

# CITY OF WISCONSIN DELLS MEETING AGENDA

## Meeting Description CITY PLAN COMMISSION

Date: MONDAY, MAY 11, 2020 Time: 5:00PM Location: MUNICIPAL BUILDING  
300 LA CROSSE STREET, WISCONSIN DELLS, WI

Zoom teleconference: <https://zoom.us/j/5727996850>

		Committee Members		
	Mayor Ed Wojnicz-Chair	Alder. Mike Freel	Fire Chief Pat Gavinski	Chris Lechnir
		Phil Helley	Ted Theiler	Lisa Delmore
<b>AGENDA ITEMS:</b>				
1	CALL MEETING TO ORDER AND ATTENDANCE			
2	APPROVAL OF THE MINUTES FROM THE MARCH 9, 2020 MEETING			
3	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) & SITE PLAN APPLICATIONS FROM KWIK TRIP, INC. TO ALLOW VEHICLE FUEL SALES AT 420 STH 13 ON A PORTION OF CURRENT SAUK CO, CITY OF WISCONSIN DELLS TAX PARCEL 291-0117-00000. . THE PROPERTY IS ZONED C4-COMMERCIAL-LARGE SCALE.			
4	DISCUSSION/DECISION ON ITEM #3 (CUP – STH13 FUEL SALES)			
5	DISCUSSION/DECISION ON ITEM #3 (SITE PLAN – STH13 FUEL SALES – CONTINGENT UPON CUP APPROVAL)			
6	PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CUP) & SITE PLAN APPLICATIONS FROM KWIK TRIP, INC. TO ALLOW “VEHICLE FUEL SALES” AT 1013 BROADWAY ON A PORTION OF COLUMBIA CO, CITY OF WISCONSIN DELLS TAX PARCEL 11291-1008.05. THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD AND C-2 COMMERCIAL-DOWNTOWN. (e-mails included in packet)			
7	DISCUSSION/DECISION ON ITEM #6 (CUP – BROADWAY FUEL SALES)			
8	DISCUSSION/DECISION ON ITEM #6 (SITE PLAN – BROADWAY FUEL SALES – CONTINGENT UPON CUP APPROVAL)			
9	PUBLIC HEARING TO CONSIDER A SITE PLAN APPLICATION FROM MOVIN’ OUT, INC FOR “RESIDENTIAL-MULTI FAMILY” FACILITY AT 920 RACE ST., COLUMBIA CO., CITY OF WISCONSIN DELLS TAX PARCEL 11291-1008.03. THE PROPERTY IS ZONED C-1 COMMERCIAL-NEIGHBORHOOD.			
10	DISCUSSION/DECISION ON ITEM #9 (SITE PLAN – MULTI FAMILY)			
11	DISCUSSION/DECISION ON CERTIFIED SURVEY MAP (CSM) SUBMITTED BY HELEGUS TO SUBDIVIDE SAUK CO, CITY OF WISCONSIN DELLS TAX PARCELS 291-0096-20000 & 291-0096-32000			
12	ANY OTHER ITEMS FOR REFERRAL TO FUTURE MEETINGS			
13	SET DATE FOR THE NEXT PLAN COMMISSION MEETING (JUNE 8, 2020)			
14	ADJOURNMENT			
	<p><b>Open Meetings Notice:</b> 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.</p>			
	MAYOR ED WOJNICZ CHAIRPERSON		DISTRIBUTED MAY 8, 2020	

**CITY PLAN COMMISSION  
CITY OF WISCONSIN DELLS  
MUNICIPAL BUILDING-300 LACROSSE STREET  
MARCH 9, 2020**

Mayor Wojnicz called the meeting to order at 5:02 PM. Notice of the meeting was provided to the Dells Events, WNNO/WDLS Radio, and posted in accordance with State Statutes.

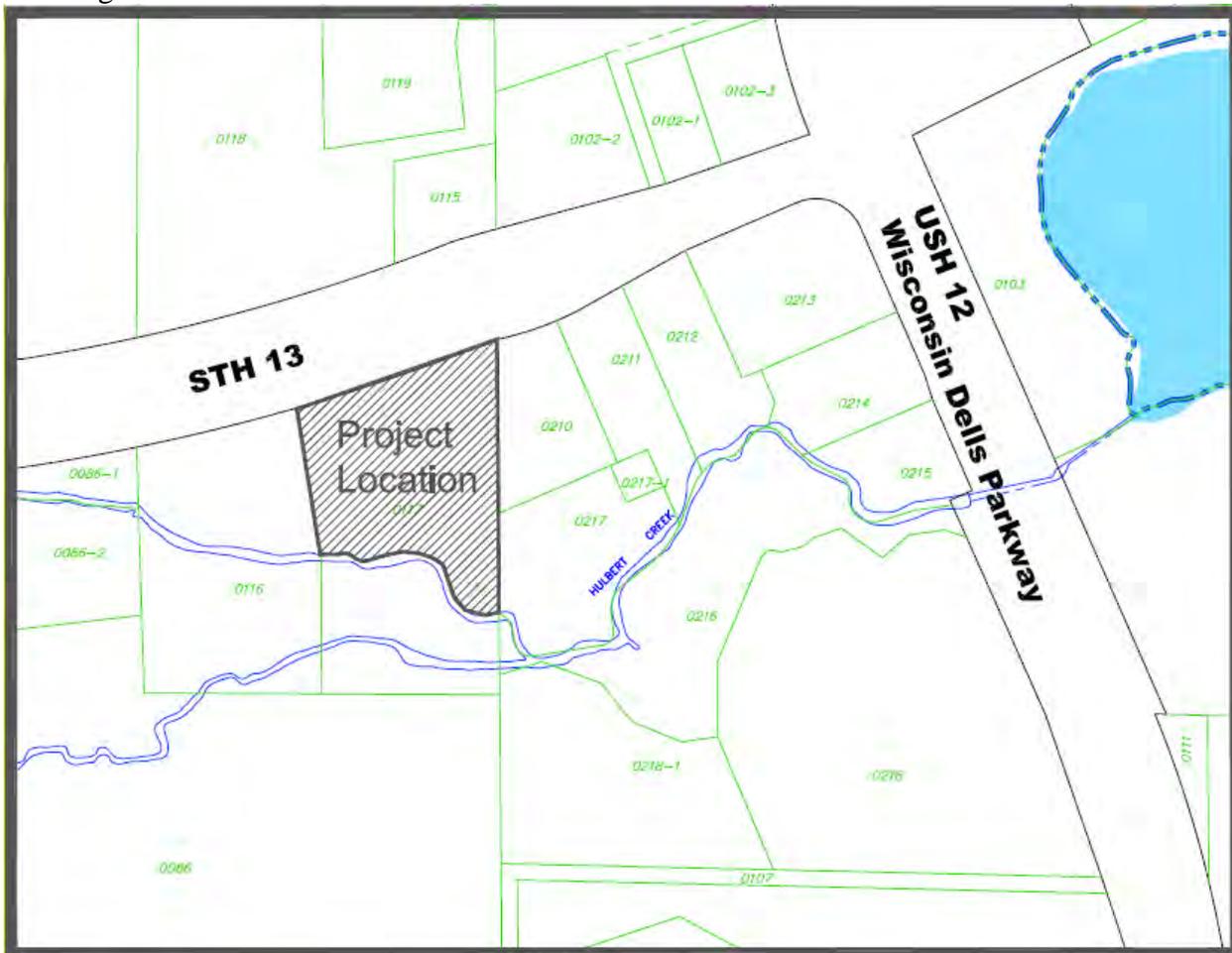
1. Present: Mayor Ed Wojnicz, Ald. Mike Freel, Fire Chief Pat Gavinski, Lisa Delmore, Chris Lechnir, Phil Helley, and Ted Theiler  
Others: City Planner/Zoning Administrator Chris Tollaksen, City Attorney Joseph Hasler, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, Ald. Holzem, Ald. Marshall, Ald. Anderson and Peter Culver from the Dells Events
2. Motion by Gavinski and seconded by Helley approve the February 17, 2020 meeting minutes. Motion carried.
3. Chris Tollaksen said the property owner is looking to sell a portion of the property. Chris said the City Attorney suggested the owners having a clear easement as to who is responsible for what. He said the intention is it get rid of the existing easement and replace it with a more standard looking one that is shown on the proposed easement. Chris said the Certified Survey Map (CSM) presented is laying the legal description of the easements, but the actual agreement between the parties will be a separate instrument. Motion by Freel and seconded by Helley recommend to council approve the CSM submitted by Steve Uphoff to reconfigure Sauk County, City of Wisconsin Dells tax parcels 291-0117-00000, 291-0216-00000 and 291-0217-00000. Upon roll call vote, motion carried 6-0.
4. Motion by Delmore and seconded by Gavinski recommend to council approve the Amusement Ride Ordinance. Upon roll call vote, motion carried 6-0.
5. State lawmakers enacted a law that allows homeowners to rent out their homes on a short-term basis. It was intended for a homeowner to make a little extra money to offset the cost of their secondary home. The updated ordinance is intended to prevent corporate entities from buying residences and using them for commercial or investment purposes in a residential neighborhood. The discussion included the proposed secondary residence where the applicant lives within the City on a periodic basis, but not less than 90 days per year and the secondary residence to be located at least 50 miles away from the applicant's primary residence. Lisa Delmore felt this was too restrictive in reference to the days and distance regulation. Helley suggested discouraging short-term rentals as much as possible. He does not think we are discouraging people from investing in the city, but thinks we are destroying our neighborhoods. Atty. Hasler said the City is saying that if someone purchases a home in a residential neighborhood, it is for a residential use. Chris Tollaksen said having provisions in place will help with the decision when an applicant comes in, making it easier to enforce.  
  
