

**MEETING OF THE PLAN COMMISSION OF THE  
VILLAGE OF LAKE DELTON  
April 11, 2016**

Upon giving proper notice pursuant to Section 19.84 Wis Stats, and certifying compliance with the open meeting law, a Meeting of the Plan Commission of the Village of Lake Delton was called to order on Monday, April 11, 2016 at 1:30 P.M. at the Kay C. Mackesey Administration Building.

Present were Chairman John Webb; Tom Diehl, Doug Clausen, Wally Czuprynko, Gordon Priegel and David Schultz.

Also attending were Attorney Richard Cross, Engineer/Zoning Administrator John Langhans, Director of Public Works Gary Hansen, Kelly Mohr, Lewis Herro, Adam Makowski, Dennis Jax, Andy Waterman, Leslie Bremer, Jason Field, Kevin Gruber, Linda Schultz and Mark Whitfield.

Motion by Wally Czuprynko, Second by Doug Clausen for adoption of the meeting agenda. Motion carried.

A Public Hearing was held on the request of Eco Site for a Conditional Use Permit pursuant to Chapter 66 of the Municipal Code for location of a Telecommunications Facility including a 125' monopole, by T-Mobile, on a parcel of land owned by Lewis M. Herro, The Herro Co., Inc, part of Tax Parcel 146-1014.

Kelly Mohr presented the information on the telecommunications location.

- a. Evaluation by RF engineers of the network to determine where calls may be dropping
- b. Site Acquisition Process
- c. Worked with the Village of Lake Delton for several months regarding a collocation site on the water tower, which the Village ultimately decided they were not interested in. AT&T Tower too far away from the search ring, not a viable candidate. Found no other suitable existing structures for collocation.
- d. Lew Herro's property is the most ideal raw land candidate within the search ring, current zoning is Residential, proposed zoning Commercial; Subdivide 1 acre parcel – 200' x 250'

Kelly presented aerials showing T-Mobile existing coverage, proposed coverage with location being requested, proposed coverage with an additional location near DRM, proposed coverage with both sites.

Motion by Tom Diehl, Second by Gordon Priegel to close the public hearing and to recommend granting of the Conditional Use Permit to T-Mobile as requested, subject to the following:

1. CSM to split parcel subject to approval by the Village Board
2. Re-zoning of the property from Residential (R-2) to Commercial (C-1)
3. Provide culvert for driveway
4. Paving of driveway
5. Screening fence of a muted color with vegetated buffer
6. Shifting of the tower location to assure no damage to adjacent buildings

Motion carried.

A Public Hearing was held on the request for a Temporary Conditional Use Permit, pursuant to Chapter 66 of the Municipal Code, Subchapter 66.54(w) applied for by Jax Holdings, Country Squire, holding a motel license, for a mixed use for the summer of 2016 to permit use of the existing motel rooms for transient employee housing/J1students, at 831 Wisconsin Dells Pkwy South.

Commission member, Tom Diehl, updated the commission on the use of this property in 2015 and that Mr. Jax had been given the privilege of housing students for one year, but because the Village was unable to follow through on the project at the C & H Building, that additional rooms were necessary this year. With the proposed construction of units at Noah's, Wilderness, Mt Olympus and Kalahari there should be no need for concern as there should be plenty of beds for 2017. By allowing Mr. Jax this opportunity he can then proceed with a future development plan for his property.

Motion by Doug Clausen, Second by David Schultz close the public hearing and to recommend that Mr. Jax be approved for his request for a Temporary Conditional Use permit to house students, as a mixed use, for the summer of 2016, at 831 Wisconsin Dells Pkwy South, at the same number as was permitted in 2015 and that said Conditional Use Permit shall expire on December 31, 2016. Motion carried.

Correspondence was received from Lewis Herro, offering the Village a one acre parcel of land which would be directly to the West of the Tower site for the Village to use as a Village Park Site.

Motion by Tom Diehl, Second by David Schultz to adjourn. Motion carried. Meeting adjourned.

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Kay C. Mackesey  
Clerk-Treasurer-Coordinator and Secretary of the  
Plan Commission##