

# Village of Mount Horeb

138 E Main St/Mount Horeb, WI 53572/(608) 437-6884/Fax (608) 437-3190/vilmth@mhtc.net  
Website: [www.mounthorebwi.info](http://www.mounthorebwi.info)

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, JANUARY 28, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the December 17, 2008 meeting.
- 3) Building Inspector's report.
- 4) Consider Preliminary Plat of Oak Glen Subdivision in the Town of Springdale.
- 5) Consider annexation request for Sawatske property on Bergum Road or consider modifying deed restriction for Sawatske property on Bergum Road.
- 6) Consider Design Review for Utility Garage and Office Facility plans.
- 7) Consider Resolution 2008-25 discontinuing right-of-way adjacent to the Mount Horeb Utility Garage.
- 8) Consider Ordinance 2009-01, "AN ORDINANCE TO AMEND SECTION 17.44 I-1 RESTRICTED INDUSTRIAL DISTRICT".
- 9) Consider Ordinance 2009-02, "AN ORDINANCE TO AMEND SECTIONS 17.39, 18.25, AND 18.44 PERMITTING ZERO SUM LOT LINES FOR TOWNHOMES".
- 10) Discuss changes to Zoning Code Article J relative to Home Occupations.
- 11) Update on Public Open House and proposals for Comprehensive Plan Amendment.
- 12) Update on Tax Increment District #3.
- 13) Discuss Main Street Business Zoning Classification and Ordinance.
- 14) Village Administrator's report.
- 15) Village Planner's report.
- 16) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT CHERYL SUTTER, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
JANUARY 28, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Buechner called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Rooney, Hoffman, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the December 17, 2008 meeting were reviewed. Rooney moved, Roberts seconded to approve the minutes. Motion carried.

**Building Inspector Report:** Hoffman moved, Rooney seconded to approve the January 28<sup>th</sup> Building Inspector's Report. Motion carried.

**Oak Glen Subdivision in the Town of Springdale:** The Commission decided to hold off on discussion until Mr. Don Anderson arrived.

**Electric/Water Utility Garage:** Strand and Associates were present to go over the proposed building and the site features. Hoffman moved, Roberts seconded to approve the design review with additional plantings, the use of complimentary colors (relative to neighboring bus barn), and conditioned upon the proposed right-of-way vacation being approved. Motion carried.

**Resolution 2008-25 Discontinuing the Right-of-Way for the Utility Garage:** Hoffman moved, Rooney seconded to approve Resolution 2008-25. Motion carried.

**Ordinance 2009-01: Amending Section 17.44 I-1 Restricted Industrial District:** Rooney moved, Roberts seconded to set a public hearing for the next meeting. Motion carried.

**Oak Glen Subdivision in the Town of Springdale:** Don Anderson went over his proposed plat for property on Getz Road in the Town of Springdale. Rooney moved, Hoffman seconded to approve the Preliminary Plat for Oak Glen Subdivision in the Town of Springdale

**Sawatske Annexation Request:** Stephen Sawatske was present to request that the Plan Commission consider annexing his five acre lot on Bergum Road. The Plan Commission decided to table the discussion until the next meeting. Bierke will bring back a list of what is necessary to occur as a part of annexation and what the likely impacts are.

**Ordinance 2009-02 Amending Sec. 17.39, 18.25, and 18.44 Permitting Zero Sum Lot Lines for Townhomes:** Rooney moved, Roberts seconded to set a public hearing for the next Plan Commission Meeting. Motion carried.

**Article J Regarding Home Occupations:** The Commission discussed the proposed zoning changes to Article J that would permit classes of up to eight students under the home occupation zoning code. Slavney will put together a proposal for the next meeting.

**Comprehensive Plan Amendment:** Slavney went over five proposed options for the Comprehensive Plan Amendment underway for the Golf Course Property. The open house was set for Thursday March 12<sup>th</sup> from 6:30 pm to 8:30 pm at the Community Center.

Chair Buechner received a petition from the audience relative to building a high school on the golf course property.

**Tax Increment District #3":** Bierke went over the latest financial projections for the TID and the memo from John DeWitt of County ID, LLC requesting zoning changes and TID boundary changes as means to encourage development. The developers and financial consultant are expected to be present at the next meeting for further discussion.

**Main Street Business Zoning District:** Slavney went over the draft zoning code and a map of what properties should be rezoned. He will do a few further revisions and bring this back next month.

**Administrator's Report:** Bierke reported on TID #5 progress, and that the New Hope Evangelical Church had withdrawn their rezoning request.

**Village Planner's Report:** Slavney reported on Dane County's efforts at Shoreline Zoning, on the Capital Area Regional Planning Commission, and an upcoming Planning Conference.

**Adjournment:** Rooney moved, Roberts seconded to adjourn the meeting at 9:53pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, FEBRUARY 25, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the January 28, 2009 meeting.
- 3) Building Inspector's report.
- 4) Consider Certified Survey Map application for Peter Walton on Greve Circle.
- 5) Consider annexation request for Sawatske property on Bergum Road or consider modifying deed restriction for Sawatske property on Bergum Road.
- 6) Discuss/consider changes to Tax Increment District #3 Zoning and TID Plan.
- 7) PUBLIC HEARING: To consider amendment to Section 17.44 Restricted Industrial District of Zoning Code.
- 8) Consider proposed Ordinance 2009-01, "AN ORDINANCE TO AMEND SECTION 17.44 I-1 RESTRICTED INDUSTRIAL DISTRICT".
- 9) PUBLIC HEARING: To consider amendments to Chapter 17 and 18 of the Zoning Code relating to zero sum lot lines for townhomes.
- 10) Consider proposed Ordinance 2009-02, "AN ORDINANCE TO AMEND SECTIONS 17.39, 18.25, AND 18.44 PERMITTING ZERO SUM LOT LINES FOR TOWNHOMES".
- 11) Consider revision to Zoning Code Article J 17.112 relating to Home Occupations.
- 12) Consider Main Street Business Zoning Classification and ordinance.
- 13) Consider Recreation Business District Zoning Classification and ordinance.
- 14) Consider request for street name change for Main Street/Springdale Street/CO HWY ID.
- 15) Update on Public Open House and proposals for Comprehensive Plan Amendment.

- 16) Village Administrator's report.
- 17) Village Planner's report.
- 18) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
FEBRUARY 25, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Buechner called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Rooney, Zalucha, Sauter, and Scribner (left at 8:12pm). Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the January 28, 2009 meeting were reviewed. Rooney moved, Scribner seconded to approve the minutes. Motion carried.

**Building Inspector Report:** Scribner moved, Rooney seconded to approve the February 25<sup>th</sup> Building Inspector's Report. Motion carried.

**CSM for Walton Property on Greve Circle:** Rooney moved, Scribner seconded to approve the CSM. Motion carried.

**Sawatske Annexation Request:** Stephen Sawatske was present to request that the Plan Commission consider annexing his five acre lot on Bergum Road. The Plan Commission and Sawatske went over a memo from the Village Attorney regarding the obstacles that support staff's recommendation to deny the application. Sauter moved, Scribner seconded to not approve the application. Motion carried. Rooney recused himself from the discussion and vote.

**Tax Incremental Financing District #3:** Bierke went over the increment projections spreadsheet and the memo from John DeWitt with the Plan Commission to bring them up to date on discussions that have been occurring at the Village Board meetings. The Plan Commission decided to entertain John DeWitt's proposal number one and two.

