

**PUBLIC NOTICE OF A MEETING OF THE PLAN COMMISSION OF THE  
VILLAGE OF LAKE DELTON**

**PUBLIC NOTICE IS HEREBY GIVEN** to the public and to the news media pursuant to Section Wis. Stats, that a **MEETING OF PLAN COMMISSION** of the Village of Lake Delton will be held on **Monday, June 26, 2023, at 1:00 P.M.** at the **Lake Delton Police Department, 35 Miller Drive** in the Village of Lake Delton, Sauk County, Wisconsin.

**AGENDA**

1. Call to order and certify compliance with the open meeting law
2. Adopt meeting agenda
3. Hold Public Hearing and make recommendation on a CHANGING THE ZONING CLASSIFICATION OF LANDS into the Dawn Manor Planned Development District (PDD). The lands incorporated with the PDD request are best described by PIN as follows, 146-0237-20000; 146-0237-10000; 146-0237-30000
4. Hold Public Hearing and make recommendation on a Conditional Use Permit Application for a land division with PIN 146-0892-10000 & PIN 146-0892-20000. Request is applied for by Summer House Grill & Bar, 1280 E Hiawatha Dr. (PIN 146-0892-10000) Waterfront Commercial District (W-C), pursuant to Municipal Code Chapter 66, Subchapter 66.63 (s)
5. Hold Public Hearing and make recommendation on a CHANGING THE ZONING CLASSIFICATION OF LANDS into a Kwik Trip Planned Development District (PDD). The lands incorporated with the PDD request are best described by PIN as follows, 146-0151-20100, 146-0151-20200, 146-0151-20300, & 146-0151-20500.
6. Review and take action on the Architectural Design & Landscaping Review for the proposed STH 23 Kwik Trip Development
7. Review and make recommendation on the Conditional Use Permit Application to Operate a Tourist Rooming House in a Single-Family Home for seven (7) days or more (Class B License), applied for by DALICH LLC, 48 Gravy Ln. (Tax Parcel #146-0147-53204) Agricultural District (AG), pursuant to Municipal Code Chapter 66 & Chapter 35 that was tabled by the plan commission on April 24th
8. Any other matters authorized by law

Dated: June 22, 2023

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Kimberlee Czuprynsko  
Administrative Secretary / Deputy Clerk-Treasurer

If this meeting is attended by one or more members of the Lake Delton Village Board who are not members of this committee, and their attendance creates a quorum of the Village Board, this meeting may technically be considered a meeting of the Village Board for the purposes of the Wisconsin Open Meetings Law.



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**To:** Village of Lake Delton Plan Commission  
**From:** John M. Langhans, P.E.  
**Subject:** June 26th, 2023 - Agenda Items Subject to Public Hearing  
**Date:** June 21, 2023

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**Summer House CSM**

CSM has previously been conditionally approved contingent upon Conditional Use Permit (CUP) issuance. This property is in the Waterfront Commercial (WC) District. CUPs are required for all land divisions in the Waterfront Commercial (WC) District. **We recommend approval of this CUP.**

**Dawn Manor – Rezone to Planned Development District (PDD)**

Subject property is currently zoned Waterfront Commercial (WC). Proposed future development/mixed-use does warrant a zoning change to Planned Development District. Proposed future land use is consistent with the intent of the PDD designation. **We recommend approval of this Zoning Change Request. However, review of the formal PDD Plan is subject to future review and revisions.**

**Kwik Trip (STH 23) - Rezone to Planned Development District (PDD)**

Subject property is currently zoned Industrial (I). Proposed future development/mixed-use does warrant a zoning change to Planned Development District. Proposed future land use is consistent with the intent of the PDD designation. **We recommend approval of this Zoning Change Request. However, review of the formal PDD Plan is subject to future review and revisions.**



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**To:** Village of Lake Delton Plan Commission  
**From:** Jeremy Peach - Asst. Zoning Administrator  
**Subject:** Conditional Use Permit Review for a Certified Survey Map (CSM) prepared for 1280 E Hiawatha Dr. (Summer House Bar & Grill)  
**Date:** June 20, 2023

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**Background Information:**

The subject property is located within the Waterfront Commercial Zoning District and due to required zoning regulations for that district, a Conditional Use Permit is required and is the purpose of the public hearing and review by the Village Plan Commission.