Motion by Freel and seconded by Gavinski recommend to council approve the Short-Term Rental draft and amend to allow one license per city, where the applicant lives within the City on a periodic basis, but not less than 40 days per year and shall apply to applications for short-term rental premises filed after the effective date of this ordinance and tweak as needed. Motion carried with Helley voting against.
6. Conditional Use Permit Applications for Kwik Trip on Hwy 13 and Indian Trail Motel locations are expected to be on the next agenda.
7. The next meeting is scheduled for Monday, April 13, 2020.
8. Motion by Freel and seconded by Lechnir to adjourn. Motion carried and the meeting adjourned at 5:42pm.

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, May 11, 2020 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit Applications, per Municipal Code sec. 19.371(8), requested by Kwik Trip, in order to allow Vehicle Fuel Sales at 420 STH 13 and will be located on a portion of current Sauk Co, City of Wisconsin Dells tax parcel 291-0117-00000. The applicant would like to construct a gas station with a convenience store and car wash. The property is zoned C-4 Commercial-large scale. Vehicle Fuel Sales (including accessory uses) require a Conditional Use Permit in the C-4 Commercial-large scale Zoning District per Chapter 19 Article 5 Division 3 of the Municipal Code.

Copies of the application are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



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.

\*Due to the COVID-19 pandemic, this meeting is being held via **Zoom teleconference,**  
**Zoom meeting ID 572 799 6850.**

Members of the media and the public may attend either via the Zoom app on a computer or mobile device or audio only by calling from any phone. To connect via the Zoom app and have a video option, you can use the following link: <https://zoom.us/j/5727996850>. The link is also provided on the City web-site Calendar page (Select meeting on Calendar then select the Zoom connection link) and Meeting Agenda page (Select meeting Agenda then select Zoom connection link)..

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.



# MSA

# Memo

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**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

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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.

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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](http://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,



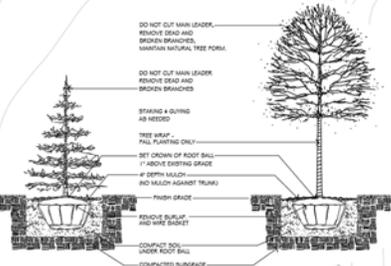
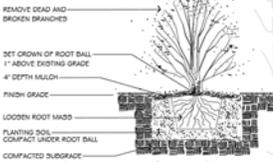
Brad Fry  
Project Manager  
Store Engineering  
bfry@kwiktrip.com  
608-793-6414



DELLS HOLDINGS LLC

HOLDINGS

PLANT MATERIAL					HEIGHT X WIDTH
QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME		
<b>OVERSTORY TREES</b>					
CH	4	2.5" CAL.	D&D	COMMON HACKBERRY <i>Celtis occidentalis</i>	60' x 50'
WD	3	2" CAL.	D&D	WHITESPIRE BIRCH <i>Betula populifolia 'Whitespire'</i>	40' x 30'
<b>UNDERSTORY TREES</b>					
DD	1	1.5" CAL.	D&D	AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	20' x 15'
<b>EVIANGREEN TREES</b>					
SP	3	10' HT.	D&D	SCOTCH PINE <i>Pinus sylvestra</i>	50' x 35'
<b>SHRUBS</b>					
DU	3	#5 CONT.	POS	STAGHORN SUMAC <i>Rhus typhina</i>	10' x 15'
AJ	23	#3 CONT.	POS	AMBER JUBILEE NINEBARK <i>Physocarpus opulifolius 'Jelani'</i>	5' x 4'
MJ	35	#3 CONT.	POS	MANEY JUNIPER <i>Juniperus chinensis 'Maney'</i>	4' x 5'
AF	6	#3 CONT.	POS	ARCTIC FIRE DOGWOOD <i>Cornus alternifolia 'Tartan'</i>	4' x 4'
GL	12	#3 CONT.	POS	GRD-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Grip-Low'</i>	2' x 7'
<b>PERENNIALS</b>					
LD	10	#1 CONT.	POS	LAVENDER STARDUST DAYLILY <i>Helianthus 'Lavender Starburst'</i>	2' x 3'
<b>GRASSES</b>					
BD	52	#1 CONT.	POS	DIG BLUESTEM <i>Andropogon gerardii</i>	5' x 6'
LD	25	#1 CONT.	POS	LITTLE BLUE STEM <i>Schizachyrium scoparium</i>	4' x 3'
SEED SPEC: FALL SEEDING IS PREFERABLE (AUG. 20 TO OCT. 20). SPRING SEEDING SHOULD BE BETWEEN MARCH 15- MAY 15. NO SUMMER SEEDING.					
---	SY			BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.	
---	SY			PRAIRIE NURSERY, DETENTION BASIN, WET PRAIRIE SEED MIX (MIX #500G2 OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.	
---	SY			PRAIRIE NURSERY, LAND RESTORATION MIX FOR MEDIUM SOILS (MIX #50047 OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.	
---	LF			EDGING	
---	CY			MULCH	
---	SY			SOD	



NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE YEAR REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
  1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
  2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINANTLY KENTUCKY BLUEGRASS SEED OF RECENT DATE RESISTANT INTRODUCTIONS.
- NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2" WITH GRADING CONTRACTOR.
- ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
- LANDSCAPE CONTRACTOR TO INSTALL VALLEY VIEW, 'BLACK DIAMOND' EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
- IF SPECIFIED, ALL GRAVEL MULCH SHALL BE 1 1/4" DIA. WASHED 'RIVER ROCK'. INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIERS IF INDICATED PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER SHEET 11. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.



Know what's Below.  
Call before you dig.



PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE AND 1/8" SCALE. 1"=40'.

# 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	<b>\$525.00</b>
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 b fry@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: <a href="http://www.citywd.org">www.citywd.org</a>
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

# 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**

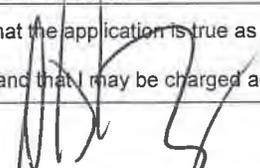
Version: February 27, 2008

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
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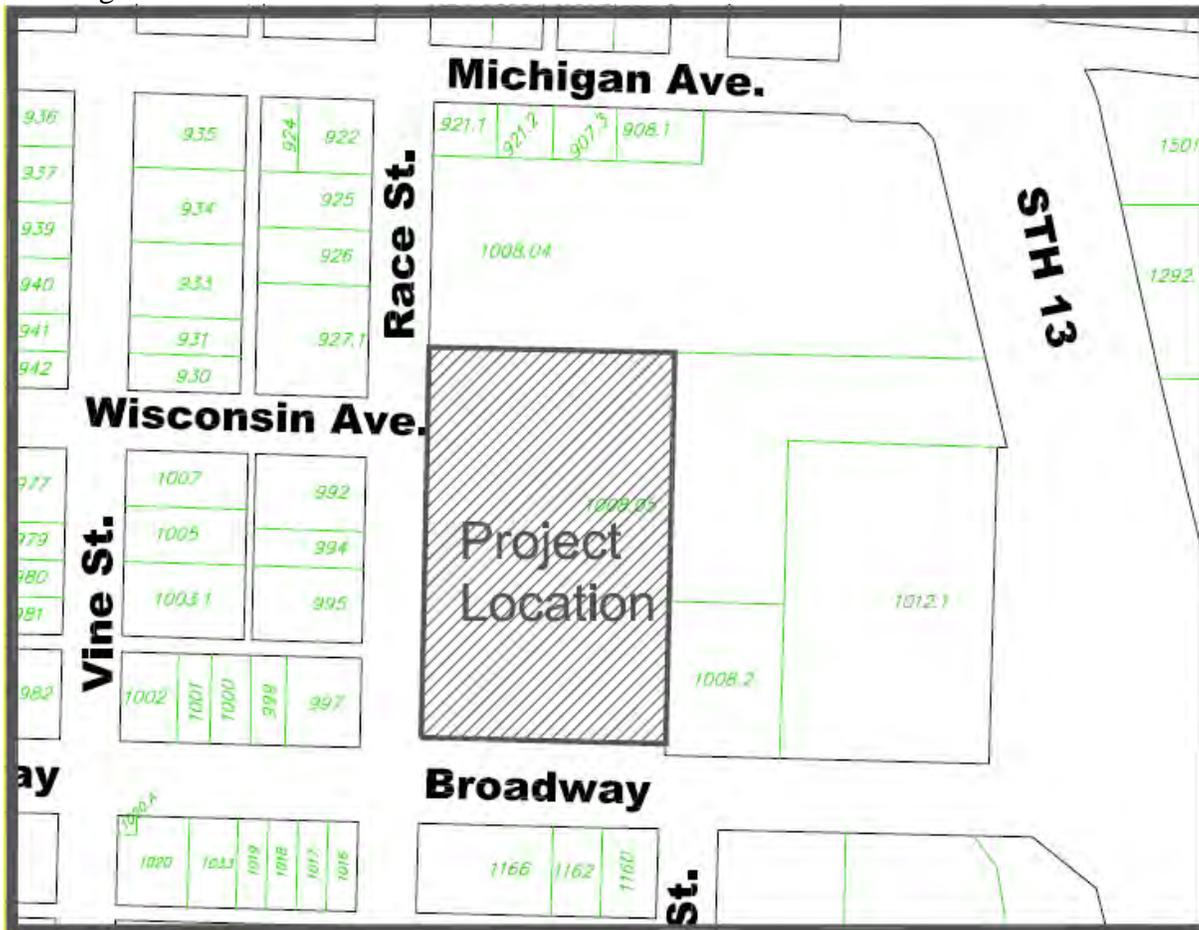
Applicant Signature