DeWitt will return next month with a map of proposed land uses that he wants included and on what properties. He will also bring in plans for residential housing on Lot 2, ideas for development, and a compensation plan based for the school district based on the number of children that could move into his proposed residential housing units.

**Public Hearing on Section 17.44 Industrial District:** Ordinance allows the addition of "Highway Maintenance Shops and Yards" and "Utility Service Yards or Garages" to the permitted uses in the I-1 Industrial Zoning. Buechner opened the public hearing at 9:13pm and having heard no comments closed the hearing at 9:16pm.

**Ordinance 2009-01 regarding I-1 Industrial Zoning:** Rooney moved, Sauter seconded to approve Ordinance 2009-01. Motion carried.

**Public Hearing on Ordinance 2009-02 Zero Sum Lot Lines:** Ordinance allows Zero Sum Lot Lines for multifamily townhouses. Buechner opened the public hearing at 9:17pm and closed it at 9:27pm.

**Ordinance 2009-02 regarding Zero Sum Lot Lines:** Sauter moved, Zalucha seconded to approve Ordinance 2009-02. Motion carried.

**Revision of Zoning Code Article J on Home Occupations:** Rooney moved, Zalucha seconded to set the amendment for a public hearing at the next meeting. Motion carried.

**Creation of a Main Street Business Zoning Classification:** The Commission decided to wait until next months meeting to address this. The open house on the golf course property will occur in the mean time.

**Renaming of County ID:** The Commission briefly discussed and decided to put on next months agenda for further discussion.

**Open House for Golf Course Comprehensive Plan Amendment:** The Plan Commission asked that the open house be advertised in the Mount Horeb Mail and on the Village Cable Channel.

**Administrator's Report:** Bierke had nothing to report.

**Village Planner's Report:** Slavney had nothing to report.

**Adjournment:** Sauter moved, Zalucha seconded to adjourn the meeting at 10:10pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, MARCH 25, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the February 25, 2009 meeting.
- 3) Consider CSM Application for Mount Horeb Mini Storage.
- 4) Consider Rezoning Application for Mount Horeb Mini Storage.
- 5) Consider Dane County Shoreland Zoning update.
- 6) Consider extraterritorial review of final plat for Oak Glen Subdivision in Town of Springdale.
- 7) Consider Certificate of Appropriateness for 200 W Main Street.
- 8) Discuss/consider changes to Tax Increment District #3 Zoning and TID Plan.
- 9) Discuss/consider changes to Tax Increment District #5 Proposal.
- 10) Reconsider proposed Ordinance 2009-02, "AN ORDINANCE TO AMEND SECTIONS 17.39, 18.25, AND 18.44 PERMITTING ZERO SUM LOT LINES FOR TOWNHOMES".
- 11) Consider request for street name change for Main Street/Springdale Street/CO HWY ID.
- 12) Consider resident input from Comprehensive Plan Amendment Open House as it relates to the Golf Course Property.
- 13) Consider proposed Ordinance 2009-05 "AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE TO CREATE RECREATION BUSINESS DISTRICT".
- 14) Village Administrator's report.
- 15) Village Planner's report.
- 16) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
MARCH 25, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Buechner called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Rooney, Zalucha, Sauter, Hoffman, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the February 25, 2009 meeting were reviewed. Roberts moved, Zalucha seconded to approve the minutes. Motion carried.

**CSM Application for Mount Horeb Mini Storage, LLC:** Schraepfer handed out the proposed CSM for the Commission to review. The Commission discussed the idea of buffers and the need for barriers to the neighboring residential zoning. Rooney moved, Zalucha seconded to **approve the proposed CSM and add outlot "B" contingent upon Village Board approval of the pending lot sale, and a developers agreement.** Motion carried.

**Rezoning Application for Mount Horeb Mini Storage:** Roberts moved, Rooney seconded to set a public hearing for the rezoning request. Motion carried.

Slavney suggested that a Planned Business Zoning Code amendment occur to make mini warehouses a conditional use within the PB Zoning classification. Zalucha moved, Roberts seconded to set the amendment for a public hearing at the next meeting. Motion carried.

**Shoreland Zoning Update:** Slavney went over a handout and gave an update on the proposed Dane County Shoreland Zoning Ordinance. The Commission asked to have a Dane County Representative at the next meeting for an update and more information.

**Oak Glen Final Plat:** Rooney moved, Hoffman seconded to approve the final plat with special consideration to the infill development reason for approval. Motion carried.

**Certificate of Appropriateness for 200 W. Main Street:** Johnson was present to describe the proposed improvement. Sauter moved, Roberts seconded to approve the Certificate of Appropriateness for 200 W. Main Street. Motion carried. Johnson will bring back a separate request for approval for when she constructs her rear building canopy/awnings.

**Tax Incremental Financing District #3:** John DeWitt was present to request that the 30% rule be formally removed from the Planned Industrial Zoning District. Slavney will bring back language for an ordinance amendment that removes the 30% rule and adds elderly housing to the PI Zoning District. The Plan Commission then considered Dewitt's request to add the multifamily lot 2 of North Cape Commons to the TIF.

Zalucha moved, Rooney seconded to bring lot 2 into the TIF. Roll call vote: Sauter – No, Hoffman – No, Roberts – Yes, Zalucha – Yes, Buechner – No, and Rooney – Yes. With a tie vote, the motion failed.

Rooney moved, Zalucha seconded to refer the matter to the Village Board for consideration. Motion carried.

**Tax Increment District #5 Proposal:** Bierke updated the Commission on the progress TID #5 had made at the Village Board. The Commission was given a copy of the modified proposal that would be voted on at the April 8<sup>th</sup> Village Board meeting.

**Ordinance 2009-02 Zero Lot Lines:** The Village Board referred the ordinance back to the Commission as there were some questions about whether it should apply also to Commercial Districts. The Commission discussed the concern. Rooney moved, Hoffman seconded to send the ordinance back to the Village Board and not allow it to impact commercial properties. Motion carried. It was also discussed that if legal council felt the ordinance should be modified for clarity he should do so.

**Naming of County ID:** The Commission briefly discussed the history of this issue and the impacts naming the street could have on Village businesses and residents. Hoffman moved, Zalucha seconded to recommend naming it street Springdale Street. Motion carried.

**Summary of Golf Course Comprehensive Plan Amendment:** The Plan Commission went over the results of the open house. Rooney moved, Roberts seconded to table the discussion on the Golf Course and Recreational Business District until their next meeting. Motion carried. Slavney will do some research on the issue in preparation for the next meeting.

**Administrator's Report:** Bierke reminded the Commission about the TID #5 vote on April 8<sup>th</sup>, 2009.

**Village Planner's Report:** Slavney reported that he and Village Attorney Matt Dregne are presenting at a state conference on the Comprehensive Planning Law and what impacts the Zoning Consistency requirement could have on municipalities.