The CSM was prepared for the re-alignment of a shared property line to accommodate a deck addition and has been reviewed by the Village Engineer and has been recommended for approval contingent on the approval and granting of a Conditional Use permit. The Village Engineer review letter is for the subject property is attached for reference.

**Recommendation from the Zoning Dept.:**

The Conditional Use Permit request submitted to re-align a shared property line between two existing lots via a CSM is recommended for approval.

The approved CSM and Conditional Use Permit granted shall be recorded with Sauk County Register of Deeds by the applicant and shall provide the Village of Lake Delton a recorded copy of both recordings.

May 2, 2023

Village of Lake Delton  
Attn: Tim McCumber  
P.O. Box 87  
Lake Delton, WI 53940

Re: Certified Survey Map (CSM) for 1280 Hiawatha LLC (Summer House)

Dear Tim:

We have reviewed the above-referenced Certified Survey Map (CSM) with regard to Village Zoning Ordinance and Section 236 of the Wisconsin Statutes. The Surveyor's Certificate statement on the CSM indicates that the survey and mapping is in accordance with Section 236.34 of the Wisconsin Statutes. Our review does not include a verification of the allowable closure or verification that all recorded easements are shown. **This CSM is proposed to re-align a shared property line between two (2) existing parcels. This is necessary to accommodate required setbacks for future deck expansion at Summer House.**

The existing lots are located between Lake Delton and East Hiawatha Dr. The CSM is located on lands currently zoned as Waterfront Commercial (WC). This CSM creates two(2) lots. Lot 1 has an area of 0.35-acres. Lot 2 has an area of 0.22-acres. Parcel frontage and area requirements are met. Ingress and egress is currently available from the public ROW. Public sanitary sewer and water service are available.

**We recommend approval of this CSM contingent upon approval of future Conditional Use Permit (CUP) which is required for all land divisions in the Waterfront Commercial District. The applicant has been informed of this requirement.**

Sincerely,

MSA Professional Services, Inc.



1230 South Boulevard  
Baraboo, WI 53913

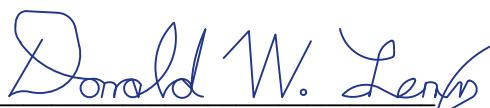
P (608) 356-2771  
TF (800) 362-4505  
F (608) 356-2770

[www.msa-ps.com](http://www.msa-ps.com)

John M. Langhans, P.E.

# CERTIFIED SURVEY MAP

DESCRIPTION OF LANDS BEING A REDIVISION OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6628, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWN 13 NORTH, RANGE 6 EAST, VILLAGE OF LAKE DELTON, SAUK COUNTY, WISCONSIN.

  
Donald W. Lenz, P. L. S No. S-2003  
Dated this 2nd day of May, 2023.

**OWNER(S)**  
1280 HIAWATHA LLC

**PROPERTY ADDRESS:**  
1280 E HIAWATHA DR.  
VILLAGE OF LAKE DELTON,  
WISCONSIN 53940

SCALE: 1" = 40'  
40' 0' 40'

