & 11291-893.01**
6. **ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS**
7. **CONFIRM DATE FOR THE NEXT PLAN COMMISSION MEETING (OCTOBER 8, 2018 @ 6PM)**
8. **ADJOURNMENT**

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Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.

MAYOR ED WOJNICZ CHAIRPERSON  
DISTRIBUTED SEPTEMBER 7, 2018
The City has received a Site Plan Application from Matt Wavrek to construct an addition to the Big Lift, LLC industrial operation on Sauk County, City of Wisconsin Dells parcel 291-0012-02000 located at 1575 Stand Rock Road.

Site Plan approval is required for any new commercial building, or additional to a commercial building greater than 500 sq ft. This construction will include the removal of an existing approximately 1900 sq ft of existing office space and some of the paved parking area in front of the building. The new construction will be approximately 8400 sq ft that will provide new office space approximately twice the size of the existing office space, and double the loading docks with the addition of two (2) new loading docks. The existing office space is supplied with City water, sewer, and electric, and the new area will also be supplied with City water, sewer, and electric. This expansion is to allow more room for the existing operation of the facility, but it not expected to significantly increase the number of employees or the sanitary sewer consumption. As such, no additional sanitary sewer fees will be charged.

While this project will remove some of the existing parking in front of the building, this site currently has a significant amount of unused parking. No parking issues are expected. Some parking will remain.

One unique feature of this site is the storm water discharge. A portion of the storm water from this site is piped out to a discharge area west of the building. Big Joe used to own all of this property, but several years ago they sold the vacant property to the west, where the storm water discharges. As such, the storm water discharged has been moved to the south in an effort to remove any conflicts with future construction on the neighboring property.

Approval should include the following contingency:

The applicant cooperates with the City to address any storm water issues that may arise.

Chris Tollaksen
City of Wisconsin Dells
View 4
COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

CONTAINING 46,926 SQ.FT. 1.06 ACRES

SCALE: 1" = 100'

LOT 2
249,790 SQ.FT.
5.73 ACRES

OWNER/CLIENT: EDWARD & ANNA KARAS LLC
1013 BROADWAY
WISCONSIN DELLS, WI 53965