**Adjournment:** Hoffman moved, Rooney seconded to adjourn the meeting at 9:37pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## **AMENDED**

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, APRIL 22, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the March 25, 2009 meeting.
- 3) Discuss Dane County Shoreland Zoning with Brian Standing of Dane County Department of Development.
- 4) Consider Magnuson applications for a Zero Lot Line Dwelling.
- 5) Consider resident input from Comprehensive Plan Amendment Open House as it relates to the Norsk Golf Course property.
- 6) Consider request for signage review for ProCycle at 504 E Main Street.
- 7) Consider application for Designation Of Historic Site Or Structure for Gonstead Clinic of Chiropractic, 1505 Bus 18-151.
- 8) Consider proposed Ordinance 2009-13, "AN ORDINANCE TO AMEND SECTION 17.451 PLANNED INDUSTRIAL DISTRICT".
- 9) PUBLIC HEARING: To consider revision to Section 17.112 of Zoning Code Article J relating to Home Occupations.
- 10) Consider proposed Ordinance 2009-09, "AN ORDINANCE TO AMEND SECTION 17.112 OF ARTICLE J - HOME OCCUPATIONS".
- 11) PUBLIC HEARING: To consider revision to Chapter 17 Zoning Code PB Planned Business District to include Personal Storage Facility as Uses Conditional.
- 12) Consider proposed Ordinance 2009-07, "AN ORDINANCE TO AMEND SECTION 17.42 PB PLANNED BUSINESS DISTRICT" relating to personal storage facility.
- 13) PUBLIC HEARING: To consider rezone request from Mt Horeb Mini Storage LLC for Outlot 2 from R-1 Single Family to PB Planned Business District.

- 14) Consider proposed Ordinance 2009-10, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R-1 SINGLE FAMILY TO PB PLANNED BUSINESS-500 WEST MAIN STREET".
- 15) PUBLIC HEARING: To consider amendment to Chapter 17 Zoning Code to add Main Street Business Zoning District.
- 16) Consider proposed Ordinance 2009-14, "AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE TO CREATE MAIN STREET BUSINESS DISTRICT".
- 17) Consider Ordinance on Wind Energy System Standards.
- 18) Village Administrator's report.
- 19) Village Planner's report.
- 20) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
APRIL 22, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:05pm. A roll call was taken. Present were Commissioners Sauter, Zalucha, Scribner, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the March 25, 2009 meeting were reviewed. Zalucha moved, Roberts seconded to approve the minutes. Motion carried.

**Shoreland Zoning Update:** Brian Standing of Dane County Department of Development was scheduled to speak, but did not appear.

**Magnuson Application for Zero Lot Line Dwelling:** Bierke updated the Commission on the situation and suggested that an ordinance amendment be drafted that would reduce the square footage required for Zero Sum Lot Lines. Scribner moved, Sauter seconded to redraft ordinance and to set a public hearing for the next meeting. Motion carried.

**Summary of Golf Course Comprehensive Plan Amendment:** Slavney reviewed the results of the Open House. Chair Haroldson asked the Commission to move forward with the CSM and zoning requests that have previously been made while also pursuing an amendment to the Comprehensive Plan. Slavney will work on language for the Comprehensive Plan amendment. Scribner moved, Zalucha seconded to set a public hearing for the CSM and the rezoning request for the next meeting. Motion carried.

**ProCycle Sign Approval:** Scribner moved, Roberts seconded to approve the two signs for ProCycle. Motion carried.

**Gonstead Clinic Historical Site Designation Request:** Applicant was not present to discuss or answer Commission questions. Scribner moved, Sauter seconded to table the request until the next meeting. Motion carried.

**Ordinance 2009-13 Planned Industrial District:** John DeWitt appeared to request additional changes to the draft ordinance. Specifically he requested that Highway Commercial uses be permitted as a Conditional Use and that Institutional/Elderly Housing also be permitted as a Conditional Use within the Planned Industrial Zoning Code. The Commission agreed with the request from DeWitt. Slavney will amend the ordinance amendment. Scribner moved, Zalucha seconded to set a public hearing for the next meeting date. Motion carried.

**Public Hearing on Revisions to Sec 17.112 relating to Home Occupations:** Chair Haroldson opened the public hearing at 7:56pm. Michael Kelly spoke in support to explain how the ordinance would be a benefit. Chair Haroldson closed the public hearing at 7:59pm.

**Ordinance 2009-09 Regarding Home Occupations:** Roberts moved, Sauter seconded to approve the ordinance. Motion carried.

**Public Hearing regarding changes to 17.42 PB Planned Business District:** Chair Haroldson opened the public hearing at 8:00pm. There being no residents present to speak, Chair Haroldson closed the public hearing at 8:01pm.

**Ordinance 2009-07 Amending 17.42 PB Planned Business District relative to personal storage facilities:** Scribner moved, Zalucha seconded to approve Ordinance 2009-07. Motion carried.

**Public Hearing to consider a rezone request from Mount Horeb Mini Storage LLC for Outlot 2 From R1 Single-Family Residential to PB Planned Business District:** Chair Haroldson opened the public hearing at 8:05pm. Gloria Foley of 103 Moundview Circle, Julie Krause of 101 Moundview Circle, Sue and Tom Foley of 109 and 104 Nesheim Trail, Ken Scott of 113 Nesheim Trail, David Swimm of 106 Nesheim Trail, and Rollie Schraepfer were all present to speak for or against the rezoning application. Chair Haroldson closed the public hearing at 8:27pm.

**Ordinance 2009-10 to Rezone parcel 0606-117-2561-7 from R-1 Single Family to PB Planned Business:** Sauter moved, Zalucha seconded to recommend denial of the rezoning ordinance. Motion carried.

**Public Hearing to consider an amendment to Chapter 17 to add Main Street Business Zoning District:** Chair Haroldson opened the public hearing at 8:45pm. Charlie Steinhauer and Susan Brice were present to provide comments. Chair Haroldson closed the public hearing at 8:47pm.

**Ordinance 2009-14 Adding Main Street Business Zoning District to the Zoning Code:** Scribner moved, Roberts seconded to approve Ordinance 2009-14. Motion carried.

**Wind Energy System Standards:** Bierke reported that he was asked if there were any Village codes on erecting a windmill within the Village. Noting that the Village did not currently regulate windmills, the Commission was asked if they would like to create regulations. Scribner moved, Zalucha seconded to recommend the Village Board place a moratorium for six months where wind energy systems are not permitted. Motion carried. The Commission felt that proper discussion and regulations could be completed within the proposed six month period.

**Administrator's Report:** Bierke had nothing to report.

**Village Planner's Report:** Slavney had nothing to report.

**Adjournment:** Roberts moved, Sauter seconded to adjourn the meeting at 9:06pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, MAY 14, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the April 22, 2009 meeting.
- 3) Discuss Dane County Shoreland Zoning with Brian Standing of Dane County Department of Development.
- 4) Consider ordinance amendment for Zero Lot Line Dwelling.
- 5) Conceptual review of zoning proposal for two commercial lots at NW and NE corners of the Norsk Golf Course property.
- 6) Review golf course zoning used in other Dane County communities.
- 7) Review special assessments policy for properties assessed for County ID street and sidewalk improvements from 2000 to 2008.
- 8) Consider proposal to add the 26-acre School District property to Comprehensive Plan as a school site.
- 9) Discuss if broad review of Comprehensive Plan is warranted.
- 10) Consider conceptual review of convenience store in Symdon Brothers LLC Development.
- 11) Update on Monson/Schroeder development project.
- 12) Information update on DeWitt properties north of ID.
- 13) Consider and discuss possibility of rezoning West Main Street to allow for more commercial development.
- 14) Consider draft moratorium ordinance on Wind Energy System Standards.
- 15) Village Administrator's report.

16) Village Planner's report.

17) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
MAY 14, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:01pm. A roll call was taken. Present were Commissioners Sauter, Zalucha, Scribner, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the April 22, 2009 meeting were reviewed. Scribner moved, Rooney seconded to approve the minutes. Motion carried.

**Zero Lot Line Dwelling:** Slavney went over a memo he distributed that covered several of the changes he would suggest be made to the Village Zoning Code relative to Zero Lot Line Dwellings. Rooney moved, Scribner seconded to have an ordinance drafted for the next meeting and to set a public hearing for the next meeting. Motion carried.

**Shoreland Zoning Update:** Brian Standing of Dane County Department of Development was present to go over the Shoreland Zoning Ordinance that is being proposed by Dane County. He suggested that the Village contact the DNR to ask them to do a navigability determination on Mount Horeb streams. Bierke will follow up with the DNR. The Plan Commission also asked that the Village Engineer update the Village Board on this issue.

**Norsk Golf Course Rezoning Request For Two Commercial Lots:** The Plan Commission reviewed the request to rezone the northeast and northwest corners of the golf course property as PB Planned Business. **The McGinley's were present and expressed their concerns** with the Village Engineer's memo explaining the implications of creating a CSM. Discussion centered on the recapture fees that would be due when the two commercial lots were created. Scribner moved, Rooney seconded to refer the issue of recapture fees on to the Village Board.

**Golf Course Zoning Survey:** Slavney went over the survey he completed on what other Dane County area golf courses were zoned. The Plan Commission decided to revisit the zoning of the entire parcel after the Comprehensive Plan amendment was completed.

**County ID Special Assessments:** Chair Haroldson went over the research he conducted on how special assessments were handled for the various County ID reconstruction projects.

**Conceptual Review of Convenience Store Proposal:** Ed Francois was present to go over the convenience store that Francois Oil Company was proposing for the Symdon Brothers, LLC development. The Plan Commission provided the following feedback and expressed their interest in going through the formal Design Review process.

- The canopy over the tanks cannot be branded and used as a sign.
- The site requires a Conditional Use Permit.

- The dumpster enclosure should be changed so that it does not face County ID.
- The second entrance should be further reviewed and changed to accommodate incoming traffic.
- Ephs should be above window to prevent stones and snow damage.
- Light fixtures should be limited to 16 ft height and have recessed lighting.
- Shrubs and trees should be planted along street frontage to block view of vehicles at station.
- Provide a clear and safe pedestrian route from County ID and Lillehammer Lane to the store.

**School District 26-Acre Property:** Haroldson updated the Commission on the Village Boards discussion with the School Board regarding the 26-acre school district property.

**Comprehensive Plan Amendments:** Chair Haroldson asked the Commission if there were any other comprehensive plan amendments that the Plan Commission should be considering at this time. None were suggested.

**Main Street Business Zoning Property Review:** Slavney and the Plan Commission reviewed maps of downtown to determine which properties should be rezoned to Main Street Business. Scribner moved, Sievers seconded to have Slavney come back to the June Plan Commission meeting with a plan to hold an open house for resident input. Motion carried.

**Monson Schroeder Development:** Bierke provided an update on the development's progress. It is still on track to go forward.

**DeWitt Property North of County ID:** Chair Haroldson went over the MLS listing for John DeWitt's property to inform the Commission that the property being sought for a detention basin was for sale.

**Moratorium on Wind Energy Systems:** Scribner moved, Roberts seconded to set a public hearing for the draft ordinance at the next meeting. Motion carried.

**Administrator's Report:** Bierke expressed how important he felt the Shoreland Zoning issue would be for the Village of Mount Horeb. The Commission asked if Village Engineer Rob Wright could come to the next meeting to discuss the proposal.

**Village Planner's Report:** Slavney had nothing to report.

**Adjournment:** Scribner moved, Roberts seconded to adjourn the meeting at 10:14pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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Website: [www.mounthorebwi.info](http://www.mounthorebwi.info)

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, JUNE 11, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the May 14, 2009 meeting.
- 3) Discuss Dane County Shoreland Zoning.
- 4) PUBLIC HEARING: To consider rezone request from A-1 Agricultural to PB Planned Business for two proposed parcels on northwest and northeast corners at Norsk Golf Bowl, 2755 Golf Bowl Road.
- 5) Consider Ordinance 2009-17, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM A-1 AGRICULTURAL TO PB PLANNED BUSINESS FOR ONE LOT ON NORTHWEST CORNER AND ONE LOT ON NORTHEAST CORNER OF NORSK GOLF BOWL PROPERTY".
- 6) Update and discussion of process for Comprehensive Plan Amendment for Norsk Golf Bowl.
- 7) Consider signage review for 504 E Main Street.
- 8) PUBLIC HEARING: To consider proposed ordinance establishing a six-month moratorium on Wind Energy Standards.
- 9) Consider draft Ordinance 2009-16, "AN ORDINANCE TO IMPOSE A TEMPORARY STAY ON CONSTRUCTION OF WIND ENERGY SYSTEMS IN THE VILLAGE OF MOUNT HOREB".
- 10) PUBLIC HEARING: To consider amendment to PI Planned Industrial zoning for County ID, LLC.
- 11) Consider draft Ordinance 2009-13, "AN ORDINANCE TO AMEND SECTION 17.451 PLANNED INDUSTRIAL DISTRICT" for County ID, LLC.
- 12) PUBLIC HEARING: To consider a revision to Chapter 18 Subdivision and Platting regarding zero sum lot lines.

- 13) Consider draft Ordinance 2009-18, "AN ORDINANCE TO AMEND SECTION 18.44 PERMITTING ZERO LOT LINES".
- 14) Consider open house for resident input on Main Street Business Zoning District for East and West Main Street Properties.
- 15) Discuss Northeast Neighborhood Plan.
- 16) Village Administrator's report.
- 17) Village Planner's report.
- 18) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT CHERYL SUTTER, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
JUNE 11, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:01pm. A roll call was taken. Present were Commissioners Rooney, Sievers, Hoffman, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the May 14, 2009 meeting were reviewed. Rooney moved, Hoffman seconded to approve the minutes as corrected. Motion carried.

**Shoreland Zoning Update:** Chair Haroldson cancelled the presentation scheduled.

**Public Hearing Regarding Ordinance 2009-17 Norsk Golf Course Rezoning for Two Planned Business Lots:** Chair Haroldson opened the public hearing at 7:04 pm. Present to express opinions were Diane Mealy, John DeWitt, Don Bell, and Kerry McGinley. The Chair closed the public hearing at 7:16pm.

**Ordinance 2009-17 Rezoning Two Lots at Norsk Golf Course:** Sievers moved, Hoffman seconded to recommend that the Village Board pursue seeking a legal way to defer the special assessment and/or pursue other alternatives. Motion carried.

Hoffman moved, Rooney seconded to table Ordinance 2009-17. Motion carried.

**Comprehensive Plan Amendments:** Chair Haroldson reminded the Commission that previously there had been a motion to have a plan amendment drafted. He noted that since the Village was pursuing several amendments it made sense to wait until after the scheduled open house to finalize the wording for an amendment.

**Sign Approval for 504 E. Main Street:** Hoffman moved, Rooney seconded to approve the signs proposed. Motion carried.

**Public Hearing on Ordinance 2009-16 Establishing a 6 Month Moratorium on Wind Energy Systems:** Chair Haroldson opened the public hearing at 8:25pm. Present to comment were Charlie Steinhauer, Don Bell, Steve Books, and Mary Anderson. Chair Haroldson closed the public hearing at 8:37pm.

