

**MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF LAKE DELTON
July 27, 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, July 27, 2015 at 1:00 P.M. at the Kay C. Mackesey Administration Building.

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

Also in attendance was Alternate Gordon Priegel, Cary Brandt, Leslie Bremer, Engineer John Langhans, Attorney Richard Cross, Attorney Ben Letendre, Griff Westerman, Bill Pettit, Water Operator David Sterr, Representatives from DaVita Dialysis Center, Wayne Manternach and the news media.

Motion by Wally Czuprynko, Second by David Schultz for adoption of the meeting agenda. Motion carried.

Considerable discussion was had with regard to a request of Wilderness Hotel Resort who is requesting exceptions to Municipal Code Chapter 38, Subchapter 38.40 Standards for Dormitories.

Motion by Tom Diehl, Second by Wally Czuprynko to recommend approval of the proposed Dormitory Building at Wilderness along with the requested exceptions to Municipal Code Chapter 38, Subchapter 38.40 Standards for Dormitories which includes number of occupants per sleeping room and living space per occupant, number of kitchens per number of occupants, not providing refrigerator/freezer units in kitchens and laminate for countertops vs. stainless steel. Motion carried.

Discussion was had with representatives from DaVita Dialysis Center proposed for the corner of County Hwy P and State Hwy 23.

This project was previously reviewed by staff and rezoning from Agricultural to Commercial (C-1) is complete.

In a memo from Engineer/Zoning Administrator John Langhans, he states that the proposed building is modern in appearance with a low roof profile. Exterior treatments appear to meet Standards.

The proposed aesthetics do not appear to pose a negative impact on surrounding properties and are consistent with treatments on similar uses.

Adequate landscaping features are proposed.

Setbacks are met; parking appears adequate for this use.

Water and sewer installations within the public right-of-way shall be installed in accordance with the Village's specifications and details – revisions are necessary as the existing water service has to be abandoned at corp stop. A "Live-tap" shall be required for the new water service installations – no outages will be allowed.

Storm water ponds and drainage piping is subject to a future SWMP review. The SWMP has yet to be submitted. Rip-rap aprons shall be placed at the discharge points of all site drainage.

Mr. Langhans recommended approval of this proposed development based upon the following contingencies:

1. Property shall be rezoned Commercial (C-1) which has been completed.
2. Sewer and water specifications and details shall be modified to meet Village standards and details
3. Existing water service shall be abandoned at corporation stop
4. A "live-tap" shall be required for the new water service installation – no outages will be allowed
5. The Storm water Management Plan shall be submitted ASAP for review and approval as potential modifications may affect the site grading and layout
6. Rip-rap aprons shall be placed at the discharge points of all site drainage.

Motion by Wally Czuprynko, Second by David Schultz to recommend approval of the Site Plan and Architectural Rendering submitted by the Dialysis Center, for construction at County Hwy P and Hwy 23 subject to the six (6) contingencies outlined above. Motion carried.

The commission then continued the weekly meetings to review and implement Chapter 61 of the Municipal Code, Architectural Design and Landscape Review in conjunction with updates to the Village Comprehensive Plan by discussing the Waterfront Commercial overlay.

Motion by Tom Diehl, Second by Doug Clausen to adjourn. Motion carried. Meeting adjourned.

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