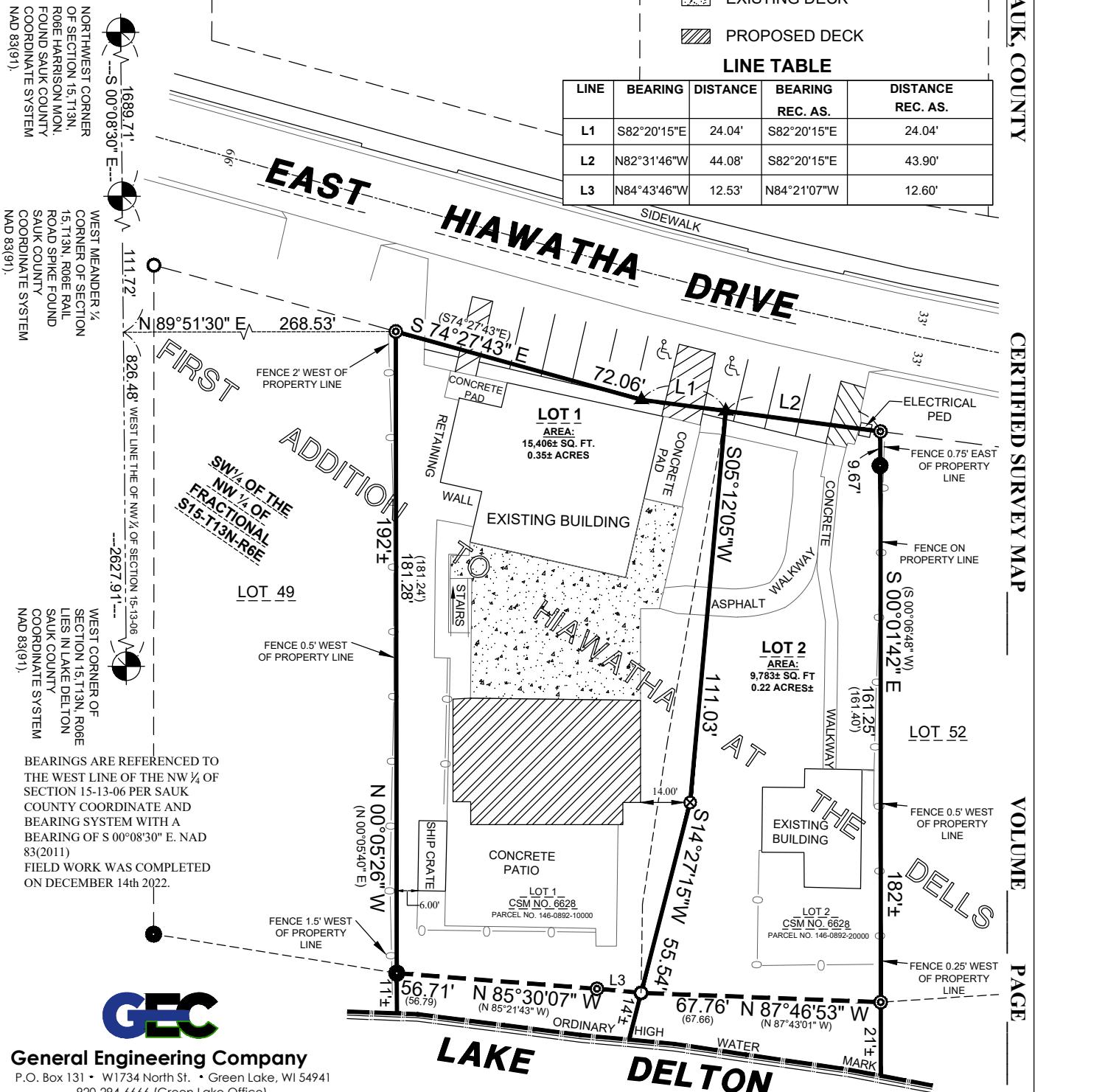


## LEGEND:

- SECTION CORNER MONUMENT FOUND TIES VERIFIED
- 1 1/2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- 3/4" CAPPED REBAR FOUND
- ⊗ 3/4" X 18" REBAR SET 1.50 LBS PER LINEAL FOOT
- ▲ SURVEY MARKER NAIL SET
- ▨ EXISTING DECK
- ▨ PROPOSED DECK