**Ordinance 2009-16 on Establishing a Six Month Moratorium on Wind Energy Systems:** Hoffman moved, Roberts seconded to approve Ordinance 2009-16. Motion carried.

**Public Hearing to Consider an Amendment to PI Planned Industrial Zoning:** Chair Haroldson opened the public hearing at 8:40pm. Present to comment on the proposal were John DeWitt, Mary Anderson, and Charlie Steinhauer. Chair Haroldson closed the public hearing at 8:49pm.

**Ordinance 2009-13 An Amendment to PI Planned Industrial Zoning:** Hoffman moved, Rooney seconded to change the language to "restaurants with table service and without drive up service". Motion carried.

Rooney moved, Hoffman seconded to add Slavney's proposed language. Motion carried.

Hoffman moved, Roberts seconded to approve Ordinance 2009-13 as amended. Motion carried.

**Public Hearing on Revisions to Chapter 18 on Subdivision and Platting:** Chair Haroldson opened the public hearing at 9:01pm. Present to comment were Charlie Steinhauer and John DeWitt. Chair Haroldson closed the public hearing at 9:15pm.

**Ordinance 2009-18 to Amend Sec. 18.44 Permitting Zero Sum Lot Lines:** Rooney moved, Hoffman seconded to amend the Ordinance footnote number one to add the word "attached". Motion carried.

Rooney moved, Roberts seconded to approve Ordinance 2009-18 as amended. Motion carried.

**Open House:** The Commission discussed the planned open house to discuss Main Street properties. Bierke was asked to ensure that every property owner receives a notice. The Open House date was set for August 13<sup>th</sup> from 5-7pm. Haroldson moved, Hoffman seconded to table further discussion until the next meeting. Motion carried.

**Northeast Neighborhood Plan:** Chair Haroldson handed out copies of the Northeast Neighborhood Plan to Commission members. The Plan will be discussed at the next meeting.

**Administrator's Report:** Bierke had nothing to report.

**Village Planner's Report:** Slavney had nothing to report.

**Adjournment:** Rooney moved, Roberts seconded to adjourn the meeting at 10:05pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, JULY 9, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the June 11, 2009 meeting.
- 3) Discuss Northeast Neighborhood Plan.
- 4) Discuss Planned Open House for Main Street Zoning District.
- 5) Discuss Wind Energy Standards Ordinance.
- 6) Village Administrator's report.
- 7) Village Planner's report.
- 8) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT CHERYL SUTTER, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
JULY 9, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Sauter, Scribner, Sievers, Hoffman, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the June 11, 2009 meeting were reviewed. Hoffman moved, Sauter seconded to approve the minutes as corrected. Motion carried.

**Northeast Neighborhood Plan:** Chair Haroldson inquired with the rest of the Commission if there were any questions about the current plan. Commission members Scribner and Hoffman fielded questions about the plan and what was covered and why.

**Main Street Open House:** The Commission discussed the planned open house regarding Main Street properties. The Commission decided to change the start time to 5:30 pm and to have Village staff present to tabulate the survey results. Bierke was asked to ensure that every property owner receives a notice.

**Wind Energy Systems:** Bierke asked what process the Commission wanted to follow to prepare a wind energy ordinance. Bierke will bring pictures, sample ordinances, and data on wind energy to the next meeting.

**Administrator's Report:** Bierke had nothing to report.

**Village Planner's Report:** Slavney had nothing to report.

**Adjournment:** Hoffman moved, Sauter seconded to adjourn the meeting at 8:24pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

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## **SECOND AMENDMENT**

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
THURSDAY, AUGUST 13, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the July 9, 2009 meeting.
- 3) Presentation from Village Planner, Michael Slavney on Comp Plan Consistency Requirements.
- 4) Consider Ordinance 2009-25, "AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE TO CREATE RECREATION BUSINESS DISTRICT (RB) AND REVISE SECTION 17.20(4)(1) OUTDOOR COMMERCIAL ENTERTAINMENT".
- 5) Consider Plan Commission Resolution 2009-24, "RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN".
- 6) Consider amendment to SIP for Trailview Heights Planned Unit Development Erosion Control Plan Amendment.
- 7) Consider 26 Acre School District Annexation Request.
- 8) Consider Certificate of Appropriateness application from Hoff Mall, 101 E Main St.
- 9) Discuss Amendment of Sign Ordinance.
- 10) Consider Wind Energy System Standards.
- 11) Village Administrator's report.
- 12) Village Planner's report.
- 13) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
AUGUST 13, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:03pm. A roll call was taken. Present were Commissioners Sievers, Hoffman, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the July 9, 2009 meeting were reviewed. Roberts moved, Sievers seconded to approve the minutes. Motion carried.

**Comprehensive Plan Consistency Requirements Presentation:** Chair Haroldson requested that the presentation be tabled. Hoffman moved, Roberts seconded to table the presentation. Motion carried.

**Ordinance 2009-25 Recreational Business:** Chair Haroldson decided this item would be placed onto next months agenda because the owners of Norsk Golf Bowl could not be present at August meeting.

**Resolution 2009-24 Comprehensive Plan Amendment:** Chair Haroldson decide that this item would be place on next month's agenda because the owner of Norsk Golf Bowl could not be present at August meeting.

Chair Haroldson skipped to number 8 on the agenda.

**Certificate of Appropriateness for Hoff Mall, 101 E. Main Street:** Sievers moved, Hoffman seconded to approve the Certificate of Appropriateness contingent upon a Sign Ordinance Amendment be approved. Motion carried.

**26 Acre School District Annexation Petition:** Roberts moved, Sievers seconded to approve the annexation petition. Motion carried.

**Sign Ordinance Amendment:** Haroldson tabled discussion to ensure that a representative from Premier Cooperative could be present.

**SIP for Trailview Heights Planned Unit Development Erosion Control Plan:** Chair Haroldson suggested that he wanted the Developer and Village Engineer present to discuss this item. There also has not been an application submitted as required. Hoffman moved, Roberts seconded to table until an application is filed. Motion carried.

**Wind Energy Systems:** Chair Haroldson tabled this discussion until a future meeting.

**Administrator's Report:** Bierke had nothing to report.

**Village Planner's Report:** Slavney had nothing to report.

**Adjournment:** Hoffman moved, Sievers seconded to adjourn the meeting at 8:00pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## SPECIAL MEETING PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION MONDAY, AUGUST 24, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Discuss Amendment of Sec. 17.175 Industrial Sign Ordinance.
- 3) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING MINUTES  
AUGUST 24, 2009**

The Plan Commission/Historic Preservation Commission met in special session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Sievers, Rooney, Hoffman, and Scribner. Also present was Village Administrator Lawrence Bierke.

**Amendment of Sec. 17.175 Industrial Sign Ordinance:**

Scribner gave a summary on the background of Premier Cooperative's application to the Board of Zoning Appeals for a Variance to the Industrial Sign Ordinance. The Board of Zoning Appeals had tabled their discussion until the Plan Commission had an opportunity to discuss the Sign section to determine if a Zoning Amendment might be appropriate.

Andy Fiene of Premier Cooperative stated the reasons his proposed sign did not meet the standards set by the Industrial Sign Ordinance and why it was necessary for changes to be made.

Scribner moved, Hoffman seconded to create 17.175(3)(b)(6) to be the same as 17.174(7). Motion carried.

