

## 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,

		Committee Members		
Mayor Ed Wojnicz-Chair		Alder. Mike Freel	Fire Chief Pat Gavinski	Chris Lechnir
		Dan Anchor	Lisa Delmore	Phil Helley
<b>AGENDA ITEMS:</b>				
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			
9				
10				
11				
12				
<p><b>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.</b></p>				
MAYOR ED WOJNICZ CHAIRPERSON		DISTRIBUTED SEPTEMBER 7, 2018		

Site Plan Application  
Big Lift, LLC Expansion  
Plan Commission, 9/10/18

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.

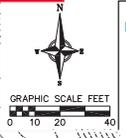
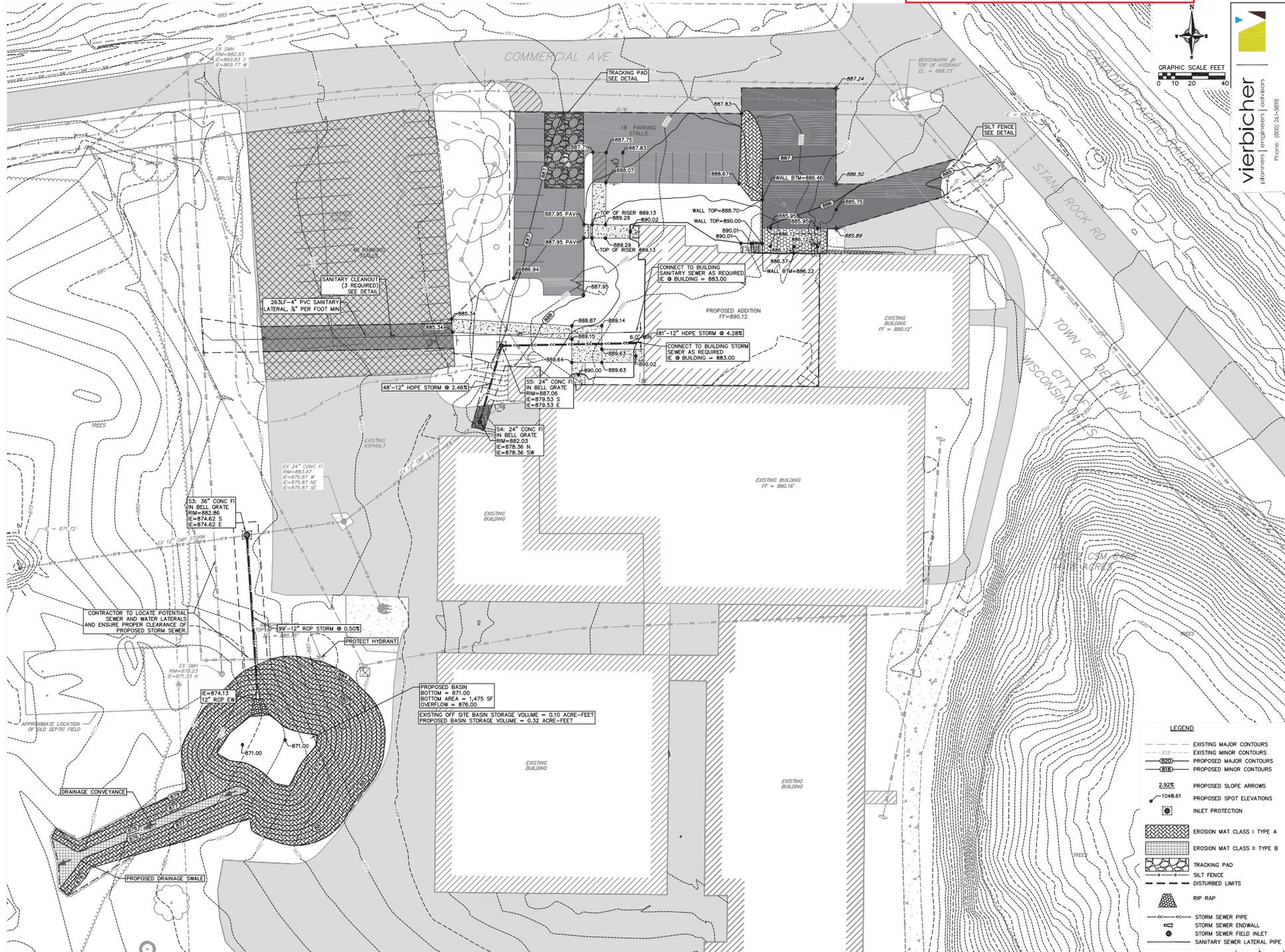
Approval should include the following contingency:

