

**MEETING OF THE PLAN COMMISSION OF THE  
VILLAGE OF LAKE DELTON  
May 11, 2015**

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, May 11, 2015 at 1:00 P.M. at the Kay C. Mackesey Administration Building.

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

Also attending were Attorney Richard Cross, Engineer/Zoning Administrator John Langhans, Gordon Priegel, Director of Public Works Gary Hansen, Assistant Zoning Administrator Chris Narveson, Police Chief Dan Hardman, Wayne Manternach and Jill Reynolds.

Motion by Wally Czuprynko, Second by Allen Pentell for adoption of the meeting agenda. Motion carried.

A review was made of the Site Plan and Architectural Rendering for renovation of the former Cranberry Mall property by Pizza Hut at 1010 Wisconsin Dells Pkwy South, Commercial District. No major structural or site revisions are proposed. There will be signage changes as well as facade revisions; located in the Commercial (C-1) District.

In a memo from Zoning Administrator John Langhans, he commented that:

- Architectural features are consistent with the use and the surrounding uses. The proposed features appear to meet the Village's architectural requirements.
- 26 seats are proposed for indoor dining. Outside of the restaurant use, there will be approximately 6,000 SF of remaining retail/tenant space. In regards to parking, the Pizza Hut use will require a minimum of 15 stalls. The remaining retail spaces will require a minimum of 20 stalls. The developer proposes to modify the existing parking layout to provide one-way angle parking that will accommodate 48 stalls. The parking requirements have been met; provided the remaining 6,000 SF remains as retail uses.
- Parking and structure setbacks are unchanged and meet ordinance requirements.

It was pointed out that there will be an additional seating outside of 26. Mr. Langhans will recalculate the parking to make sure it is in compliance.

Mr. Langhans recommended approval of this development contingent upon the following:

1. Sign shall be reviewed/approved by separate permit procedure
2. Existing parking and driveway setbacks shall not be modified
3. Additional future in-fill uses shall be subject to future review in regards to parking ordinance requirements

Motion by Tom Diehl, Second by David Schultz to approve the Pizza Hut re-use of the building at 1010 Wisconsin Dells Pkwy South, subject to John Langhans's memo and the understanding that the rest of the use will have to be retrofitted to comply with the established parking. A grease trap must also be provided. Motion carried.

Motion by David Schultz, Second by Wally Czuprynko to adjourn. Motion carried. Meeting adjourned.

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