

**MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF LAKE DELTON**  
**March 11, 2013**

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, March 11, 2013 at 1:00 P.M. at the Kay C. Mackesey Administration Building.

Present were Chairman John Webb; Tom Diehl, Doug Clausen, Alternate Wally Czuprynyko and David Schultz.  
Absent: Nick Laskaris, Allen Pentell and Coordinator Mackesey.

Also attending were Administrator/Engineer John Langhans, Assistant Zoning Administrator Jack Roloff, Public Works Director Gary Hansen, Water Operator David Sterr, Ray Bolton, Dan Gavinski, Alternate Gordon Priegel, Leslie Bremer, Steve Droegkamp, Barbara Droegkamp, Marshall Boersma, Bill Petitt, Mike Wentland and the news media.

Motion by Tom Diehl, Second by David Schultz for adoption of the meeting agenda. Motion carried.

A Public Hearing was held to consider the request of Dan Gavinski-Original Wisconsin Ducks Inc, for a Conditional Use Permit pursuant to Municipal Code Chapter 66, Subchapter H, 66.55 (b), Commercial District (C-1), to permit construction of a new ticket booth at 11 Wisconsin Dells Pkwy, which is less in area than required as a result of the taking by Wisconsin Department of Transportation for reconstruction of Highway #12

In a memo issued by Zoning Administrator John Langhans, he stated that the reconstruction of the ticket booth is due to impacts from the pending WisDOT USH 12 reconstruction project.

This property was impacted by right-of-way and easement acquisitions as part of this project.

A conditional use permit is required as this is development on a commercially (C-1) parcel zoned that is less than one acre. That being said, the acreage reduction and structure reconstruction is a direct result of the WisDOT project. Therefore, one can consider this a hardship on the property owner.

His comments were as follows:

1. Proposed development is essentially a reconstruction of a previous approved use/structure.
2. Ticket booth appears to meet the architectural requirements and does not detract or impact other adjoining properties.
3. Setback and parking requirements have been met.
4. A minimum 21-foot structure setback shall be maintained from the future proposed right-of-way. Final Wis DOT ROW has not been recorded or staked to date. The standard setback is 20-feet, the additional 1-foot will provide some "Cushion" in the event of minor deviations from current surveys.
5. Landscape improvements shall be constructed along the USH 12 frontage to match or complement the future proposed Village landscaping/streetscaping feature at the NW quadrant of this intersection. Coordination with the Village Engineer is required.

Mr. Langhans recommended approval of the project and conditional use permit contingent upon the satisfaction of items 4 and 5 as listed above.

No one appeared in opposition to the project.

Motion by Tom Diehl, Second by Wally Czuprynyko to close the public hearing and approve the request of Dan Gavinski-Original Wisconsin Ducks Inc, for a Conditional Use Permit pursuant to Municipal Code Chapter 66, Subchapter H, 66.55 (b), Commercial District (C-1), to permit construction of a new ticket booth at 11 Wisconsin Dells Pkwy, which is less in area than required as a result of the taking by Wisconsin Department of Transportation for reconstruction of Highway #12 contingent upon satisfaction of items 4 & 5 as set forth in the memo from

Zoning Administrator John Langhans. Roll call vote was taken with the following results Ayes 5, Nays 0, Absent 3 (Laskaris, Pentell , Coordinator Mackesey) Abstaining 0. Motion carried.

Motion by Doug Clausen, Second by Tom Diehl to approve the application of Steve & BJ Droegkamp for a renovation/addition to the existing duplex at 741 Canyon Road Unit #9, Waterfront Commercial District (W-C), Ayes 5, Nays 0. Motion carried

Motion by Tom Diehl, Second by Wally Czuprynko to adjourn. Motion carried. Meeting adjourned.

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Kimberlee Czuprynko

Administrative Secretary