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

Chris Tollaksen  
City of Wisconsin Dells



# Proposed



**ADCI Architectural Design Consultants, Inc.**  
 30 Wisconsin Dells Parkway • P.O. Box 580  
 Lake Dalton, WI 53940  
 Phone: (608) 254-6181 Fax: (608) 254-2139

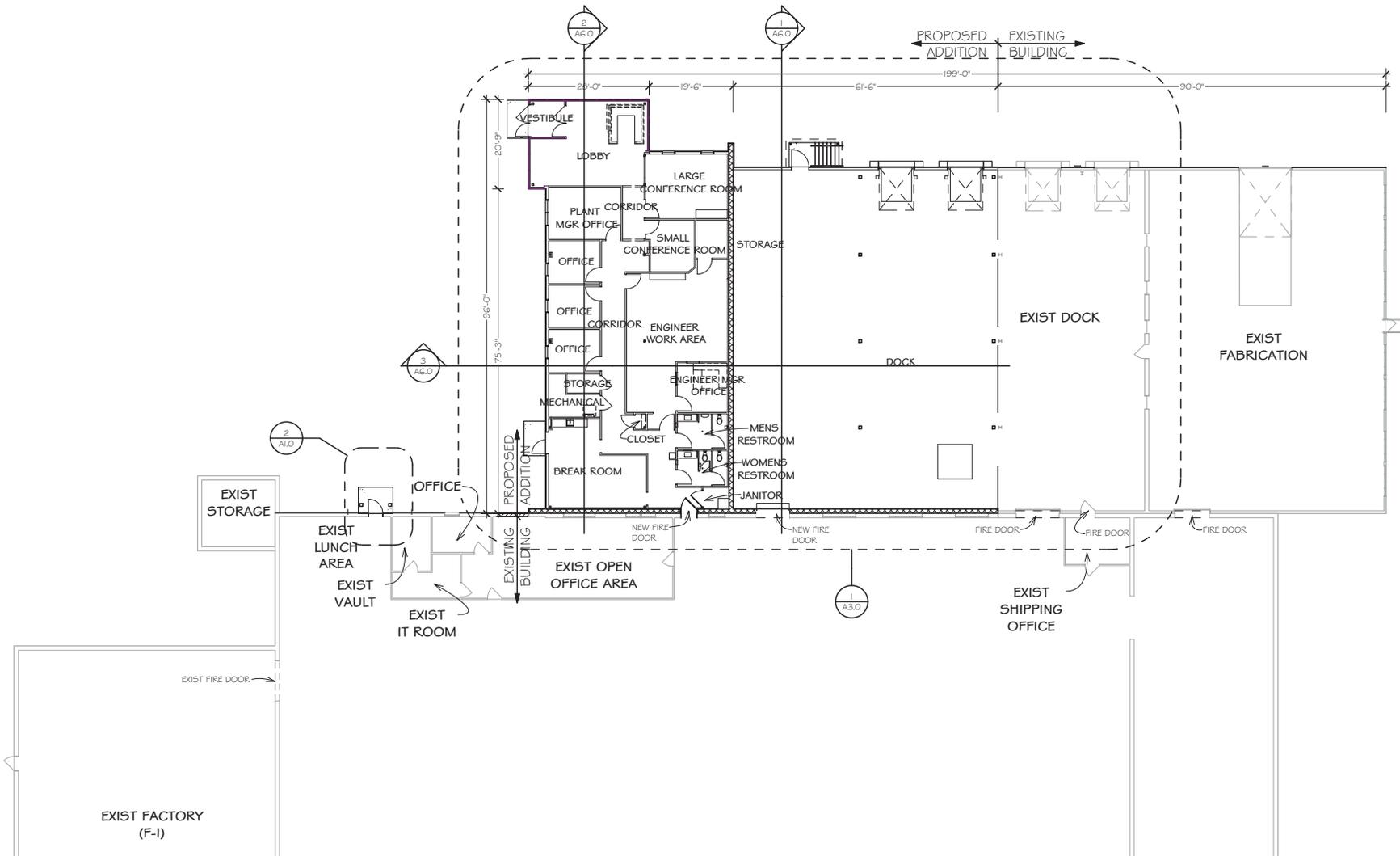
**BIG JOE INC.**  
 OFFICE & LOADING DOCK EXPANSION  
 UTILITY, GRADING & EROSION CONTROL PLAN

