

February 27, 2018 (Special Village Board Meeting)

**DENMARK SPECIAL VILLAGE BOARD MEETING
TUESDAY, FEBRUARY 27, 2018
5:00 P.M., DENMARK VILLAGE HALL**

CALL TO ORDER

President Mleziva called the meeting to order at 4:55. The public hearing was closed at 4:55 with no other questions, so Mleziva called the meeting to order 5 minutes early stating if anyone else should come in with public comment in the next 5 minutes while holding the Village Board meeting it would be allowed.

PLEDGE OF ALLEGIANCE

ROLLCALL

Present: Susan Selner, Vince Wertel, Mary Jo Bielinski, Paul Hergarten, Gregory Mleziva

Excused: Alan Schilke, Milt Bielinski

Officials present: Clerk Sherri Konkol, Treasurer Kim Coogle, Director of Public Works Erika Sisel, Building Inspector Ralph Witte, DEO Dan Delebreau

BOARD DISCUSSION/ACTION ON THE PLANNING COMMISSION'S RECOMMENDATION ON THE SITE PLAN REVIEW FOR KWIK TRIP LOCATED AT 111 BOHEMIA DRIVE (VD-97-34)

President Mleziva turned the floor over to Witte.

Witte explained to the board Kwik Trip submitted an application for site plan review; he checked everything submitted, reviewed the plans, and sent to the engineer for review. Witte stated the Village received a complete set of information and it was a very easy review. Witte then asked if Sisel had any comments or concerns.

Sisel stated utility connections will be handled during construction.

President Mleziva then turned the floor over to Kwik Trip representative Troy Mleziva.

T. Mleziva stated the plan is to scrape down the existing building and light poles to start with a fresh surface for construction. Kwik Trip will be investing 2 million dollars in the site. The plan is to start first thing in 2019, and it takes 4 months to from start to completion.

- There will be 2 driveways on each side of the gas pump canopies with a horseshoe design for easy traffic flow.
- 3 lanes of diesel fueling.
- Car wash on the south side of the building.
- Room for truck parking
- Concrete curb and gutter around all landscaping.

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- The building will be 9,000 square feet, all brick, gable entry, and have green steel roof.
- Canopies will be cream color.
- Windows will be trimmed with silver and red metal.
- External trash enclosure to match the building on the southwest corner of the building.
- 28-35 employees with a half-million dollar annual payroll.
- Open 24 hours a day.

President Mleziva asked if the Board had any questions for T. Mleziva.

Could you tell me more about your lighting plan?

T. Mleziva stated if you look at the plan, you will see it is a photometric plan, making all fixtures more efficient. In a photometric plan the light sits in the fixture, and you cannot see it. The pole height for lighting will be 18 feet, where most commercial sites use 30 foot poles. There will be no overflow of lighting; all light measurements will stay on the property.

Why Denmark?

Kwik Trip's roots are within small towns in Wisconsin. We want to service commuters and village residents, and maybe draw some people off the interstate to see what it is like here, and feel we got the right spot to do that.

Likes the green space, do all Kwik Trips have this much green space?

T. Mleziva stated it is a fair amount, and more than the usual amount at Kwik Trips. They will be using dwarf and decorative trees. These trees will not block any of the other buildings/businesses in the area. There will also be patio areas with picnic tables.

Hargarten/Wertel moved to accept the Plan Commission's recommendation to the Village board to approve the site plan application for Kwik Trip at 111 Bohemia Drive (VD-97-34) per plans dated February 9, 2018 presented to the Plan Commission and Village Board on February 27, 2018. Motion carried.

BOARD DISCUSSION/ACTION ON THE PLANNING COMMISSION'S RECOMMENDATION ON THE CONTINGENTIAL USE PERMIT FOR KWIK TRIP LOCATED AT 111 BOHEMIA DRIVE (VD-97-34)

Witte stated an application for conditional use as per our ordinance under improved conditional use. Kwik Trip is requesting a conditional use for a 60 foot tall and 21 foot wide pylon sign located on the northwest corner of the lot and a car wash located on the south side of the building. Witte stated there are no safety concerns or setback issues for either of these requests.

Where exactly will the sign be placed?

The sign will be placed on the northwest corner by the road near the insurance building.

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A question was asked in the public hearing regarding any concerns with the waste water from the carwash draining into our water system and whether the water is recycled and some of the trustees weren't here to hear the answer.

Sisel stated there is no issue, as the water runs into the sanitary sewer.

T. Mleziva stated that they do recycle the water, by using it in the under carriage flush.

Will you be providing Compressed Natural Gas at the Denmark location?

T. Mleziva stated not at this point.

Wertel/M.J. Bielinski moved to accept the Planning Commission's recommendation to approve the conditional use permit for Kwik Trip located at 111 Bohemia Drive (VD-97-34) per plans dated February 9, 2018 presented to the Plan Commission and Village Board on February 27, 2018. Motion carried.

APPROVAL OF LIQUOR LICENSE:

CLASS "A" FERMENTED MALT BEVERAGE AND CLASS "A" LIQUOR LICENSE FOR SM PETROLEUM/MANJIT BHATOYA, AGENT: MUNISH BHATOYA FOR USE AT THE DENMARK DISCOUNT MART

Selner/M.J. Bielinski moved to approve the Class "A" fermented malt beverage and Class "A" liquor license for SM Petroleum/Manjit Bhatoya, Agent: Munish Bhatoya for use at The Denmark Discount Mart. Motion carried.

ADJOURN

M.J. Bielinski/Selner moved to adjourn at 5:15 p.m. Motion carried.