Haroldson moved, Scribner seconded to change the sign size to eighty-four (84) feet per side. Motion carried.

Fiene suggested that the board change 17.175 (3)(b)(5) to reflect that reader boards be permitted. Rooney moved, Hoffman seconded to amend 17.175 (3)(b)(5) to permit reader boards so long as the text thereon not change more than hourly. Motion carried.

Fiene suggested that the board change 17.175 (5) to permit a maximum of three wall signs on each wall and not more than four wall signs on the entire building and to permit those signs to be LED signs. Rooney moved, Scribner seconded to endorse the changes proposed. Motion carried.

Fiene suggested changes to 17.175 (3)(b)(2) and (3) changing the display surface area per sign to .005% of the floor space of the building or buildings and in the event of multiple buildings, the aggregate amount of square footage shall be used in the calculation. He also suggested permitting LED signs. Rooney moved, Scribner seconded to approve the text as provided. Motion carried.

Fiene suggested changes to 17.175(3)(b)(1) to permit an additional freestanding sign on lots greater than three (3) acres in size. Sievers moved, Scribner seconded to approve the

request. Rooney moved, Hoffman seconded to amend the motion to add "or equal to" to the amended text. Motion amendment carried. Initial motion carried.

Rooney moved, Hoffman seconded to add "as explained in Section 17.172" to 17.175 (3) to replace "above the level of the street upon which the sign faces". Roll Call vote: Sievers – No, Rooney – Yes, Scribner – No, Hoffman – Yes, Haroldson – No. Motion failed.

Scribner moved, Haroldson seconded to accept language as proposed by Fiene for section 17.175(3). Motion carried.

**Adjournment:** Scribner moved, Rooney seconded to adjourn the meeting at 8:52pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## **AMENDED**

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
THURSDAY, SEPTEMBER 10, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the August 13, 2009 meeting.
- 3) Presentation by Village Planner Michael Slavney on Comprehensive Plan Consistency Requirements.
- 4) Consider Plan Commission Resolution 2009-24, 'RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN'.
- 5) Consider Ordinance 2009-25, "AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE TO CREATE RECREATION BUSINESS DISTRICT (RB) AND REVISE SECTION 17.20(4)(1) OUTDOOR COMMERCIAL ENTERTAINMENT".
- 6) Main Street Planning Open House Presentation of Results.
- 7) Consider Ordinance 2009-27, "AN ORDINANCE TO AMEND 17.174 COMMERCIAL SIGNAGE".
- 8) Update on Hoff Mall awning design.
- 9) Consider Wind Energy System Standards.
- 10) Consider protocol for special Plan Commission meetings.
- 11) Village Administrator's report.
- 12) Village Planner's report.
- 13) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
SEPTEMBER 10, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00 pm. A roll call was taken. Present were Commissioners Sievers, Steiner, Rooney, Scribner, and Roberts. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the August 13, 2009 meeting were reviewed. Rooney moved, Roberts seconded to approve the minutes. Motion carried.

**Comprehensive Plan Consistency Requirements Presentation:** Village Planner Michael Slavney went over a presentation on the requirements of planning and the plan commission. It focused on levels of planning and components of the Smart Growth Law.

The Commission Chair rearranged the agenda to address #5, #6, and #4 next.

**Ordinance 2009-25 Recreational Business:** After hearing from several audience members, Sievers moved, Rooney seconded to set a public hearing on the Recreational Business Ordinance for October 8<sup>th</sup> at 7 PM. Motion carried.

**Main Street Open House Results and Feedback:** Slavney reported on the turnout and survey responses collected from the open house. The Commission decided that there had not been enough resident involvement to validate the survey results. Scribner moved, Sievers seconded to hold a second public meeting at the next Plan Commission meeting. Motion carried. Bierke will mail letters to property owners on East and West Main Street.

**Resolution 2009-24 recommending an amendment to the Comprehensive Plan:** The Commission discussed the proposal and Sievers recommended a few changes to the maps. It was decided that the School District property on JG should be shown in the Comprehensive Plan. Rooney moved, Sievers seconded that the proposed school location be designated as "Government and Institution" on the future land use map. Motion carried.

**Hoff Mall Awning Design:** Joe Gallina was present and provided a description of his canopy. The coverage of the Bistro 101 logo was less than 20%, so it remained in compliance with Sec 17.174(11)(d).

**Ordinance 2009-27 Amending Commercial Sign Code:** Sievers moved to amend proposal to permit Section 17.174(11)(d) to 50%. Motion failed, as there was no second.

Roberts moved, Rooney seconded to amend the ordinance to include 17.174(11)(d) and to schedule a public hearing at the next meeting. Motion carried.

**Wind Energy Systems:** Sievers moved, Rooney seconded to extend the moratorium for six (6) months, but to continue discussing the wind energy at future meetings. Motion carried.

**Protocol for Special Plan Commission Meetings:** Chair Haroldson went over what he felt was proper protocol for calling a special plan commission meeting.

**Administrator's Report:** Bierke had nothing to report.

**Village Planner's Report:** Slavney provided an update on the Capital Area Regional Planning Commission.

**Adjournment:** Scribner moved, Rooney seconded to adjourn the meeting at 9:30pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

THURSDAY, OCTOBER 8, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the August 24, 2009 and September 10, 2009 meetings.
- 3) PUBLIC HEARING: To consider amendment to Chapter 17 Zoning Code to create Recreation Business District (RB) and revise 17.20.(4)(1) Outdoor Commercial Entertainment.
- 4) Consider Ordinance 2009-25, "AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE TO CREATE RECREATION BUSINESS DISTRICT (RB) AND REVISE SECTION 17.20(4)(1) OUTDOOR COMMERCIAL ENTERTAINMENT".
- 5) Audience with public and interested parties relative to RECOMMENDING AN AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN, to facilitate a change to Norsk Golf Bowl in the Comprehensive Plan.
- 6) Consider recommendation making changes to the Comprehensive Plan relative to the Norsk Golf Bowl.
- 7) Audience with public and interested parties relative to RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN, to facilitate a change to East Main Street.
- 8) Consider recommendation making changes to the Comprehensive Plan relative to East Main Street.
- 9) Audience with public and interested parties relative to RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN, to facilitate a change to West Main Street.
- 10) Consider recommendation making changes to the Comprehensive Plan relative to West Main Street.
- 11) Discuss the use of Village owned property south of Highway 18/151.
- 12) Audience with public and interested parties relative to RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY,

WISCONSIN, to facilitate other general changes to the text, maps, and to include a possible school facility.

