

**MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF LAKE DELTON
Monday, October 27, 2014**

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, October 27, 2014 at 1:00 P.M. at the Kay C. Mackesey Administration Building.

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

Also attending were Attorney Richard Cross, Cary Brandt, Leslie Bremer, Gordon Priegel, Zoning Administrator/Engineer John Langhans, Water Operator David Sterr, Director of Public Works Gary Hansen, Police Chief Dan Hardman, Assistant Zoning Administrator Chris Narveson, Brad Boettcher, Griff Westerman, Bill Pettit and the news media.

Motion by Doug Clausen, Second by David Schultz for adoption of the meeting agenda. Motion carried.

A public hearing was held to consider the request of Griff Westerman d/b/a Westerman Properties, LLC, for a Conditional Use Permit pursuant to Municipal Code Chapter 66, Subchapter K, Industrial District, for location of Commercial Retail and Drive-Thru Restaurant to be located on Parcel 2, Certified Survey Map No. 4878, Tax Parcel 146-0147-53301.

The Site Plan and Architectural Rendering for this location were also presented.

The developer for this project wishes to construct a mix of retail and restaurant uses in a single building to be divided in multiple tenant spaces. The proposed site is located in lands currently zoned Industrial (I). This proposed use is a conditional use in this district. Additional, a conditional use permit is required to allow a retaining wall to be constructed with a finished height of greater than 6-feet.

In his review memo, Zoning Administrator John Langhans stated that:

1. Use and retaining wall require a conditional use permit. Proposed use is consistent with adjacent uses.
2. Architectural standards appear to be met and proposed architectural style appears to complement/mimic adjacent uses.
3. Parking and structure setbacks have been met.
4. Stormwater will be directed to the adjacent stormwater pond which can adequately handle this runoff.
5. Proposed parking exceeds that required by ordinance. Tree island requirement is met.
6. **A grease interceptor will be required for any restaurant uses. Developer to provide grease interceptor.**
7. **The existing driveway off of Commerce Street shall be removed and restored with curb and asphalt by Developer.**
8. **Developer shall extend water main along the south frontage of this property to a point 10-feet beyond the property line. Developer shall install a hydrant/aux. valve and mainline valve (west of hydrant) as depicted on the attached markup. All water main construction shall conform to Village specifications.**
9. **Tree islands shall be landscaped per ordinance. Landscape plans for entire development is required and shall be submitted to Village Engineer at a later date.**

- 10. A barrier railing/fence shall be provided at the top of the proposed retaining wall to prevent errant vehicles from entering adjacent public streets. Alternatively, retaining wall may be constructed (raised) to accomplish this goal.**
- 11. Developer shall install a cut-off wall and rip rap discharge pad at storm sewer outfall.**
- 12. Dumpster pad shall be enclosed per ordinance.**
- 13. 29 parking stalls have been allocated to the restaurant. Maximum seating in restaurant shall be limited to 65 seats.**

Approval was recommended for the Conditional Use Permit and Site and Architectural Review contingent upon the satisfaction of items 6 through 13.

No one appeared in opposition to the development.

Motion by Tom Diehl, Second by Wally Czuprynko to close the public hearing and recommend approval of the Conditional Use Permit to Griff Westerman d/b/a Westerman Properties, LLC, including the Site Plan and Architectural Rendering, also recognizing the required retaining wall to the North including curb or an equivalent type barrier. Motion carried.

Motion by Doug Clausen, Second by Wally Czuprynko to adjourn. Motion carried. Meeting adjourned.

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