Date  
Page 15 of 48

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, May 11, 2020 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

Conditional Use Permit Applications, per Municipal Code sec. 19.371(8), requested by Kwik Trip, in order to allow Vehicle Fuel Sales at 1013 Broadway and will be located on a portion of Columbia Co, City of Wisconsin Dells tax parcel 11291-1008.05. The applicant would like to construct a gas station with a convenience store and car wash. The property is zoned C-1 Commercial-neighborhood and C-2 Commercial-downtown. Vehicle Fuel Sales (including accessory uses) require a Conditional Use Permit in the C-1 and C-2 Commercial Zoning Districts per Chapter 19 Article 5 Division 3 of the Municipal Code. Copies of the application are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



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.

\*Due to the COVID-19 pandemic, this meeting is being held via **Zoom teleconference**,  
**Zoom meeting ID 572 799 6850.**

Members of the media and the public may attend either via the Zoom app on a computer or mobile device or audio only by calling from any phone. To connect via the Zoom app and have a video option, you can use the following link: <https://zoom.us/j/5727996850>. The link is also provided on the City web-site Calendar page (Select meeting on Calendar then select Zoom connection link) and Meeting Agenda page (Select meeting Agenda then select Zoom connection link)..

Chris,

>

> This email is in regards to the possible Kwik Trip /Car Wash proposed for Broadway and Race. My concern here is that this facility will be built in an area of the community that is mostly homes and family motels. This is by most part a very quiet neighborhood even if the main street runs through it. I think this project would negatively affect the property values of the homes and motels that surround it. The noise from the car wash blowers alone would be very detrimental to the quality of life for the people that live in the neighborhood. We already have two car washes on Broadway that should never been allowed to be built for that reason alone. The Lower Dells area is more conducive to this type of project. Since the people that this project will affect the most are unable to meet the council in person, please move slowly and thoughtful before you make any decisions on this matter.

>

> Thank you, > Gail Jermier > 915 Broadway > Wisconsin Dells, WI

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Thank you Chris,

Here are a few questions off the top of my head. Benzene, absolutely no secret on how horrible it is for humans. Do they have any monitoring reports from their stores on Benzene emissions from both spills at the pump but more importantly from underground storage tank vents? Where are the storage tank vents located? I have read harmful levels of benzene can be detected more than 500 feet from underground storage tank vents and pumps. Looking at the scale it appears homes to the west are located roughly 300-360 ft from the tanks and pumps and while I cannot tell from the attached site plans I assume the proposed apartments to the north will be within this range as well? Is that an accurate assertion? I assume this is a 24 hr store? Do you have the photometric plan? Traffic counts? What are the plans for the intersection of Race and hwy 13. Stop and go lights and cross walks? Kids will obviously be walking there. While the HS move should alleviate some traffic I have waited plenty long to turn East off of Race on to 13 or north on to race from 13. Sometimes its easier to go around the block to the stop and go lights on Vine. Especially during the summer when school is not in secession. Lastly the shrubs on the western side of the property. Will they be mature prior to planting or saplings? I assume this is their attempt to limit headlight shine in our homes? While its not attractive privacy fence will be the only solution for headline shine.

My only other concern would be limiting the hours of the car wash. Would like to see 8 am to 10pm.

Thank you. Ben

-----  
Hello,

I am Brad Preissel, owner of Black Hawk Motel & Suites and Amber's Inn & Suites.

I fully approve of the sale of Indian Trail Motel to Kwik Trip. Ed & Anna Karas have been actively marketing their property for sale for the past few years. I believe that the Wisconsin Dells / Lake Delton area doesn't need any more motel / hotel rooms and Kwik Trip would be a nice addition for the community and visitors to the area. My only concern would be to monitor the hours of the car wash and if it would be a noise nuisance to limit the hours of its use.

In regards to the sale of the back of the Indian Trail property / affordable housing project, there is a need for affordable housing in Wisconsin Dells. Ed & Anna Karas have also been actively marketing this part of their property for sale for the past few years as well. I attended this meeting a few months ago and viewed the proposed site plan. I also approve this project and the initial site plan w/ wooded barrier to have the garages to the south of the property and the housing to the north of the property, closer to Michigan Ave.

Thank you, Brad Preissel

During the design phase of our project we are required to submit plans for state approval prior to construction. The state reviews the plans to ensure that the equipment used will meet all state and federal code.

One of the ways we control air emissions is by having Stage I vapor recovery in place. Stage I is the process by which vapors are recovered when transport trucks load fuel into the underground tanks. The fuel goes in and the vapors are returned to the truck, which prevents it from venting to the environment. While our tanks do have vents on them they are only pressure/vacuum activated. What that means is they are always closed unless a threshold is met on the pressure/vacuum and then the vent would open. Since the vents are closed there is no vapor loss unless there is excessive pressure on the tank for some reason. The vents prevent damage to the tank in those situations.

Most cars are equipped today with ORVR. ORVR is a system that pulls in the vapors that are created during the fueling process which limits the vapors from escaping to the environment.

Our piping and tanks are currently all double walled construction. This design structure allows the product to be in the inner part of the double wall with a secondary shell covering it. There is an annular space between the two designed to contain product and monitor with sensors if there is a breach to the primary tank or pipe.

The state conducts routine inspections of the fueling system to ensure they are operating as intended and meet all code requirements. To meet those regulations, we conduct annual functionality on all required components of the fuel system. There is also monthly verification of leak detection for all containments that have sensors present. These sensors are also wired to notify our 24 Communication Center if activated, this allows us to respond as quickly as possible if there were a breach to our system. Our regional techs conduct monthly site inspections of the tank system and issue work orders for any needed repairs. We also utilize an inventory reconciliation program, provided by a 3<sup>rd</sup> party, that monitors our sites for any potential losses. While this is not required, it is another way to monitor our sites for any potential losses.

Our sites are designed so that surface spills can be contained in catch basins or recovered in ponding areas. We also have spill response contacts that we have access to 24/7/365 in the case of emergency to help clean up spills.

## 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)
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

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**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

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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

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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:

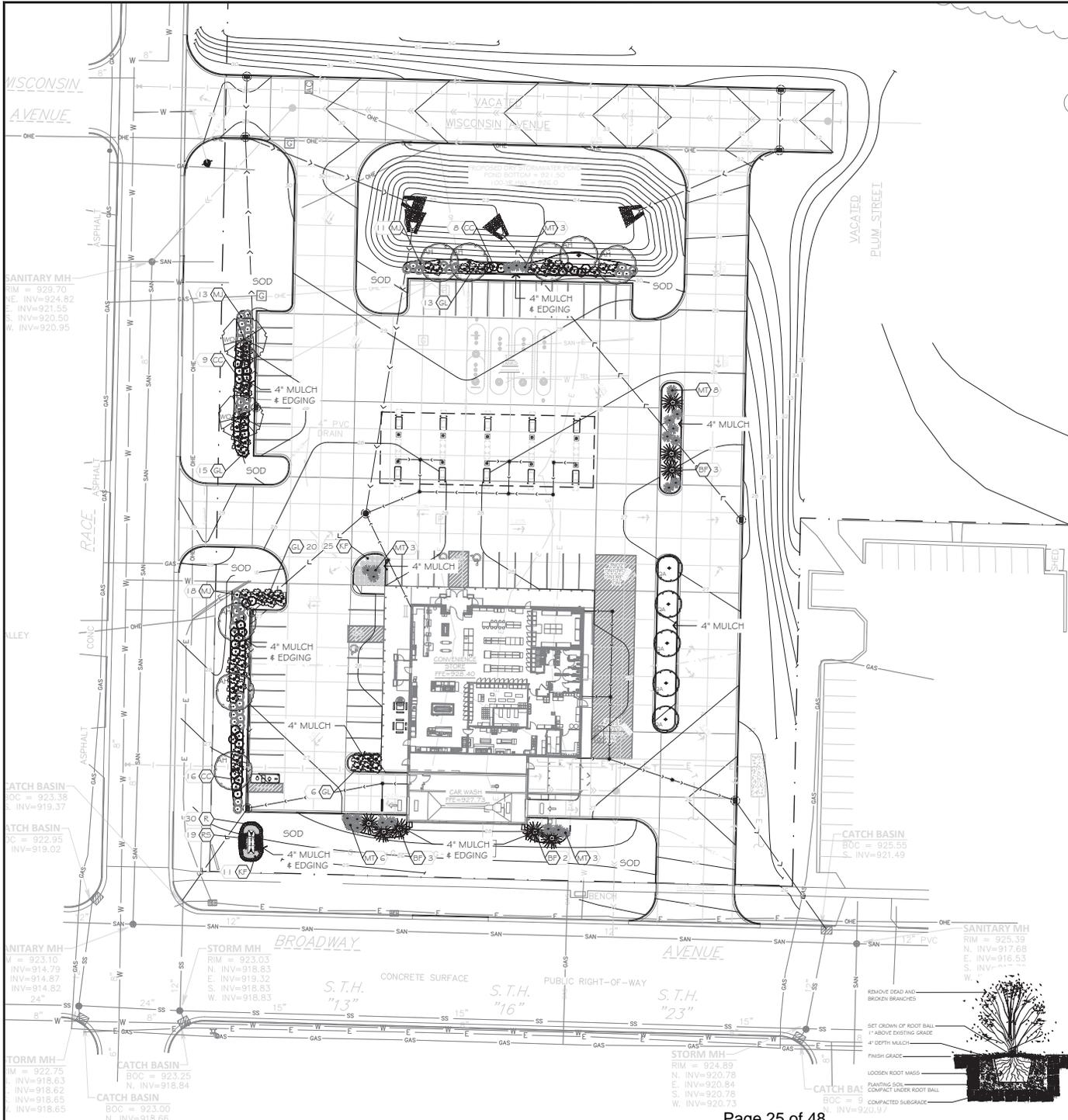
There are two connections to the City water system shown, both to the 8-inch diameter main on Race Street. The store building and carwash are shown to be served by a 4-inch diameter main. There is an 8-inch diameter main connection shown at the intersection of the east-west service drive opposite of 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



**NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
  1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
  2. THOROUGHLY MIX 1-PART SAND AND 1-PART FEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDD AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDD AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
- LANDSCAPE CONTRACTOR TO INSTALL 'VALLEY VIEW', 'BLACK DIAMOND' EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
- IF SPECIFIED, ALL GRAVEL MULCH SHALL BE 1/4" DIA. WASHED 'RIVER ROCK'. INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER IRRIGATION PLAN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

**PLANT MATERIAL**

QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME	HEIGHT X WIDTH
2	2.5' CAL	B&B	WHITE OAK <i>Quercus alba</i>	50' x 50'
5	10' HT	B&B	QUAKING ASPEN <i>Populus tremuloides</i>	50' x 25'
8	2.5' CAL	B&B	AMERICAN HORNBEEAM <i>Carynus betulus 'Pendula'</i>	30' x 25'
8	10' HT	B&B	BALISAM FIR <i>Abies balsamea</i>	50' x 25'
23	36" HT.	pot	MUGO TANNENBAUM <i>Pinus mugo 'Tannenbaum'</i>	12' x 6'
32	#3 CONT	pot	CARDINAL CANDY <i>Viburnum albatulum 'Hemlock'</i>	5' x 5'
42	#3 CONT	pot	MANEY JUNIPER <i>Juniperus chinensis 'Maney'</i>	4' x 5'
54	#3 CONT	pot	GRO-LOW PRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i>	2' x 7'
36	#1 CONT	pot	KARL FORESTER FEATHER REED GRASS <i>Calamagrostis acutiflora 'Karl Forester'</i>	4' x 30"
19	#1 CONT	pot	RUBY STELLA DAYLILY <i>Hemerocallis 'Ruby Stella'</i>	2' x 3'
30	#1 CONT	pot	GOLDSTRUM RUDBECKIA <i>Rudbeckia 'Goldstrum'</i>	30" x 18"

EDGING - ... LF  
MULCH - ... CY  
SOD - ... BY



Know what's below.  
Call before you dig.



NORTH  
SCALE: 1" = 30'



PLOTTING NOTE: PLANS PLOTTED TO 11 x 17  
SHEET SIZE ARE & SCALE: 1"=60'



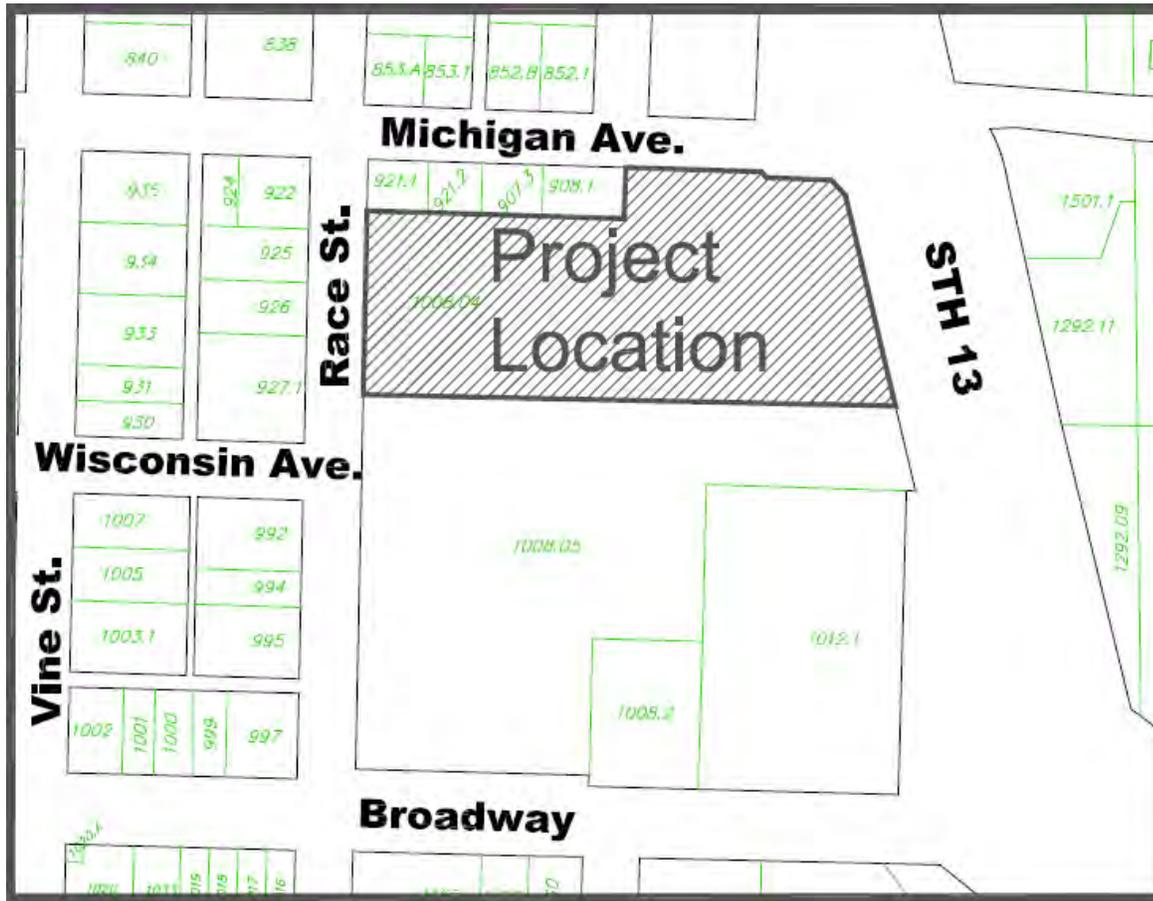


Land Information Department

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Wisconsin Dells Plan Commission will hold a Public Hearing on **Monday, May 11, 2020 at 5:00PM** in the Council Chambers of the Municipal Building at 300 La Crosse Street, Wisconsin Dells, Wisconsin 53965, to consider the following:

A Site Plan Application requested by Movin’ Out, Inc for their Residential, multi-family facility. The applicant has been approved to develop a sixty (60) unit, mixed income, multi-family community on the undeveloped wooded property north of the Indian Trail motel. The development will consist of a 4-story apartment building, detached garages, surface parking, and storm water management. This public hearing will be to review the final Site plan details for this project. Copies of the CUP request are available for review at the City of Wis. Dells Public Works office in the Municipal Building at 300 LaCrosse St.



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.

\*Due to the COVID-19 pandemic, this meeting is being held via **Zoom teleconference**,  
**Zoom meeting ID 572 799 6850.**

Members of the media and the public may attend either via the Zoom app on a computer or mobile device or audio only by calling from any phone. To connect via the Zoom app and have a video option, you can use the following link: <https://zoom.us/j/5727996850>. The link is also provided on the City web-site Calendar page (Select meeting on Calendar then select Zoom connection link) and Meeting Agenda page (Select meeting Agenda then select Zoom connection link)..

