

**MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF LAKE DELTON  
June 27, 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, June 27, 2016 at 1:00 P.M. at the Kay C. Mackesey Administration Building.

Present were Chairman John Webb; Cary Brandt, Alternate Leslie Bremer, Tom Diehl and Wally Czuprynko. Absent were Gordon Priegel and Allen Pentell.

Also in attendance were Attorney Richard Cross, Director of Public Works Gary Hansen, Engineer John Langhans, Police Chief Dan Hardman, Mark Schmitz, Bill Pettit, Gary Woolever, Stephen Kroon, Kenneth Keating, David Schultz, Richie Schultz, Dennis Van Schoyck, Doug Clausen and the news media.

Motion by Wally Czuprynko, Second by Cary Brandt for adoption of the meeting agenda. Motion carried.

A Public Hearing was held to consider the request of Cruiserino's LLC, for a Conditional Use Permit, pursuant to Chapter 66 of the Municipal Code, Subchapter K, Industrial (I) District, to permit transient employee housing in a single family residence, located at 141 S Burritt Ave, Tax Parcel 146-0150. The Clerk explained to the Commission that there had been an error at the time property had been rezoned for TID #2, in that the map incorrectly included this parcel, that it was in fact not contained in the legal description for the rezoning. Both the map attached to the resolution as well as the current zoning map will be changed to show the correct zoning which is Commercial (C-1).

No one appeared in opposition to the request.

Motion by Tom Diehl, Second by Cary Brandt to close the Public Hearing and to recommend granting of the Conditional Use Permit for Cruiserino's LLC at 141 S Burritt Ave, to permit transient employee housing in the single family residence. Motion carried.

A Public Hearing was held to consider the request of Mark Schmitz/Maane Properties, for a Conditional Use Permit, Pursuant to Chapter 66 of the Municipal Code, Subchapter 66.63 (o) Waterfront Commercial (W-C) District, to permit transient employee housing in cabins located on the property at 136 Mariealain Drive, Tax Parcel 146-0569.

Dennis Van Schoyck, an adjacent property owner, inquired as to whether or not there was still a well on the property and if the cabins had been connected to sanitary sewer. Mr. Schmitz stated that he had capped the well and that this request would not go into effect until 2017, by which, he would see that the sanitary was in place.

When asked if Mr. Van Schoyck was in opposition to the use of these cabins, he replied, no.

No one else spoke with regard to the request.

Motion by Tom Diehl, Second by Cary Brandt to close the public hearing and to recommend the granting of a Conditional Use Permit to Mark Schmitz/Maane Properties, for the cabins at 136 Mariealain Drive to permit transient employee housing beginning in 2017, further that connection to sanitary sewer is made by that time. Motion carried.

A Public Hearing to consider the request of Kenneth Keating/K S Hospitality, Inc, for a Conditional Use Permit, pursuant to Chapter 66 of the Municipal Coder, Subchapter 66.54 (b) to permit a building height greater than 45 feet for construction of a hotel. Maximum parapet wall height will be approximately 65 feet with the majority being 51 feet to 56 feet, Lot 1, CSM No. 3926, Commercial (C-1) District.

In a memo from Zoning Administrator John Langhans, he stated that the project envisions the construction of a four-story, 100-room hotel and associated site and utility improvements. The proposed maximum occupancy is 416 people. The project is located on lands zoned Commercial (C-1) and is also located within the Parkway Overlay District. A conditional use permit is necessary to address the proposed height of the building that is greater than 45-feet. He had no concerns with the issuance of the conditional use permit as the proposed height will not have a negative impact on adjacent the East Frontage Road.

Regarding the Parkway District Design Standards Checklist he commented as follows:

**Architectural Review**

1. Architectural design standards appear to be met. The building is attractive in its appearance and consistent in appearance to adjacent and similar developments.
2. A mix of materials and textures is proposed in accordance with the design standards.
3. Proposed landscaping meets design standards

**Site and Utility Review**

1. All structure and parking setbacks are met
2. Parking ratios are met for a maximum occupancy of 416 people
3. Sidewalk shall be added from the west side of the building to connect to the public sidewalk on the East Frontage Road.
4. Remove and replace all existing sidewalk along the East Frontage Road.
5. Pavement and base restoration shall be full width and continuous.
6. Sanitary – connect to existing sanitary lateral.
7. All sanitary sewer and water main work within the R.O.W. shall conform to Village of Lake Delton Specifications and Details. Obtain and insert Village specs and details as applicable. Coordinate all sewer and water work within the R.O.W. with the respective Village Department.
8. The storm water management plan (SWMP) and associated details related to underground detention are subject to future modifications as the current plan requires modifications. Their review comments have been shared with the Developer’s consultant and they are awaiting revised information. Proposed system must meet ordinance requirements.

**Recommendations**

Approval of the Conditional Use Permit was recommended. It was also recommended the site and architectural of this development be approved contingent upon the satisfaction of items 3 through 8 in the Utility Review comments.

Given the outstanding items of concern, it was recommended that no building permits or development incentives be issued for this project until all outstanding site and SWMP items are addressed and approved.

The Village may wish to consider if you are comfortable with the issuance of a Conditional Use Permit and Site/Architectural Approval at this time.

Motion by Tom Diehl, Second by Wally Czuprynski to close the public hearing and to recommend the granting of a Conditional Use Permit to Kenneth Keating/K S Hospitality, Inc, to permit a building height greater than 45 feet for construction of a hotel. Maximum parapet wall height will be approximately 65

feet with the majority being 51 feet to 56 feet, Lot 1, CSM No. 3926, Commercial District. Further that the Site Plan and Architectural Rendering be approved including the checklist for Design Standards in Parkway District, subject to compliance of items 3 through 8 in Mr. Langhans's memo. The SWMP must comply with village requirements if it means having to get more land. Developer may be granted an early start permit to allow him to get his project underway. Motion carried.

Motion by Cary Brandt, Second by Leslie Bremer to adjourn. Motion carried. Meeting adjourned.

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