

**MEETING OF THE PLAN COMMISSION FOR THE
VILLAGE OF LAKE DELTON
Monday, November 14, 2011**

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 for the Village of Lake Delton was called to order on Monday, November 14, 2011 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. Absent were Nick Laskaris and Gordon Priegel.

Also in attendance were Attorney Richard Cross, Engineer/Zoning Administrator John Langhans, Director of Public Works Gary Hansen, Assistant Zoning Administrator Jack Roloff, Fire Chief Darren Jorgenson, Dennis Leonhardt Jr., Cary Brandt, Frank Kaminski, Wayne Manternach and Mike Wentland.

Motion by Al Pentell, Second by Doug Clausen for adoption of the meeting agenda. Motion carried.

A Public Hearing was held to consider the request of Dennis Leonhardt Jr, for a Conditional Use permit, pursuant to Village of Lake Delton Municipal Code, Chapter 66, Subchapter H, 66.54 (r) Commercial District (C-1), to permit construction of storage buildings on part of Tax Parcel 146-0066-13000, Part of Lot 2, Sauk County Certified Survey Map 2003 located in frac. Lot 4, Section 15, T13N, R6E.

Mr. Leonhardt explained his plan for the phased storage buildings and presented colored renderings as to how the buildings may look. His design will have a small gable.

Zoning Administrator John Langhans presented a review memo for the project, stating that the proposed facilities will be phased with the easterly units being constructed first with additional infill as needed. This proposed use does not appear to detract from any adjacent properties as is consistent with the intent of the Commercial Zoning Ordinance. He further suggested that **the Plan Commission may wish to require some screening of these units from Bunker Road and/or require that the units visible from Bunker Road receive an aesthetic upgrade to soften the visual impact.**

1. Setback requirements are met
2. Lot requirements are met
3. Building height shall not exceed 45-feet
4. "Prototype" building drawings or representative pictures shall be presented for the architectural approval to the Plan Commission prior to permit issuance
5. A future stormwater review shall be required prior to start of construction
6. A final grading and erosion control plan shall be submitted to the Village Engineer for approval prior to permit issuance

Mr. Langhans recommended approval of the Conditional Use Permit and Site and Architectural Review contingent upon the satisfaction of items 3 through 6 as listed above. The Plan Commission may wish to add additional contingencies as they see fit.

No one appeared in opposition to the proposed project.

Motion by Wally Czuprynko, Second by Doug Clausen to approve a Conditional Use Permit for the Leonhardt project, along with the proposed site and architectural review. Final design will be presented

at a later date. Any additional landscaping/buffering, will be added at a later date should it be determined to be necessary. Motion carried.

Mike Wentland then addressed the Commission regarding a proposed change in the building at 11 W Munroe Ave. He would like to remove the existing building and replace it with a more permanent structure on the same footprint. When his plans are completed he will present them and a meeting of staff will be held prior to it being brought back to the Plan Commission.

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

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