## LINE TABLE

LINE	BEARING	DISTANCE	BEARING REC. AS.	DISTANCE REC. AS.
L1	S82°20'15"E	24.04'	S82°20'15"E	24.04'
L2	N82°31'46"W	44.08'	S82°20'15"E	43.90'
L3	N84°43'46"W	12.53'	N84°21'07"W	12.60'



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**SURVEYOR'S CERTIFICATE:**

I, Donald W. Lenz, Professional Land Surveyor, hereby certify that I have surveyed, divided, monumented and mapped a parcel of land being Lot 1 and Lot 2 of Certified Survey Map 6628, located in part of in Section 15 T13N, R6E, Town of Lake Delton, Sauk County, Wisconsin. Being more particularly described as follows:

Being a redivision of Lot 1 and Lot 2 of Certified Survey Map No. 6628 as recorded on April 17th, 2018 in the office of Register of Deeds for Sauk County in Volume 40 of the Sauk County Certified Survey Maps on Pages 6628 and 6628A.

Containing  $0.58 \pm$  acres ( $25,174 \pm$  sq. ft.) more or less. Including all land lying between the meander line and side lot lines as extended to the ordinary high-water mark on the shores of Lake Delton. Any land below the ordinary high-water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitution. Also subject to all other easements and restrictions of record, if any.

I have complied with Wisconsin Administrative Code, Chapter AE-7 and the provisions of Chapter 236.34(1m)(d)3, Chapter 236.34(1m)(d)4 of Wisconsin Statutes, and the subdivision regulations of the Town of Jackson to the best of my knowledge, information and belief in surveying, mapping, monumenting and combining the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made.

That I have made such survey under the direction of 1280 Hiawatha LLC.



Donald W. Lenz, WI P.L.S. No. S-2003  
Dated this 2nd day of May, 2023



**VILLAGE OF LAKE DELTON APPROVAL:**

RESOLVED THAT THIS CERTIFIED SURVEY IN THE VILLAGE OF LAKE DELTON BE, AND HEREBY IS, APPROVED IN ACCORDANCE WITH CHAPTER 236 WISCONSIN STATUTES AND THE VILLAGE OF LAKE DELTON SUBDIVISION ORDINANCE.

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DATE

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ADMINISTRATOR

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SIGNATURE

**MINUTES OF PLAN COMMISSION  
OF THE VILLAGE OF LAKE DELTON  
April 24, 2023**

Upon giving proper notice pursuant to Section 19.84 Wis. Stats., and certifying compliance with the open meetings law, the Plan Commission of the Village of Lake Delton was called to order on Monday, April 24, 2023, at 1:30 P.M. in the Frank Fischer Center.

Present were Commission Chair John Webb, Commissioners Tom Diehl, Steve Drogkamp, Les Bremer, Cary Brandt, and alternate Merije Ajvazi. Doug Clausen was excused. Also in attendance was Asst. Zoning Administrator Jeremy Peach, Richard Cross, Attorney and other staff.

A motion was made by Brandt, seconded by Drogkamp, to adopt the meeting agenda. Motion carried.

A Public Hearing was held regarding a Conditional Use Permit Application, to Operate a Tourist Rooming House in a Single-Family Home for seven (7) days or more (Class B License), applied for by DALICH LLC, 48 Gravy Ln. (Tax Parcel #146-0147-53204) Agricultural District (AG), pursuant to Municipal Code Chapter 66 & Chapter 35. Peach reported that the property was not in any condition to be in compliance with the Conditional Use Permit application. McCumber noted that because the use requires a conditional use permit state statute requires that a hearing is held within 45 days. He reported to the committee their options but recommended they table the matter until the applicant makes the property repairs. Motion by Brandt, second Diehl to table the application until the applicant brings the property into compliance and to have the matter on the agenda no later than the June meeting. Motion carried.

There were no other matters to consider.

Respectfully submitted,

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Tim McCumber  
Administrator – Clerk - Treasurer