- LEGEND**
- EXISTING MAJOR CONTOURS
  - EXISTING MINOR CONTOURS
  - PROPOSED MAJOR CONTOURS
  - PROPOSED MINOR CONTOURS
  - 2.92% PROPOSED SLOPE ARROWS
  - 1045.61 PROPOSED SPOT ELEVATIONS
  - INLET PROTECTION
  - EROSION MAT CLASS I TYPE A
  - EROSION MAT CLASS II TYPE B
  - TRACKING PAD
  - SILT FENCE
  - DISTURBED LIMITS
  - RIP RAP
  - STORM SEWER PIPE
  - STORM SEWER ENDWALL
  - STORM SEWER FIELD INLET
  - SANITARY SEWER LATERAL PIPE

Drawn By: JEF  
 Created By: GMD  
 Date: 08/18/2016  
 User: GMD  
 Plot From: 04/20/16

SHEET NUMBER  
**C4.0**







View 2



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Wisconsin Dells, WI

18-028 08-15-2018



View 3



View 4



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Wisconsin Dells, WI

18-028 08-15-2018

# Item 5



Michigan Ave

11291-853.A

11291-852.1

11291-1498.01

11291-1499

11 Michigan Ave

11291-921.2

1012

1022

11291-1501.1

1204

Race St

11291-893.01

11291-885

11291-1292.10

11291-1008.3

WI-13 N  
WI-13 S

11291-1292.09

11291-1292.03

k to start  
wing  
825  
92  
817

11291-994

1013

11291-1012.1

11291-1014

11291-995

11291-1008.2

11291-1015

11291-997

Broadway St

13

11291-1016

11291-1166

11291-1160

1114

11291-1041

11291-1182

Plum St

11291-1186.1

11291-1040

11291-1167

11291-1183.2

unavailable

11291-1039

11291-1038

11291-138

11291-1186.01

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 918-546



DRAFTED BY: A. MAST

CHECKED BY: JRG

PROJ. 110-11

DWG. 918-546

SHEET 1 OF ??

## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

BEING ALL OF LOT 1, G.S.M. 5519 VOL 39 PG. 34 AS DOCUMENT NO. 858729, A PART OF BLOCK 33 AND VACATED ALLEY, BLOCK 34 AND VACATED ALLEY, BLOCK 55 AND ALL OF BLOCK 54, PLAT OF CAMPBELL AND SWEET'S ADDITION TO THE VILLAGE OF KILBOURN, ALL OF LOTS 7, 8 AND 9, PLAT OF CADY'S ADDITION TO THE CITY OF WISCONSIN DELLS, PART OF BLOCK 33, MAP OF KILBOURN CITY, PART OF VACATED WISCONSIN AVENUE AND VACATED PLUM STREET, LOCATED IN THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4, SECTION 3, T. 13 N., R. 6 E., CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN. CONTAINING 464,208 SQ.FT. 10.66 ACRES

