

**MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF LAKE DELTON
August 6, 2018**

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, August 6, 2018 at 1:00 P.M. at the Kay C. Mackesey Administration Building.

Present were Chairman John Webb; Tom Diehl, Allen Pentell, Wally Czuprynko, Gordon Priegel, and Cary Brandt.

Among others attending were Attorney Richard Cross, Engineer John Langhans, Assistant Zoning Administrator Kheli Mason, Officer Steve Smith, Director of Public Works Gary Hansen, Kory Anderson from General Engineering Co, Belinda Brock, Linda Schultz, Bill Pettit, Nick Laskaris, Joe Palumbo, Jeff from Rescue Wild Cats, Les Bremer, Bernadette Starzyk, Mark Whitfield, Richie Schultz and John from the Grand Marquis.

Motion by Wally Czuprynko, Second by Cary Brandt for adoption of the meeting agenda. Motion carried.

Discussion was had on the site plan, elevations and design standards for proposed new residence at Clare Isle submitted for Nick Laskaris.

In a memo from Engineer Langhans, he stated that the proposed use is residential in Waterfront Commercial, which is a permitted use. In his opinion the Architectural Standards have been met. The property owner and contractors should be aware of flood plain limitations for this property and all structure improvements should be placed a minimum of 2-feet above the 100-yr flood elevation of 834.00. Additionally, no fill may be placed within the floodplain (areas with elevations of 834 or lower). Property owner shall refer to the recent LOMA that was created for this project and coordinate with Village Zoning department prior to start of construction.

Mr. Laskaris stated he understood the requirements and that his first-floor elevation was at a greater height than two feet above the 834.00 elevation.

Mr. Langhans stated that since his memo he has discovered that the pool is located within the setback area and has to be reconfigured because it is not permitted in the setback area.

The materials that are to be used on the structure were not brought to the meeting and audience member Bill Pettit commented on the fact that he was required to bring all of his materials when he was requesting a permit for his residence.

The materials will be located and brought to the Regular Meeting at 4:00 P.M.

Approval of the residential development was recommended by Engineer Langhans, subject to compliance with the flood plain limitations and the reconfiguring of the pool to remove from the setback area.

Motion by Tom Diehl, Second by Cary Brandt to accept the recommendation of the engineer and to recommend approval of the new residence at Clare Isle as submitted for Nick Laskaris. Motion carried.

Kory Anderson, General Engineering Company, explained the proposal to move the Rescue Big Cats from Rock Springs to the former Hanson Farm on County Highway A. This project will have multiple phases of development. The Big Cat Rescue, RV and Tent Camping, and a private residence is currently under consideration as well as utilities, roads and parking areas.

In a letter from Engineer Langhans, he stated that the project is currently located on lands zoned Agricultural. Future re-zone to Planned Development District (PDD) and development of a PDD plan is necessary.

Sewer and water utilities are currently not available to the site. The developer is requesting the Village consider temporary well and septic facilities. MSA feels this is a reasonable request provided there are future triggers for extension and connection to public utilities based upon development or period. For example, development of the Palumbo property north of this site would trigger the extension of public utilities.

Turn lane and bypass lane will be required at the intersection with CTH A. Driveway, parking lots and access roads shall be paved as noted on the markup which was attached.


Events that would trigger the mandatory connection to utilities was brought up by Tom Diehl. He asked Mr. Palumbo if he agreed that a major addition or the development across County Highway A on his property would be considered an event to trigger the mandatory connection to utilities to which Mr. Palumbo agreed.

Engineer Langhans recommended that a conceptual approval be contingent upon the following items:

1. Re-zoning to Planned Development District (PDD) and submittal of an acceptable PDD plan.
2. Developer's Agreement to address short-term and long-term sewer and water facilities and any other items of concern
 - a. Final design shall anticipate future public utility connections if temporary well and septic is approved by the Village.
3. Submittal of a compliant stormwater management plan
4. Construction of turn lanes and paving of driveway and parking lots in conjunction with initial development efforts.
5. Submittal of final plans for Village review and future PC approval.

Motion by Cary Brandt, Second by Wally Czuprynko to Conditionally approve the relocation of the Rescue Big Cats from Rock Springs to the former Hanson farm on County Hwy A contingent to the five (5) items submitted by Engineer Langhans in his memo dated August 3, 2018. Motion carried.

Motion by Cary Brandt, Second by Wally Czuprynko to adjourn. Motion carried. Meeting adjourned.


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