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 (4<sup>th</sup>) 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



FOURTH FLOOR  
THIRD FLOOR  
SECOND FLOOR  
FIRST FLOOR  
GROUND FLOOR



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"

EXTERIOR COLOR SCHEDULE		
MATERIAL	TYPE	COLOR
HORIZONTAL VINYL LAP SIDING	(1) BASTIC	LANDSCAPE
1/2\"/>		

WINDOW SCHEDULE		
TYPE	UNITS	DESCRIPTION
W1	UNITS	SINGLE HUNG WINDOW - FABR
W2	UNITS	DOUBLE HUNG WINDOW
W3	UNITS	ADA COMPLIABLE WINDOW
W4	UNITS	ADA COMPLIABLE HUNG WINDOW - FABR

ENERGY STAR WINDOWS  
SYSTEM - INDICATED WINDOWS SHALL MEET MIN. U-Factor REQUIREMENTS IN SLEEPING MODES PER IBC.  
CLEAR HEIGHT  
4'-0\"/>

FOURTH FLOOR  
THIRD FLOOR  
SECOND FLOOR  
FIRST FLOOR  
GROUND FLOOR



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**PRELIMINARY DRAWING - NOT FOR CONSTRUCTION**

**PRELIMINARY SHEET DATES:**

01/31/2020
03/04/2020
04/29/2020

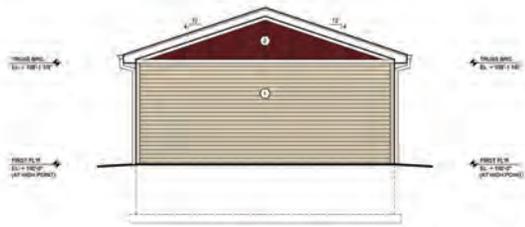
**M A DESIGN, INC.**  
24 SOUTH WINDSOR STREET  
FOND DU LAC, WISCONSIN 54601  
fdesign@madesigninc.com (920) 922-8170

**OWNER / APPLICANT:**  
**MOVIN OUT KILBOURN WISCONSIN DELLS, LLC**  
302 ROYSTER OAKS DRIVE  
SUITE 105  
MADISON, WISCONSIN 53714

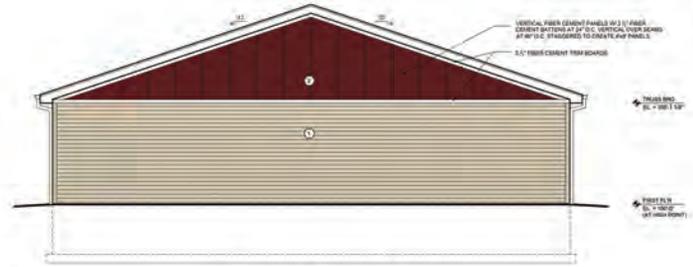
**PROJECT NAME:**  
**KILBOURN FLATS**  
920 RACE ST.  
WISCONSIN DELLS, WISCONSIN 53985

**JOB NUMBER:**  
2017.31

**SHEET**  
**A2.0**



**GARAGE (SINGLE)  
SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**GARAGE (DOUBLE)  
SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

EXTERIOR COLOR SCHEDULE		
MATL.	SFPL.	COLOR
HORIZONTAL FIBER LAP SIDING	①	SMITIC
VERTICAL FIBER CEMENT SIDING	②	JAMES HARDIE
VERT. DOOR TRIM	③	SMITIC
OVERHEAD DOOR		CLORAY
SCOFFIT FASCIA, AND DIMPLED		ALCOA
GUTTER & DOWNSPOUT		WILCO
ASPHALT SHINGLES & ROOF VENT		TAMBO

EXTERIOR COLOR NOTES:  
\* VERIFY COLORS AND MATERIALS WITH ARCHITECT

PRELIMINARY SHEET DATES:	
01/11/2020	
03/04/2020	
04/29/2020	

**M A D E S I G N, I N C.**  
24 SOUTH BROOKLE STREET  
FOND DU LAC, WISCONSIN 54601  
L: (769) 252-8170  
F: (769) 252-8170

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**OWNER / APPLICANT:**  
**MOVIN' OUT KILBOURN WISCONSIN DELLS, LLC**  
302 ROYSTER OAKS DRIVE  
SUITE 102  
MADISON, WISCONSIN 53714

**PROJECT NAME:**  
**KILBOURN FLATS**  
920 RACE ST.  
WISCONSIN DELLS, WISCONSIN 53985

**JOB NUMBER:**  
2017.31  
**SHEET**  
A2.1

JULIE B. MADRISON, INC.



**GARAGE  
FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**GARAGE  
REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT INFORMATION

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

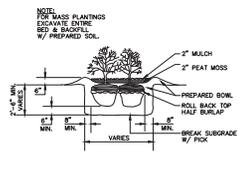
PRELIMINARY DATES  
APRIL 13, 2020  
APRIL 15, 2020  
MAY 7, 2020

NOT FOR CONSTRUCTION

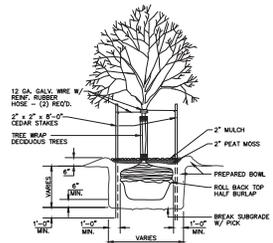
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2009820

SHEET NUMBER  
**C1.4**

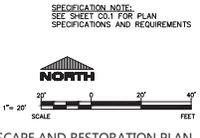
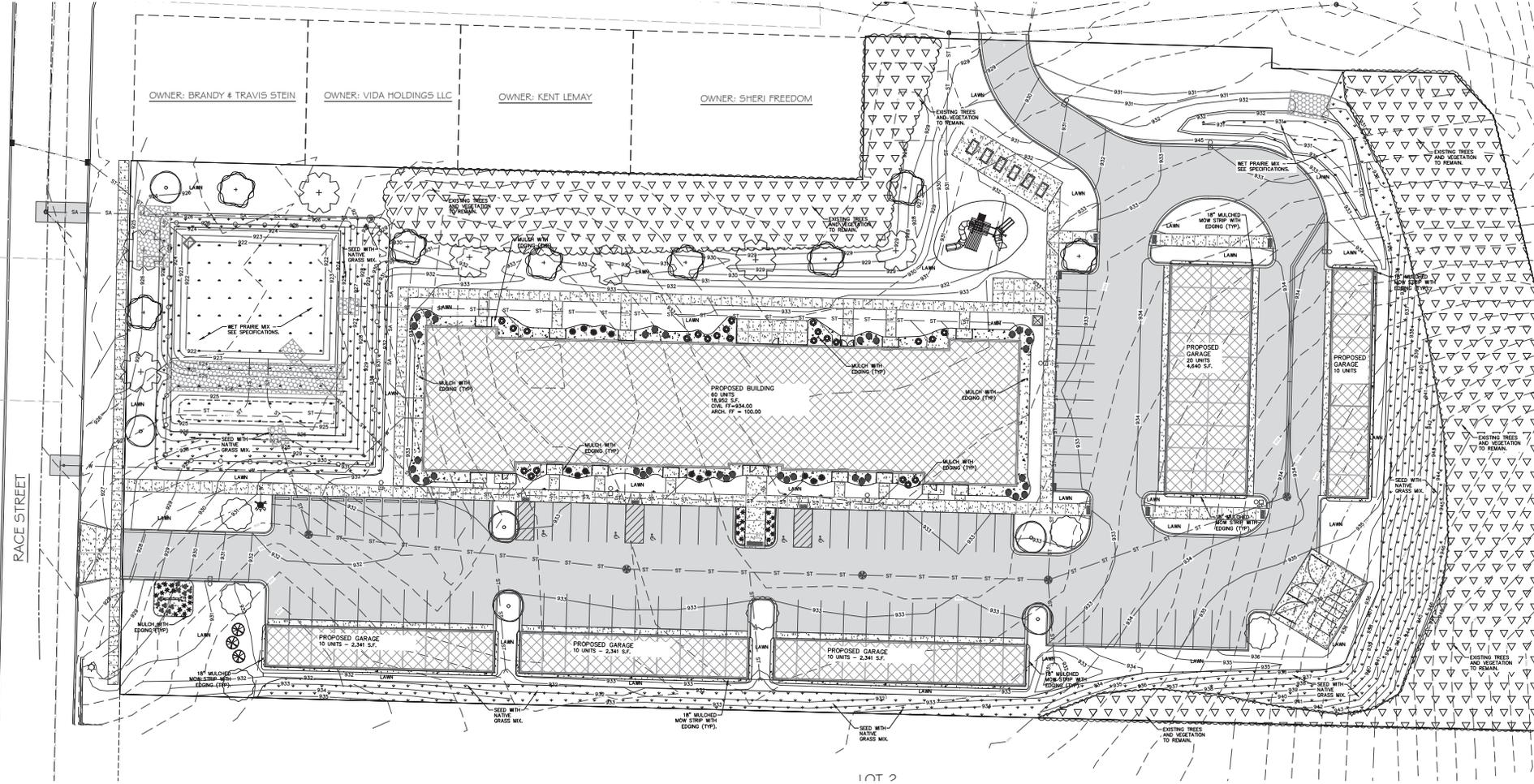
LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
<b>DECIDUOUS TREES</b>				
○	Skyline Honeylocust	Gleditsia viscoifera 'Skyline'	2"	7
○	Redmond Linden	Tilia americana	2.5"	7
○	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	6
○	Japanese Tree Lilac	Syringa reticulata	2"	6
<b>EVERGREEN TREES</b>				
●	Arbovitae - Napa	Thuja occidentalis 'nana'	2"	3
<b>DECIDUOUS SHRUBS</b>				
●	Dwarf Burning Bush	Eurocyathus orbitata	18"-24"	38
<b>EVERGREEN SHRUBS</b>				
●	Green Mountain Boxwood	Buxus sempervirens	24"	24
●	Taunton Yew	Taxus canadensis	24"	14
<b>PERENNIALS</b>				
✱	Daylily 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	35
✱	Black Autumn Aster	Aster 'Black autumn'	1 gal pot	11



SHRUB PLANTING DETAIL  
NO SCALE



TREE PLANTING DETAIL  
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

# 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	920 Race Street	
Parcel number	11291-1008.04	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; Commercial Neighborhood	
Describe the current use	Vacant	

**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

Parcels 291-0096-20000, 291-0096-32000  
Certified Survey Map (CSM)  
Staff report for Plan Commission 5/11/2020

The City has received a Certified Survey map from Helugus/Riverview Boat Line for the properties they own as tax parcel 291-0096-20000 & 291-0096-32000 respectively. This property is Zoned C-4 Commercial – large scale.

