

**MEETING OF THE PLAN COMMISSION OF THE  
VILLAGE OF LAKE DELTON  
November 25, 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, November 25, 2019 at 1:00 P.M. at the Kay C Mackesey Administration Building.

Present were Tom Diehl, Acting Chairman, in the absence of John Webb; Cary Brandt, Steve Droegkamp and Clerk-Treasurer-Coordinator Kay Mackesey.

Also attending were Attorney Richard Cross, Zoning Administrator/Engineer John Langhans, Fire Chief Darren Jorgeson, Assistant Zoning Administrators Kheli Mason and Jeremy Peach, Director of Public Works Gary Hansen, Bill Ryan, Jim Bowen, Bill Pettit, Dan Bullock, Chad Van Schoyck, Brad Servin and Scott and Hayden Frank.

Motion by Cary Brandt, Second by Steve Droegkamp for adoption of the meeting agenda. Motion carried.

A Public Hearing was held on the request of David Arnold and Marcia Hanion, for a Conditional Use Permit pursuant to Municipal Code Chapter 66, Subchapter 66.63 (h) at 831 E Hiawatha Drive, Waterfront Commercial District (WC), Tax Parcel 146-0131-00000, to permit the use of their existing single-family residence as a Tourist Rooming House providing short-term rentals.

The owner of the property was in attendance and addressed the Commission as to his desires for the property.

Two of the property owners across the street from the subject property filed objections to the request; 842 and 850 E Hiawatha Drive.

Attorney Cross addressed the Commission stating that with the recent legislative changes, denial of the request would not be an option.

Motion by Cary Brandt, Second by Steve Droegkamp to close the public hearing and to recommend approval of the request of David Arnold and Marcia Hanion for a Conditional Use Permit pursuant to Municipal Code Chapter 66, Subchapter 66.63 (h) at 831 E Hiawatha Drive, Waterfront Commercial District (WC), Tax Parcel 146-0131-00000, to permit the use of their existing single-family residence as a Tourist Rooming House providing short-term rentals. Motion carried.

A Public Hearing was held on the request of Hayden & Scott Frank/ACC Properties of Lake Delton, LLC, for a Conditional Use Permit pursuant to Municipal Code, Chapter 66, Subchapter 66.54 (z), to permit construction of an affordable housing apartment building that is age restricted for persons 55 years of age or older. Proposed structure is a 4-story, wood-framed multifamily apartment with underground parking below grade with 60 total

apartments. Tax Parcel 146-0541-00000, owned by the Village of Lake Delton, Commercial District (C-1).

Considerable discussion was had on the proposed project. Brad Servin Architect for the project informed the Commission there are variances that will be required in order complete this project: parking, setbacks and height he further explained the need.

John Langhans discussed the storm water requirement with the applicant.

Other than the applicant, no one spoke in favor or against the proposed project.

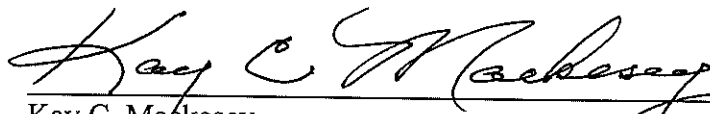
Motion by Cary Brandt, Second by Steve Droegkamp to close the public hearing and to recommend approval of the request of Hayden & Scott Frank/ACC Properties of Lake Delton, LLC, for a Conditional Use Permit pursuant to Municipal Code, Chapter 66, Subchapter 66.54 (z), to permit construction of an affordable housing apartment building that is age restricted for persons 55 years of age or older. Proposed structure is a 4-story, wood-framed multifamily apartment with underground parking below grade with 60 total apartments. Tax Parcel 146-0541-00000, owned by the Village of Lake Delton, Commercial District (C-1).

Further to approve the following request for variances.

1. Permit a height of 60' from the floor of the underground parking to the highest point of the building.
2. Reduce the required parking of 152 stalls to 80 stalls
3. Permit a 2' setback from the north property line for the surface parking, but that a soft or hard buffer be placed between the parking and the property line.

Motion carried.

Motion by Cary Brandt, Second by Steve Droegkamp to adjourn. Motion carried.  
Meeting adjourned.



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