- 13) Consider recommendation making changes to the Comprehensive Plan relative to changes to the text, maps, and to include a possible school facility.
- 14) Consider Resolution 2009-27, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN".
- 15) Review process and schedule to conclude the comprehensive plan amendment.
- 16) PUBLIC HEARING: To consider amendment to 17.175 Industrial Signage of the Code of Ordinances.
- 17) Consider Ordinance 2009-26, "AN ORDINANCE TO AMEND SECTION 17.175 INDUSTRIAL SIGNAGE", as requested by Premier Cooperative.
- 18) PUBLIC HEARING: To consider amendment to Chapter 17 Zoning Code to amend Sec 17.174(11)(d) Commercial Sign Code relative to commercial canopies.
- 19) Consider Ordinance 2009-27 "AN ORDINANCE TO AMEND SECTION 17.174 COMMERCIAL SIGNAGE" as requested by Hoff Mall Associates, LLC.
- 20) Discuss request from Sloan Implement to change the Commercial Sign Code.
- 21) Consider amendment to SIP for Trail View Heights Planned Unit Development Erosion Control Plan Amendment.
- 22) PUBLIC HEARING: To consider an extension on the temporary stay on construction of wind energy systems.
- 23) Consider Ordinance 2009-30, "AN ORDINANCE TO EXTEND THE TEMPORARY STAY ON CONSTRUCTION OF WIND ENERGY SYSTEMS IN THE VILLAGE OF MOUNT HOREB".
- 24) Consider Wind Energy System Standards.
- 25) Consider Certificate of Appropriateness for Potterton Rule, 105 E Main Street.
- 26) Consider extraterritorial jurisdiction review of preliminary Certified Survey Map for Davidson/Wilhelm, Section 22 Town of Blue Mounds.
- 27) Agenda items for future meeting.
- 28) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
OCTOBER 8, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Sievers, Steiner, Rooney, Scribner, Hoffman, and Roberts. Also present were Village Planner Michael Slavney, Village Attorney Matt Dregne, and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the August 24, 2009 meeting were reviewed. Hoffman moved, Rooney seconded to approve the minutes. Motion carried.

**Public Hearing on an Ordinance to Create a Recreational Business Zoning Code:**

Chair Haroldson opened the public hearing at 7:01 pm. Ron Trachtenberg, Rick Pladziewicz, and Charlie Steinhauer were present to speak regarding the proposed ordinance. Chair Haroldson closed the public hearing at 7:05pm.

**Ordinance 2009-25 Recreational Business:** Sievers moved, Scribner seconded to approve Ordinance 2009-25. Motion carried.

**Audience With the Public Regarding a Proposed Change to the Comprehensive Plan to Facilitate a Change to the Norsk Golf Bowl Property:**

Ron Trachtenberg, Rick Pladziewicz, Cindy Jensen, Mark Webber, and additional residents all spoke about the proposed change.

**Recommendation to make Changes to the Comprehensive Plan Relative to the Norsk Golf Bowl:**

Hoffman moved, Rooney seconded to recommend changes to the Comprehensive Plan to reflect Option E with a designation of Recreational Business for the future land use map, and to revise the existing land use map to reflect a Private Park and Recreational use. Motion carried.

**Audience With the Public Regarding a Proposed Change to the Comprehensive Plan to Facilitate a Change to East Main Street Properties:**

Slavney went over the Main Street Proposal. Charlie Steinhauer spoke about the proposed change.

**Recommendation to make Changes to the Comprehensive Plan Relative to East Main Street Properties:**

Scribner moved, Rooney seconded to recommend changes to the Comprehensive Plan to reflect changes to properties on East Main Street to identify them as Main Street Business on a future land use map. Motion carried.

**Audience With the Public Regarding a Proposed Change to the Comprehensive Plan to Facilitate a Change to West Main Street Properties:** Scott Marty questioned his property's current zoning and impact of the proposed plan change.

**Recommendation to make Changes to the Comprehensive Plan Relative to West Main Street Properties:** Rooney moved, Roberts seconded to recommend changes to the Comprehensive Plan to reflect changes to properties on West Main Street to identify them as Main Street Business on a future land use map. Motion carried.

Chair Haroldson skipped the next agenda item.

**Audience With the Public Regarding a Proposed Change to the Comprehensive Plan to Facilitate a Change to various text and map components, as well as to include a Possible School Facility:** Wayne Anderson and Ron Trachtenberg spoke about the proposed changes.

**Recommendation to make Changes to the Comprehensive Plan Relative to various Text and Map Components, as well as to include a Possible School Facility:** Rooney moved, Hoffman seconded to recommend changes to the Comprehensive Plan to reflect the addition of a school facility site and changes to the text and maps. Motion carried.

**Utility Property South of Hwy 18/151:** Chair Haroldson explained that this agenda item was added to inquire if the Plan Commission had any desires to change the designation of this property on the Comprehensive Plan to reflect future acceptable uses. Roberts moved, Rooney seconded to continue to show property under its current agricultural and vacant use on the Comprehensive Plan. Motion Carried.

**Resolution 2009-27 recommending an amendment to the 2005 Comprehensive Plan:** The Commission discussed the proposal and amended the proposed Resolution to reflect a date change. Scribner moved, Hoffman seconded to approve the amended Resolution 2009-27. Motion carried.

**Comprehensive Planning Schedule:** Village Planner Michael Slavney distributed and reviewed a memo that explained the remaining steps and schedule for the Comprehensive Plan Amendment.

**Public Hearing regarding Industrial Sign Code changes:** Chair Haroldson opened the public hearing at 9:47pm. Don Steinhauer and Scott Marty both spoke to the proposed ordinance. Chair Haroldson closed the public hearing at 9:56pm.

**Ordinance 2009-26 Amending Industrial Sign Code:** The sign code was briefly discussed. Scribner moved, Haroldson seconded to table consideration until later in the agenda. Motion carried.

**Public Hearing regarding Commercial Sign Code:** Chair Haroldson opened the public hearing at 9:10pm. Joe Gallina and Don Steinhauer were present to speak to the proposed ordinance. Chair Haroldson closed the public hearing at 9:16pm.

**Ordinance 2009-27 Amending Commercial Sign Code:** Hoffman moved, Scribner seconded to approve Ordinance 2009-27. Motion carried.

**Ordinance 2009-26 Amending Industrial Sign Code:** The sign code was briefly discussed and amended. Sievers moved, Roberts seconded to approve Ordinance 2009-26.

During discussion, an amendment was made to the Ordinance to change the description of property that qualified for the increase in allowable height in the Industrial Code. Sievers moved, Rooney seconded to approve the motion's amendment. Motion Amendment carried.

Chair Haroldson called for a vote to the parent motion. Motion carried.

**Sloan Implement Request:** Michael McNall, Jr. was present on behalf of Sloan Implement to request that the Commercial Sign Code be amended to permit Sloan Implement to erect a twenty foot sign with sixty-four square foot surface area. Scribner moved, Hoffman seconded to direct the Village Planner to construct an Ordinance to permit the said sign. Motion carried.

**Trail View Heights SIP Amendment:** The Plan Commission reviewed the grading plans for an amendment to the Trail View Heights SIP to change the grading plans for the development. Hoffman moved, Roberts seconded to approve contingent upon review by the Village Engineer to specifically review the NE section of Joy Martinson's property. Motion carried.

**Public Hearing regarding Ordinance 2009-30 Extending the Temporary Stay on Wind Energy Systems:** Chair Haroldson opened the public hearing at 9:41pm. There were no audience members present to speak and after three requests for comments, Chair Haroldson closed the public hearing at 9:42pm.

**Ordinance 2009-30 Extending the Temporary Stay on Wind Energy Systems:** Hoffman moved, Steiner seconded to approve ordinance 2009-30. Motion carried.

**Wind Energy System Standards:** Chair Haroldson tabled this until next meeting.

**Certificate of Appropriateness for Potterton Rule, 105 E. Main Street:** Roberts moved, Sievers seconded to approve the Certificate of Appropriateness to paint the blue bands on the front of Potterton Rule. Motion carried.

**Extraterritorial Land Division for Davidson/Wilhelm in Town of Blue Mounds:** Rooney moved, Hoffman seconded to approve the land division contingent upon a Village signature block being added and a fifty foot right of way dedication be added from centerline of road. Motion carried.