This land division was primarily approved in February 2020, but it was determined that the west line of Lot 1 should be moved approximately 108 ft. So this is a revision of that CSM.

Chris Tollaksen  
City of Wisconsin Dells  
5/11/2020

As prepared by:

# 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

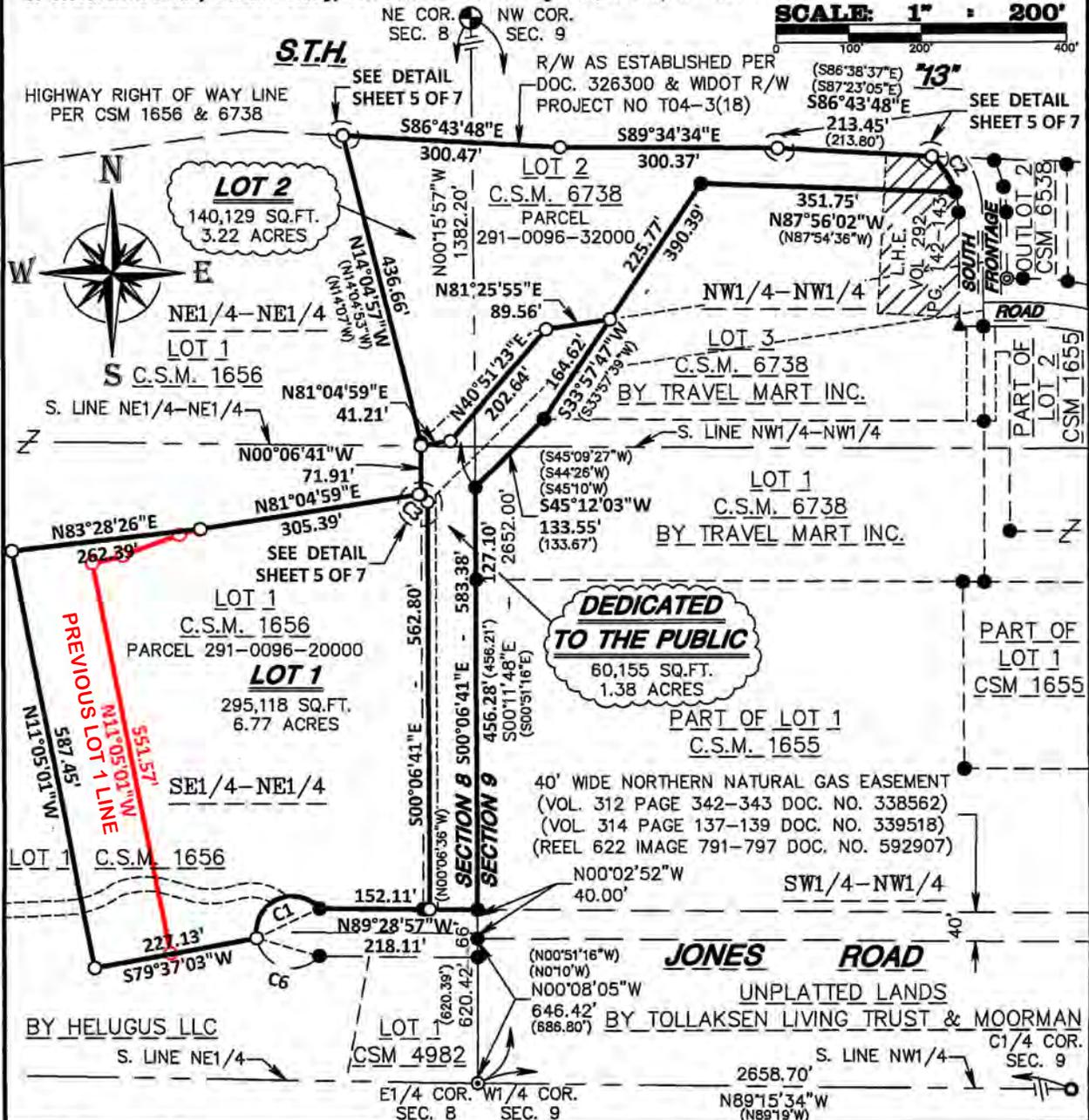
PROJ. 819-451

DWG. 819-451 CSM SHEET 1 OF 7

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

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

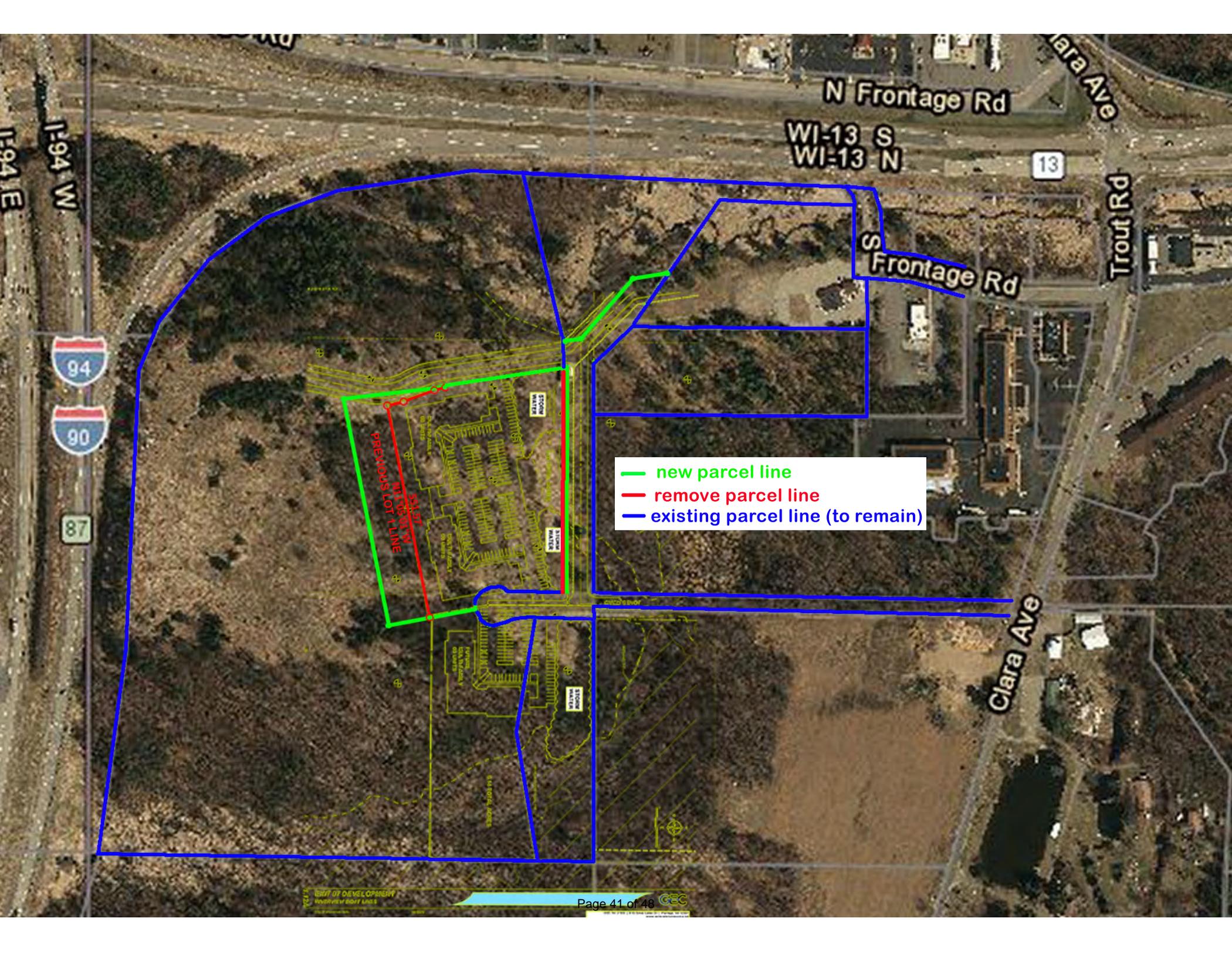
Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of 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



**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



N Frontage Rd

WI-13 S  
WI-13 N

13

Clara Ave

Trout Rd

S Frontage Rd

Clara Ave

I-94 W

94

90

87

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

PREVIOUS LOT LINE

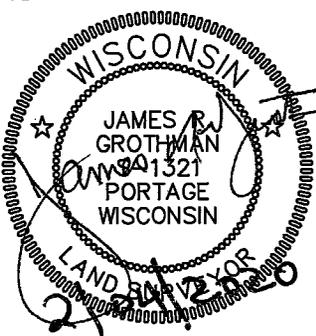
DATE OF DEVELOPMENT  
BOUNDARY DATA

As prepared by:

# G GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SUPER 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. 819-451



DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-451

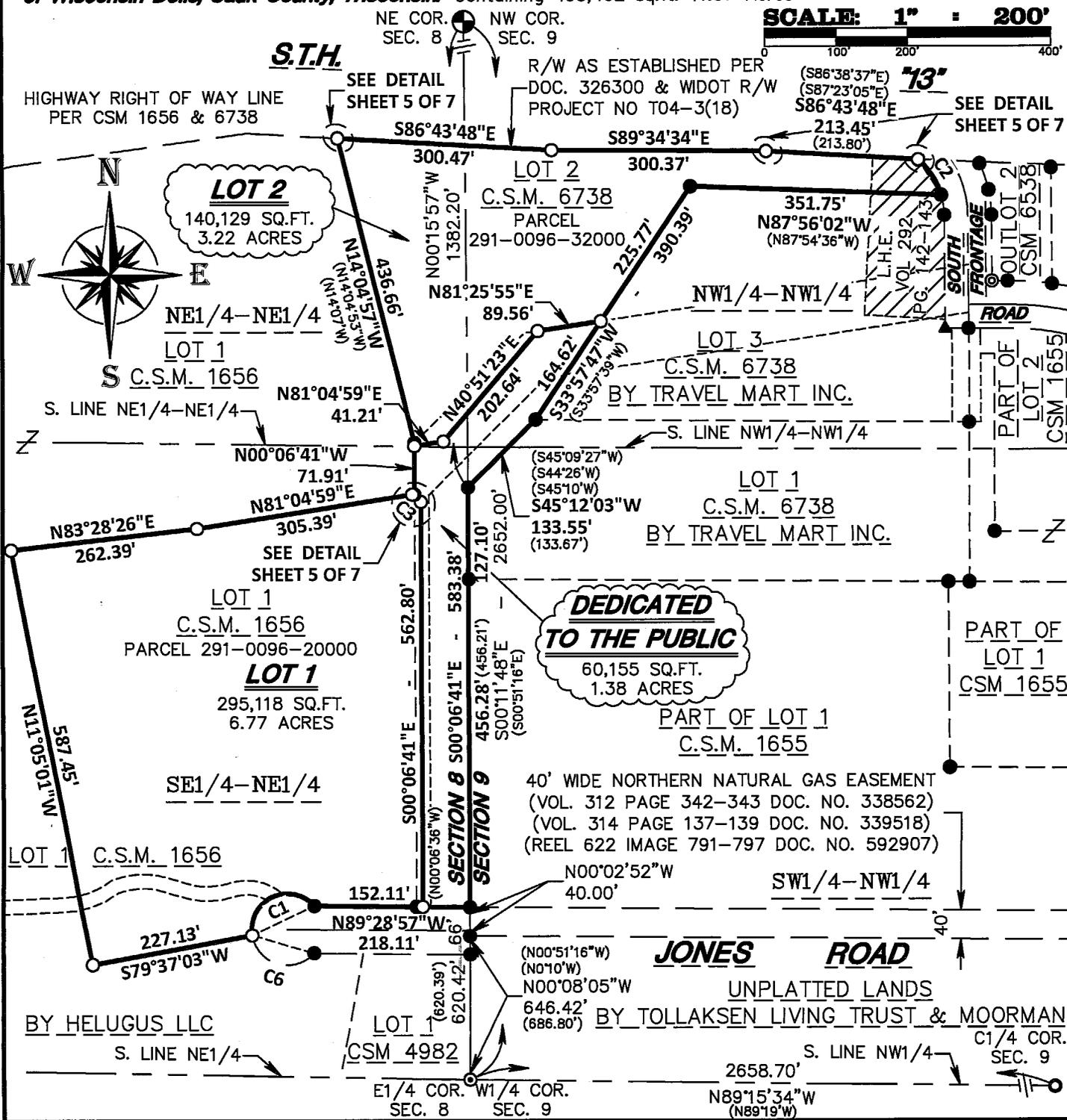
DWG. 819-451 CSM SHEET 1 OF 7

## 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

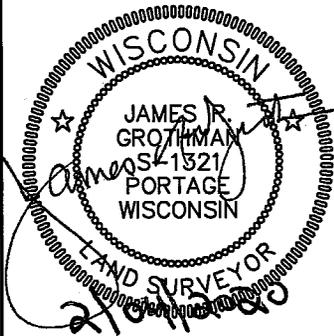
**CLIENT:**  
GENERAL ENGINEERING INC  
916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877  
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SEAL:



G & A FILE NO. 819-451



DRAFTED BY: A. MAST

CHECKED BY: JG

PROJ. 819-451

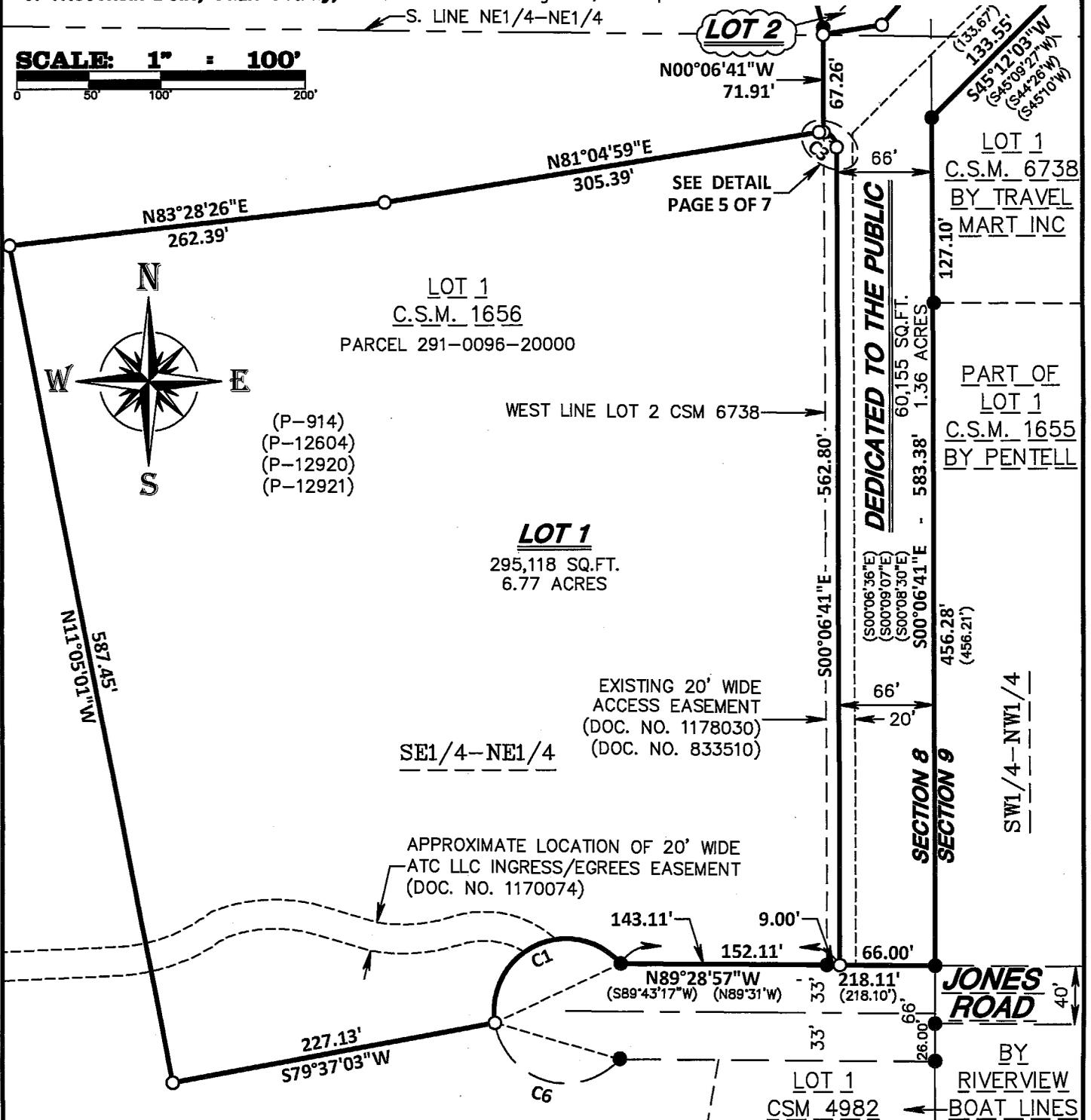
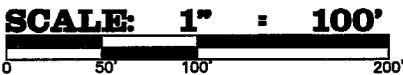
DWG. 819-451 CSM SHEET 2 OF 7

## 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

S. LINE NE1/4-NE1/4



**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

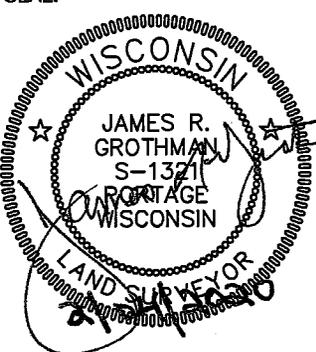
**CLIENT:**  
GENERAL ENGINEERING INC  
916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

As prepared by:

# G GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

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(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 3 OF 7