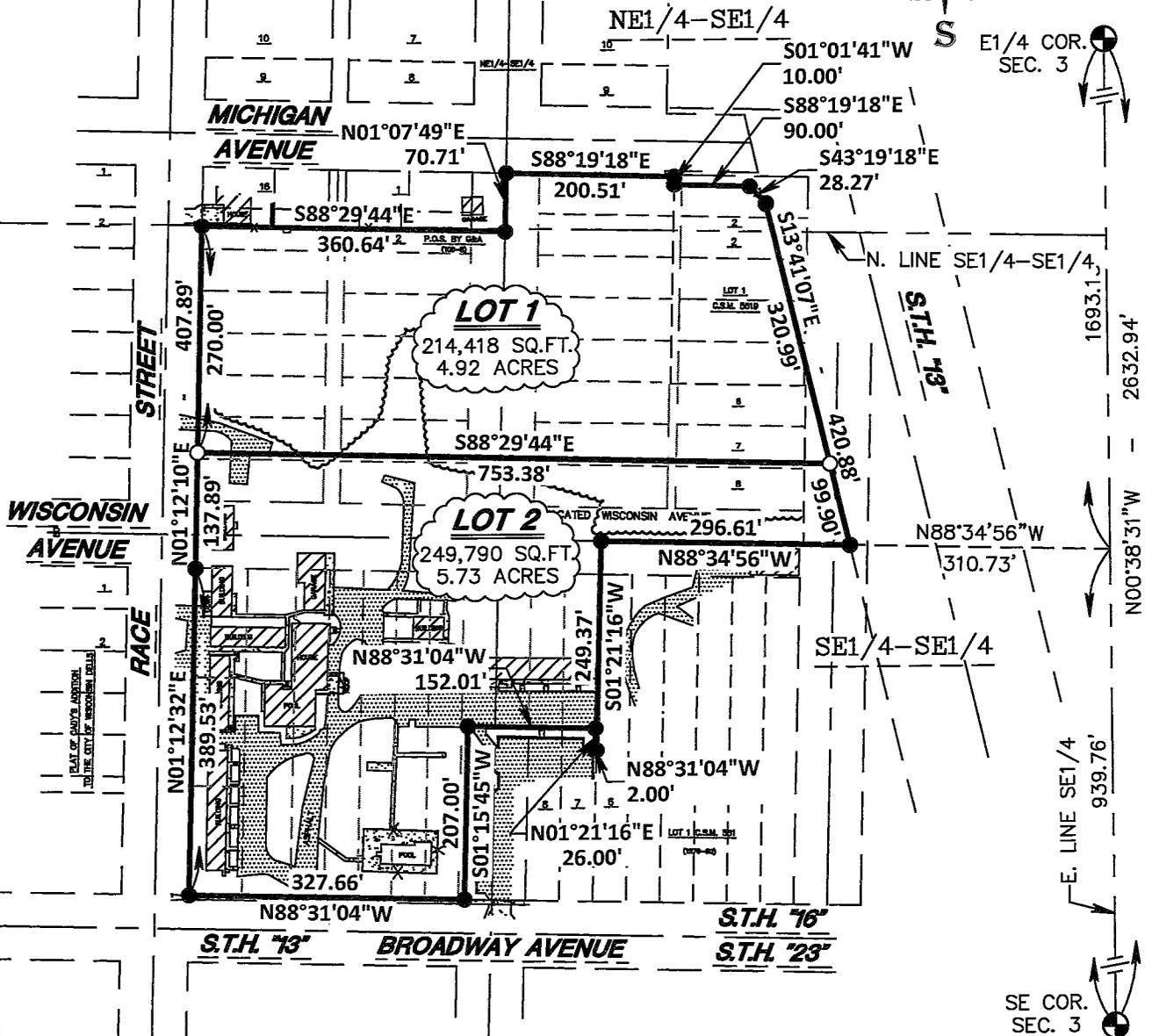
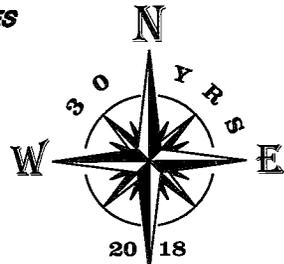
#### LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 3 1/2" ALUM. MON. FND.
- EDGE OF WOOD LINE

**BASIS OF BEARINGS:** IS THE EASE LINE OF THE SE1/4 WHICH IS RECORDED TO BEAR N00°38'31"W PER C.S.M. 3826.

**SCALE: 1" = 200'**

0 100 200 400'



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

As prepared by:

