

**MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF LAKE DELTON
February 9, 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, February 9, 2015, at 1:00 PM, at the Kay C. Mackesey Administration Building.

Present were Cary Brandt, acting in the absence of Chairman John Webb who arrived late; Leslie Bremer, Gordon Priegel, and Wally Czuprynko.

Also attending were Attorney Richard Cross, Engineer/Zoning Administrator John Langhans, Water Operator David Sterr, Engineer Brad Boettcher, Wayne Manternach, Bill Pettit, Andy Waterman and the news media.

Motion by Wally Czuprynko, Second by Gordon Priegel for adoption of the meeting agenda. Motion carried.

A review of the Site Plan and Architectural rendering for a proposed Panera/retail building to be located on Tax Parcel 146-1627, Lot 9, Great Wolf Drive, Commercial/Planned Development District were reviewed and discussed.

Member Czuprynko asked if, because of its location, the dumpster enclosure could match the aesthetics of the building. Discussion then followed and it was agreed it could.

This property is located along Great Wolf Drive and was formerly zoned as commercial and were re-zoned to Planned Development District (PDD) to provide development flexibility.

In a memo from Engineer/Zoning Administrator John Langhans, he stated that the proposed development is consistent with the terms of the PDD and the proposed use is also consistent with surrounding developments. Parking and structure setbacks have been met. Parking ratios appear adequate and are consistent with the terms of the PDD. The property is currently served by sewer and water.

No on-site detention is required if the developer chooses to use the regional detention facility. If this option is chosen, the developer is responsible for a conveyance and detention assessment totaling \$46,424.

Architectural standards appear to be met and the proposed architectural treatments are in harmony with adjacent developments.

He recommended approval of the development contingent upon the following:

1. Final decisions on storm water detention/treatment and payment of associated special assessments.
2. Tree islands and setback areas shall be landscaped per Village Ordinance requirement.

Mr. Langhans stated that he would like to add a third item and that was that the dumpster enclosure matches the aesthetics of the building.

Motion by Leslie Bremer, Second by Wally Czuprynko to recommend approval of the project subject to the stipulations set forth in the Langhans memo along with the addition of the 3rd item addressing the dumpster enclosure. Motion carried.

Motion by Wally Czuprynko, Second by Leslie Bremer to adjourn. Motion carried. Meeting adjourned.

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