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

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

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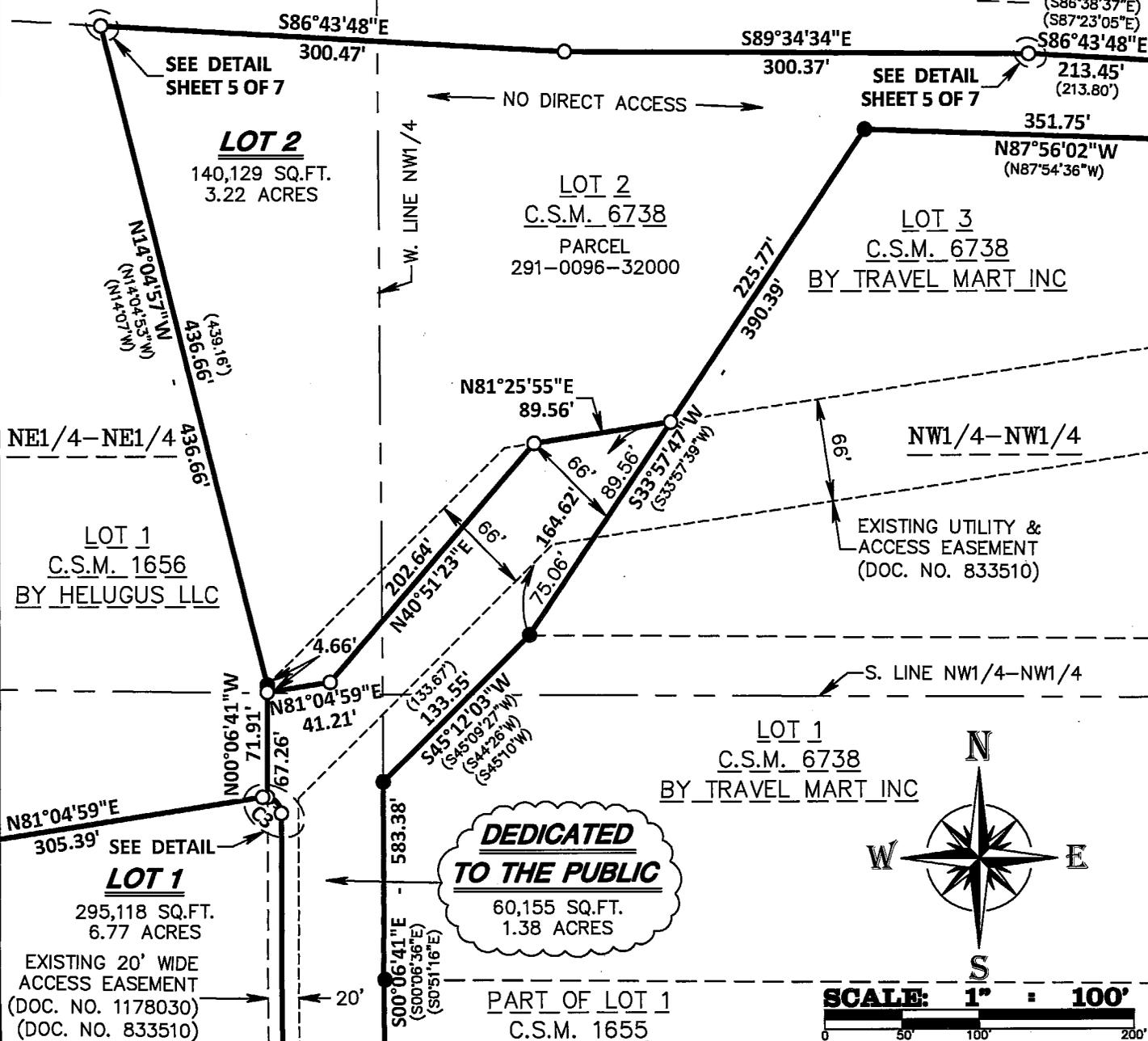
**BASIS OF BEARINGS:** IS THE WEST LINE OF THE NW1/4 SECTION 9 WHICH BEARS N00°11'48"W AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

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

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

**S.T.H.**

**"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



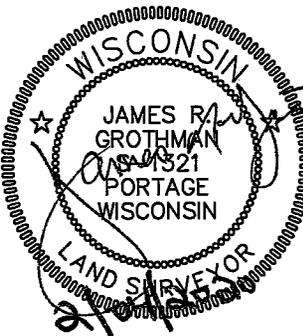
As prepared by:

# GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
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 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



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DRAFTED BY: A. MAST

CHECKED BY: TG

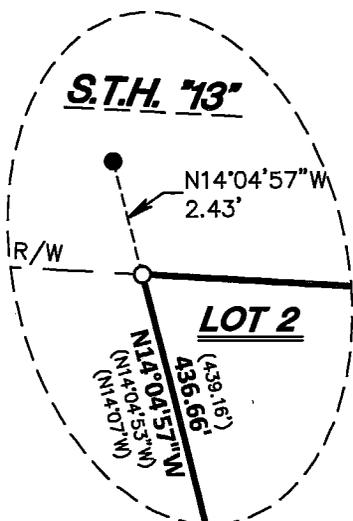
PROJ. 819-451

DWG. 819-451 CSM SHEET 5 OF 7

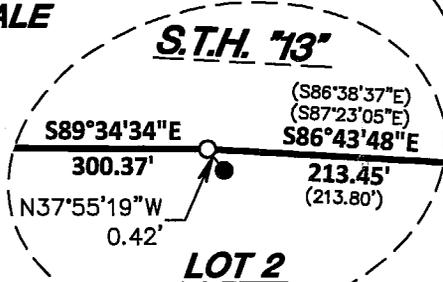
## SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

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

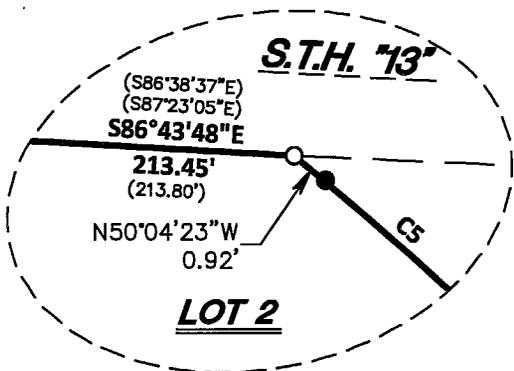
Being part of Lot 1, C.S.M. No. 1656 as Recorded in Volume 7 of C.S.M.S, Pages 1656, 1656A & 1656B as Document No. 480115, all of Lot 2, C.S.M. No. 6738 as Recorded in Volume 40 of C.S.M.S, Pages 6738, 6738A & 6738B as Document No. 1174778 located in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4 of 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



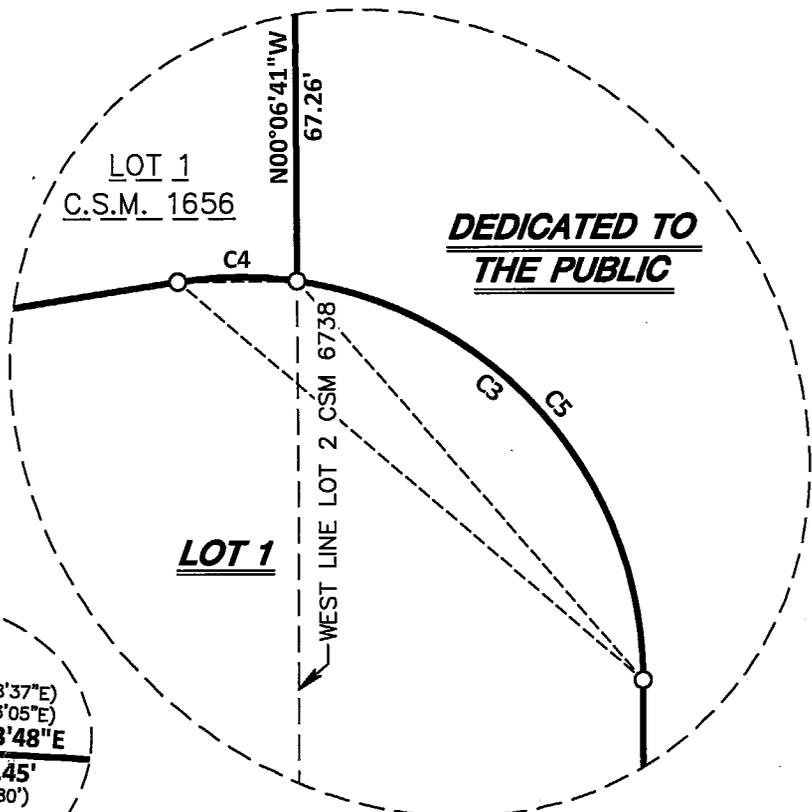
**DETAIL  
NO SCALE**



**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:

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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:**

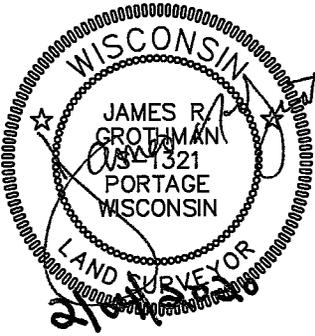
GENERAL ENGINEERING INC  
916 SILVER LAKE DRIVE  
PORTAGE, WI 53901

As prepared by:

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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



**G & A FILE NO. 819-451**



DRAFTED BY: A. MAST

CHECKED BY: JG

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. 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*

### 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:**

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HELUGUS LLC  
P.O. BOX 830  
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