

**MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF LAKE DELTON
March 11, 2019**

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, 2019 sat 1:00 PM at the Kay C. Mackesey Administration Building.

Present were: John Webb Chairman; Tom Diehl, Gordon Priegel and Cary Brandt. Also, in attendance were Attorney Richard Cross, Engineer John Langhans, Water Operator Troy Locken, Director of Public Works Gary Hansen, Fire Chief Darren Jorgenson, Jeremy Peach, Police Chief Dan Hardman, Scott Witecha, Wayne Manternach, Jason Field, Adam Seymer, Leslie Bremer, Engineer Brad Boettcher, Tom Holtz, John from the Grand Marquis, Mark Whitfield and Andy Waterman.

Motion by Tom Diehl, Second by Gordon Priegel for adoption of the meeting agenda. Motion carried.

Discussion was had with regard to the Site Plan and Architectural Design for the proposed LaQuinta Hotel at 444 Wisconsin Dells Pkwy South.

In a memo from Zoning Administrator John Langhans, he stated that the development was in an Architectural Overlay Parkway District, architectural components appear to be in compliance.

The property is located in the Commercial (C-1) Zoning District and this is a permitted use. The project envisions the construction of a hotel and associated site amenities. Relocation of public utilities, connection to public utilities and impacts to the public right of way will be experienced during this proposed development. DPW, Water Superintendent and Village Engineer will need to further review the utility scenarios as limited time has been provided for coordination and review. A stormwater management plan has been recently submitted for review.

His review comments were as follows:

1. Proposed use and architectural comments are acceptable
2. Structure setbacks have been met
3. Building height was unknown at the time of this review, based on the material he has received.
4. Parking ratios are acceptable.
5. Parking setbacks are met in all areas with the exception of the southeast corner of the site where the parking setback is less than 10-feet. He did not see an issue with this minor encroachment
6. Retaining walls exceed ordinance standard of 6-feet in some areas. Safety fence is warranted at the retaining walls. Newly constructed retaining walls shall be located entirely out of the public right of way. He had no concerns with retaining wall height greater than 6-feet, provided safety fence is installed.
7. A CSM is necessary to reflect parcel and boundary revisions and utility/access easements.
8. A WisDOT work-in ROW permit will be required for this project
9. Given that public sewer and water utilities are being relocated and storm facilities are being connected to, he felt that full time inspection and testing of these facilities is warranted by MSA or Village Staff with all costs being reimbursed by the developer. These terms should be included in the Developer's Agreement.

Approval was recommended for the LaQuinta development contingent upon all of the following items:

1. A compliant CSM shall be prepared for this development parcel and other adjacent parcels.
2. Variance may be necessary for building height (to be determined).
3. Variance is necessary for parking lot setback less than 10-feet and retaining wall height greater than 6-feet.
4. Review and approval of the Stormwater Management Plan.
5. Plan and specification revisions shall be made to reflect the review comments from the DPW, Village Engineer and Water Operator.
6. Village Sewer and Water Specifications and Details shall be used for all public utilities.
7. All newly constructed retaining walls shall be located outside of the public right-of-way. Existing retaining wall block shall be removed, salvaged, and delivered to the Village Public Works Department by the Developer.

After discussion of this item, learning that the block is not of the condition that it could be removed and cleaned for delivery to the Public Works Department, and the fact that PWD really does not want them, it was now the plan to use the existing retaining walls as part of the new development to which there was no opposition. Item #7 will no longer apply.

8. Safety fencing shall be installed at the tops of all retaining walls.
9. MUTCD and WisDOT compliant signage (stop and right turn only) shall be installed at the intersection with USH 12.
10. Development agreement terms to offset Village expenses related to construction inspection and testing of the public portions of this project.
11. Sewer and water service shall be maintained to the SSM clinic at all times.
12. A WisDOT work-in-ROW permit shall be obtained for this project.

Motion by Cary Brandt, Second by Tom Diehl to approve the Site Plan and Architectural Design for the proposed LaQuinta Hotel at 444 Wisconsin Dells Pkwy South, based on the recommendation of Zoning Administrator John Langhans, striking salvageable block and allowing the existing retaining wall to remain in the ROW, becoming part of the development concept. Motion carried.

Review was then made of the submittal of a proposed fenced patio area in front of the new Grateful Shed, food/alcohol operation at 1470 Wisconsin Dells Pkwy.

In a memo from Zoning Administrator John Langhans, he stated that the property is located in the Commercial (C-1) District. Proposed use is a permitted use. The project envisions the construction of an indoor/outdoor food/alcohol operation. He recommended approval contingent upon the following items:

1. A WisDOT work-in-ROW permit shall be obtained by the developer for this project.
2. A perimeter fence shall be installed around the entire perimeter of the project site with emergency ingress and egress points as required by code or as requested by Village Public Safety officials.
3. No permanent structures (tables, bar tops, states, etc.) shall be located within the front setback area of 20 feet.

4. No permanent structures (tables, bar tops, stages, etc.) shall be located in the side setback of 8-foot minimum, 20-foot total for both sides. **This became an issue as even though this is a separate tax parcel the same people own on either side.**
5. Developer shall have the property lines established and marked by a licensed surveyor to aid in setback compliance. Developer also has the option of combining this parcel with adjacent parcels to form a single parcel to negate the side setback requirements.
6. Landscape features and hardscaping/access facilities are allowed in the setbacks provided they are low in height and easily removable.

The proposed fire lane and the moving of it was discussed.

Assuring that all patrons enter directing into the building before entering the patio area became an issue.

Motion by Tom Diehl, Second by Cary Brandt to accept the proposed design of the patio area, but that this request be sent to the entire Village Board for approval, with the applicant providing more detailed information, a schematic drawn to scale along with established elevations. Motion carried.

Motion by Tom Diehl, Second by Cary Brandt to adjourn. Motion carried. Meeting adjourned.


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