**Agenda Items for Next Meeting:** It was requested that the Wastewater Utility property south of 18/151 be added for a discussion on acceptable future land uses.

**Adjournment:** Hoffman moved, Sievers seconded to adjourn the meeting at 10:15pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, NOVEMBER 12, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the September 10, 2009 and October 8, 2009 meetings.
- 3) Consider Conceptual Plans for a Car Wash/Laundromat.
- 4) Consider a Conditional Use Permit Application for a Car Wash.
- 5) Consider Possible Commercial Sign Code Ordinance Amendment.
- 6) Consider Possible Zoning Code Amendments Regarding Agricultural Uses.
- 7) Review Outline on Rules and Regulations from Village Attorney.
- 8) Village Administrator's report.
- 9) Village Planner's report.
- 10) Agenda Items for future meeting.
- 11) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
NOVEMBER 12, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Sievers, Steiner, Rooney (7:35pm), Scribner, and Hoffman. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the September 10, 2009 and October 8<sup>th</sup> meeting were reviewed. Hoffman moved, Scribner seconded to approve the minutes. Motion carried.

**Laundromat and Car Wash Concept Review:** Scott and Wendie McKernan briefly went over their proposed Laundromat and Car Wash development proposed for 1209 Business 18/151 E. The Commission gave the McKernan's some comments and expressed appreciation for the proposal.

**Conditional Use Application for Car Wash Business:** Scribner moved, Steiner seconded to set a public hearing at the next meeting for the Conditional Use Permit. Motion carried.

**Commercial Sign Code:** Haroldson reminded the Commission about the request from Sloan Implement and H & R Block. He went over the memo from the Village Planner and the Commission discussed options to change the Commercial Sign Code. Slavney will bring back a draft ordinance that is flexible and yet sets clear parameters for Commercial signs.

Sievers moved, Hoffman seconded to set a public hearing for the December Plan Commission meeting. Motion carried.

Slavney went over an additional suggestion to assist non-conforming signs and their ability to update. The Commission liked the proposal. Hoffman moved, Scribner seconded to add the concept language as discussed to the Commercial Sign Ordinance and add it to the Public Hearing. Motion carried.

Sievers moved, Scribner seconded to change the wall sign depth to twelve (12) inches and to send the code change to Public Hearing. Motion carried.

**Zoning Code Changes Regarding Agricultural Uses:** The Commission discussed the proposal from Bierke and Slavney and decided to continue the discussion at the next meeting.

**Village Attorney's Memo regarding Rules and Regulations:** Haroldson noted that the memo is just for information and offered to have the Village Attorney attend a future meeting to further discuss. The Commission didn't feel that was necessary, but did appreciate the information.

**Village Administrator Report:** Bierke thanked Slavney for the reduction in Planning Consultant Fees. Bierke referenced a memo distributed to the Plan Commission.

**Village Planners Report:** Slavney updated the Commission on the Capital Area Regional Planning Commission activities.

**Agenda Items for Next Meeting:** It was requested that the Wind Energy Moratorium be added to next month's agenda.

**Adjournment:** Scribner moved, Hoffman seconded to adjourn the meeting at 8:55pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator

# Village of Mount Horeb

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## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, DECEMBER 10, 2009

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the November 12, 2009 meeting.
- 3) PUBLIC HEARING: To consider Conditional Use Permit application for in-home beauty parlor at 809 Brookstone Crest.
- 4) Consider Resolution 2010-01, "FOR A CONDITIONAL USE PERMIT TO OPERATE A BEAUTY PARLOR IN R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT".
- 5) Consider Sign Permit Application for **"Peg Ginsberg Watercolors"**.
- 6) Consider extraterritorial jurisdiction rezone request for Andrew Davidson, Section 22 Town of Blue Mounds.
- 7) Consider Commercial Sign Code Ordinance amendment.
- 8) Consider possible Zoning Code amendments regarding Agricultural Uses.
- 9) Update on Miller & Sons interest in Schroeder property.
- 10) Update on County interest in creating dog park on Wastewater Utility property.
- 11) Consider Wind Energy System Standards.
- 12) Village Administrator's report.
- 13) Village Planner's report.
- 14) Agenda items for future meeting.
- 15) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
DECEMBER 10, 2009**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Sievers, Steiner, Roberts, Rooney (7:20pm), Scribner, and Hoffman. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

**Minutes:** Minutes from the November 12, 2009 meeting were reviewed. Scribner moved, Hoffman seconded to approve the minutes. Motion carried.

**Public Hearing regarding a Conditional Use Permit for 809 Brookstone Crest:**

The public hearing was opened at 7:05 pm. No one spoke in favor or in opposition of the requested Conditional Use permit. After three requests for public comments, Chair Haroldson closed the public hearing at 7:07 pm.

**Resolution 2010-01 Conditional Use for a Home Occupation at 809 Brookstone Crest:**

Scribner moved, Roberts seconded to approve Resolution 2010-01. Motion carried.

**Sign Permit Application for Peg Ginsberg Watercolors:**

Hoffman moved, Roberts seconded to approve the application. Motion carried. The Plan Commission also informed Bierke that signs were not subject to the historic provisions of the Zoning District and did not require Plan Commission approval.

**Extraterritorial Review for Andrew Davidson's Rezone Request in the Town of Blue Mounds:**

The Plan Commission decided to take no action and record that it had no position in the split request.

**Commercial Sign Code:**

The Plan Commission reviewed the proposed ordinance provided for by the Village Planner. The Commission decided to change the 20,000 sqft sign limitation to 40,000 sqft. Scribner moved, Sievers seconded to approve the change. Motion carried.

Rooney moved, Scribner seconded to amend the ordinance to reflect that existing signs can be replaced if 10% lower in height or 10% smaller in size. Motion carried.

Roberts moved, Scribner seconded to set for a public hearing at the next meeting. Motion carried.

**Zoning Code Changes Regarding Agricultural Uses:** The Commission discussed the idea of amending the Zoning Code to accommodate the proposed limitation of agricultural uses in other zoning categories. Slavney presented a draft ordinance and charts.

The Plan Commission reviewed a sample chart provided by Slavney that can be used to summarize and help interpret the ordinance. Rooney moved, Seconded by Scribner to **adopt table two with all "Not Permitted" classifications changed to "Conditional Uses"**. Rooney and Scribner then revised their motion to simply adopt table two as presented. Motion carried.

Hoffman moved, Rooney seconded to set the public hearing for January's meeting. Motion carried.

**Update on Miller and Son's Grocery Store:** Bierke reported that the proposed grocery store project was on hold and would likely be delayed for a year.

**Utility Property/Former LaVold Farm:** Bierke reported that he surveyed the property with Dane County Parks Department to discuss using it as a location for a dog park. The County has not been in communication with the Village about this idea since.

**Wind Energy Systems Standard:** Slavney mentioned that other organizations are working on regulations but have been delayed because of the fast changing technology. Bierke will have on February agenda.

**Village Administrator Report:** None.

**Village Planners Report:** None.

**Agenda Items for Next Meeting:** It was requested that Bierke get a status report from Dregne on the progress on the Wind Energy Law.

**Adjournment:** Rooney moved, Roberts seconded to adjourn the meeting at 8:51pm, carried by voice vote.

Respectfully Submitted,  
Lawrence F. Bierke, Village Administrator