# G GROTHMAN & ASSOCIATES S.C.

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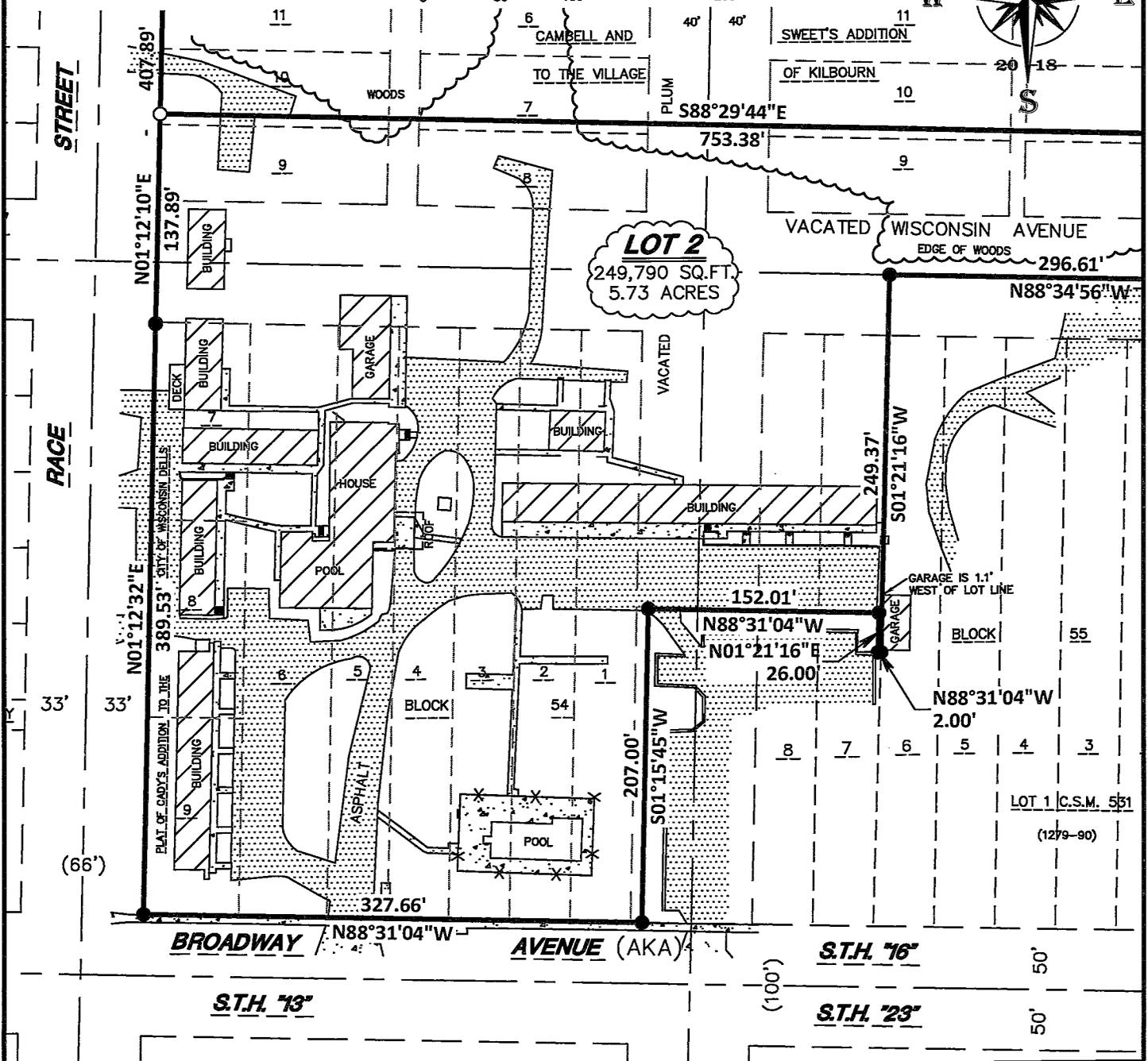
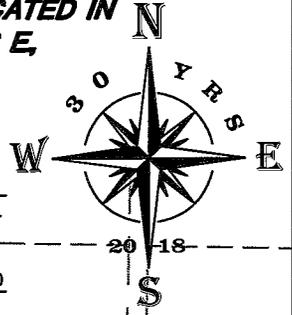
SHEET 2 OF ??

## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

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CONTAINING 484,208 SQ.FT. 10.68 ACRES

SCALE: 1" = 100'



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