

**MEETING OF THE PLAN COMMISSION OF THE
VILLAGE OF LAKE DELTON
April 26, 2021**

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, April 26, 2021 at 1:00 PM at the Kay C Mackesey Administration Building.

Present were Chairman John Webb; Cary Brandt, Steve Droegkamp, Leslie Bremer, and Doug Clausen. Also attending were Attorney Richard Cross, Assistant Zoning Administrator Jeremy Peach, Engineer John Langhans, Director of Public Works Gary Hansen, Stephen Kroon, Wayne Manternach, Steve Zowin, and the news media.

Motion by Doug Clausen, Second by Cary Brandt for adoption of the meeting agenda. Motion carried.

A review was made of the Site Plan, Elevations and color pallet presented by Stephen Kroon of ADCI for construction of a new dealership building by Dells Watersports, at Wisconsin Dells Parkway South and North Delavan Street.

This property is located on a Commercial (C-1) Zoning District and is also located in the Parkway Overlay District. This is a permitted use in the C-1 District.

In a memo from Engineer/Zoning Administrator John Langhans, he had the following comments relating to the **Architectural and Overlay District Review**.

1. Architectural building components appear appropriate and acceptable for this type of commercial use and in general conformance with the overlay district standards.
2. Building height is acceptable at less than 45-feet.
3. Overlay district standards require submittal of landscaping and lighting plans. These components/plan have not been provided by the applicant. Submittal and clarification are required.
4. Appearance and materials of proposed fence are unclear. Submittal and clarification are required.

The memo also contained **Site Review Comments**.

5. Front and side lot setbacks have been met.
6. Parking setbacks have been met.
7. No new driveways are proposed. Existing driveways are being re-used.
8. Overlay district standards require submittal of landscaping and lighting plans. These components/plan have not been provided by the applicant.
9. Existing Village sewer main/easement is proposed to be abandoned. Public sewer is proposed to be re-routed in a new easement. Village Department of Public Works should review and approve this proposed route. Attention and field verification of the water main crossing on East Adams Street is necessary prior to the start of any sewer construction.
10. Drive aisle in parking lot is extra wide at 45-feet. Applicant to clarify the need for this additional width.
11. Site is considered a "redevelopment site". Therefore, stormwater requirements are focused on water quality rather than rate control and detention. Stone infiltration features have been provided. Proposed site adds no additional impervious surfaces as compared to its

prior use. A stormwater management plan has been submitted. Village ordinance requirements are met.

12. All public sewer and water construction shall conform to Village of Lake Delton specifications and details. New public sewer shall be inspected by Village Staff and tested in the presence of Village Staff.

Recommendations

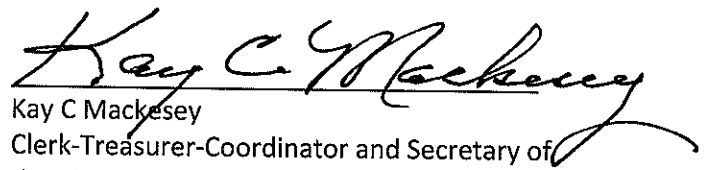
It was found that this proposed site and architectural submittal was generally acceptable with the following contingencies for approval.

1. **The plan commission shall verify Architectural components are acceptable within the intent of the Parkway Overlay District.**
2. **Applicant to clarify and submit an acceptable fence, landscape, and lighting plan for future Village approval.**
3. **All new sewer easements and easement vacation documents shall be prepared by the applicant and submitted to the Village for review.**
4. **Village of Lake Delton Public Works and Water Departments to review and approve proposed utilities.**
5. **Proposed sewer construction shall be inspected by Village staff and tested in the presence of Village Staff.**
6. **Parking lot aisle width to be reduced if feasible for proposed use.**

Added to these items was the need to enter into a Development Agreement, which will be prepared by the Village Attorney.

Motion by Doug Clausen, Second by Cary Brandt to recommend approval of the Dells Watersports Project at Wisconsin Dells Parkway South and North Delavan St., with the contingency that the six (6) recommendation items listed in Engineer Langhans's memo be complied with and that the applicant enter into a development agreement with the Village. Motion carried.

Motion by Cary Brandt, Second by Doug Clausen to adjourn. Motion carried. Meeting adjourned.


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