

**CITY PLAN COMMISSION**  
**CITY OF WISCONSIN DELLS**  
**MUNICIPAL BUILDING-300 LACROSSE STREET**  
**MAY 11, 2020**

Mayor Wojnicz called the meeting to order at 5:00 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, Phil Helley and Ted Theiler  
Present (via ZOOM): Fire Chief Pat Gavinski, Chris Lechnir and Lisa Delmore  
Others: City Planner/Zoning Administrator Chris Tollaksen, DPW Office Clerk Monica Dorow-Leis, Public Works Director David W. Holzem, City Clerk Nancy R. Holzem, City Treasurer Karen Terry, Gail Jermier, Hugh Gaston, Sr.  
Others (via ZOOM): City Attorney Joseph Hasler, Ald. Holzem, Ald. Anderson, Troy Mleziva, Dax Connely, Ben Warntjes., Ben Scott, Ed Karas, Leszek Kryj, Hanna Kryj, Katarzyna Kryj, Brad Preissel, Megan Schuetz, Ben Marshall and Peter Culver from the Dells Events  
Others Unidentified via ZOOM: Woodside Properties, Jim, Dawn
2. Motion by Theiler and seconded by Helley approve the March 9, 2020 meeting minutes. Upon roll call vote, motion carried 7-0.
3. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit and Site Plan Applications from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 420 STH 13 on portion of current Sauk County, City of Wisconsin Dells tax parcel 291-0117-00000. The property is zoned C-4 Commercial-large scale. With no one speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.
4. Chris Tollaksen said it appears that everything on Hulbert Creek should be okay and should mostly be addressed by the DNR. Kwik Trip has had contact with the DNR and Kwik Trip will provide the City with the permits that cover Hulbert Creek. Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 420 STH 13 on portion of current Sauk County, City of Wisconsin Dells tax parcel 291-0117-00000 contingent on the applicant take control of the property. The property is zoned C-4 Commercial-large scale. Upon roll call vote, motion carried 7-0.
5. Motion by Helley and seconded by Theiler recommend to council approve the Site Plan Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 420 STH 13 on portion of current Sauk County, City of Wisconsin Dells tax parcel 291-0117-00000 with 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.The Site Plan approval is also contingent on approval of the CUP. The property is zoned C-4 Commercial-large scale. Upon roll call vote, motion carried 7-0.
6. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Conditional Use Permit and Site Plan Applications from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 1013 Broadway on a portion of Columbia County, City of Wisconsin Dells tax parcel 291-1008.05. The property is zoned C-1 Commercial-neighborhood and C-2 Commercial-downtown. Resident Gail Jermier said she is not necessarily against the project, but is concerned about the noise and would like restrictions on the operational times for the car wash and dryer blowers. Resident Ben Scott spoke about concerns with noise and hours of operation, pedestrian and vehicle traffic impact and future planning for the intersection of Race/Broadway with the proposed multi-family facility and fuel station. The Kryjs' spoke of noise and traffic concerns as well as concerns about gas fumes. They inquired about the entrance locations and Chris Tollaksen said there will be two entrances from Race Street and an entrance on Broadway. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

7. Troy Mleziva, Real Estate Manager with Kwik Trip said the hours of operation for the car wash was originally proposed for 24hrs, but said they would be comfortable with 6am-10pm or 7am if that is the purview of the City. Lisa Delmore asked about the notation in the staff report where, if approved, the car wash operating hours were listed to be 9am-9pm. Mayor Wojnicz said with other car washes in the City, it would be fair to start out with 7am and if there were a lot of resistance from the residents, it may need to be addressed in the future. Troy Mleziva read an excerpt from an email received from Kwik Trip about one of the ways they control air emissions by having Stage 1 vapor recovery in place, which is the process by which vapors are recovered when transport trucks load fuel into the underground tanks. He also spoke about ORVR, which is a system that pulls in the vapors that are created during the fueling process, which limits the vapors from escaping to the environment. More detailed information can be found in the letter included with the packet.

Motion by Freel and seconded by Helley recommend to council approve the Conditional Use Permit Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 1013 Broadway on a portion of Columbia County, City of Wisconsin Dells tax parcel 291-1008.05 with 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 from 7am-10pm.
- 4) The applicant cooperate with the City to address nuisances to surrounding properties that may develop.

The property is zoned C-1 and C-2 Commercial-neighborhood and C-2 Commercial-downtown. Upon roll call vote, motion carried 7-0.

8. Motion by Theiler and seconded by Freel recommend to council approve the Site Plan Application from Kwik Trip, Inc. to allow Vehicle Fuel Sales at 1013 Broadway on a portion of Columbia County, City of Wisconsin Dells tax parcel 291-1008.05 with 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.
  - 5) The operational hours of the car wash shall be 7am-10pm.

The Site Plan approval is also contingent on approval of the CUP. The property is zoned C-1 and C-2 Commercial-neighborhood and C-2 Commercial-downtown. Upon roll call vote, motion carried 7-0.

9. Mayor Wojnicz declared the public hearing open for anyone to speak for or against the Site Plan Application from Movin' Out, Inc. for Residential multi-family facility at 920 Race Street, Columbia County, City of Wisconsin Dells tax parcel 291-1008.03. The property is zoned C-1 Commercial-neighborhood. Ben Scott spoke about the same concerns with traffic, especially with both applications presented at this meeting from Kwik Trip and Movin' Out. With no one else speaking for or against the matter, Mayor Wojnicz declared the public hearing closed.

10. Mayor Wojnicz said he had traffic concerns, but Kwik Trip traffic will probably go to Vine Street, then to the stoplights at the intersection of Vine and Broadway and does not foresee the apartment traffic wanting to go north on Race Street. Ald. Freel used the example where there were initial concerns about the 80-unit development on Pioneer Drive and Fitzgerald a few years ago. He said he has not seen any traffic problems at that location. Motion by Freel and seconded by Theiler recommend to council approve the Site Plan Application from Movin' Out Inc. for Residential multi-family facility at 920 Race Street, Columbia County, City of Wisconsin Dells tax parcel 291-1008.03 with the following contingencies:
- 1) The applicant take control of 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 buildup, 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 completing of the connection to Michigan Avenue.

The property is zoned C-1 Commercial-neighborhood. Upon roll call vote, motion carried 7-0.

11. 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. This is a revision of that CSM. Motion by Freel and seconded by Helley recommend to council approve the Certified Survey Map (CSM) submitted by Helegus to subdivide Sauk County, City of Wisconsin Dells tax parcels 291-0096-20000 and 291-0096-32000. Upon roll call vote, motion carried 7-0.
12. Referred to a future meeting is the Helegus Project Application.
13. The next meeting is scheduled for Monday, June 8, 2020.
14. Motion by Freel and seconded by Helley to adjourn. Upon roll call vote, motion carried 7-0 and the meeting adjourned at 6:00pm.

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Monica Dorow-Leis  
Public Works Office Clerk