



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

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REVISED

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

THURSDAY, JANUARY 12, 2012

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) Consider December 8, 2011 meeting minutes.
- 3) PUBLIC HEARING: To consider a Conditional Use Permit application for an addition to Evangelical Lutheran Church, 315 E Main Street
- 4) Consider draft Resolution 2012-01, "CONDITIONAL USE PERMIT FOR AN ADDITION TO EVANGELICAL LUTHERAN CHURCH, 315 E MAIN STREET".
- 5) Consider applications for Evangelical Lutheran Church addition:
 - a) Design Review
 - b) Certificate of Appropriateness for razing of structure at 307 E Main Street
 - c) Certificate of Appropriateness for church addition
 - d) Certified Survey Map
- 6) PUBLIC HEARING: To consider rezone request for approximately 23.36 acres outside Village limits in Section 14 Town of Blue Mounds (former Darrow Concrete property) to 16.08 acres A-1 Agricultural, 6.12 acres PD-1 Planned Development, and 1.12 acres R-1 Single Family Residential
- 7) Consider applications from Sjolinds Chocolate House for a building addition with outdoor seating at 219 E Main Street:
 - a) Conditional Use Permit and set public hearing
 - b) Design Review
 - c) Certificate of Appropriateness
- 8) Consider conceptual plan for Dewitt – North Cape Commons
 - a) Set date for public hearing on proposed TIF amendment
 - b) Set date for public hearing on proposed zoning change

- 9) Consider changing the regular Plan Commission meeting date
- 10) Discussion regarding nuisance abatement.
- 11) Plan Commission Chair Report.
- 12) Agenda items for future meeting.
- 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.

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
JANUARY 12, 2012

The Plan Commission met in regular session on January 12, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Jim Sauter, Norb Scribner, Mike Mudrey, Mark Rooney, and Dave Hoffman. Absent was Commissioner George Sievers. Also present were Village Administrator Dave Ross, Village Planner Mike Slavney, and Office Assistant Alyssa Gross.

Minutes: The minutes from December 8, 2011 were reviewed. Scribner moved, Sauter seconded to approve the minutes. Motion carried.

PUBLIC HEARING: To consider a Conditional Use Permit application for an addition to Evangelical Lutheran Church, 315 E Main Street: The Public Hearing opened at 7:01 pm. Robin Roberts, representing NCI- Roberts Construction, was present to speak and made himself available for questions about the project. He stated they have been working on plans for an addition, for a number of years. With no one else wishing to speak, the public hearing was closed at 7:03 pm.

Mark Rooney arrived at the meeting at 7:02 pm.

Consider draft Resolution 2012-01, "CONDITIONAL USE PERMIT FOR AN ADDITION TO EVANGELICAL LUTHERAN CHURCH, 315 E MAIN STREET": Mudrey questioned if the house that is being removed from the property is on the tax rolls. Becker said he believes it is not. Slavney recommended that the exemptions in his and Rob Wright's reports be incorporated into the resolution. Mudrey made a motion, Sauter seconded to recommend the resolution to the Village Board to approve with the exemptions of Slavney and Wright's reports. Motion carried.

Consider applications for Evangelical Lutheran Church addition:

- a) Design Review
- b) Certificate of Appropriateness for razing of structure at 307 E Main Street
- c) Certificate of Appropriateness for church addition
- d) Certified Survey Map

Ron Siggelkow was present to speak about the design review. He went through an overview of the features of the new addition. He stated that there would be classroom space, some office space, a playground area, a small patio area, a drive up drop-off point, and an elevator. They will also be incorporating matching stone and stucco with the original building. Slavney questioned the access to the building from Main Street and if there could be a pedestrian connection from Main Street through the site. The door facing Main Street on the new addition would be used mainly as an exit. The main entrance would be in the back of the building facing Front Street. Slavney

also explained the Certified Survey Map, stating they are easier to read and understand. He believes that it has met all requirements. Hoffman made a motion, Rooney seconded to approve the Design Review. Motion carried. Mudrey moved, Rooney seconded to approve the Certificate of Appropriateness for razing of structure at 307 E Main Street. Motion carried. Mudrey moved, Rooney seconded to approve the Certificate of Appropriateness for the church addition. Motion carried. Mudrey made a motion, Rooney seconded to approve the Certified Survey Map. Motion carried. Becker thanked all the consultants for their quick response. Rooney added that he thinks it's always preferred to do a Certified Survey Map because it's all contained in a clearly and recently surveyed boundary all neatly tied together.

PUBLIC HEARING: To consider rezone request for approximately 23.36 acres outside Village limits in Section 14 Town of Blue Mounds (former Darrow Concrete property) to 16.08 acres A-1 Agricultural, 6.12 acres PD-1 Planned Development, and 1.12 acres R-1 Single Family Residential:

The public hearing opened at 7:26 pm. Ron Trachtenberg, representing Town Land Company, LLC, informed that committee that the pre annexation agreement, annexation petition, and CSM will be submitted next week. Administrator Dave Ross went over the steps of the approval process. Terry Monson stated the buildings are in good shape, and only one needs a little work. Greg Steiner questioned Monson's project history. Steve Books introduced a proposal for a natural barrier on the south side of the lot along Hwy 18-151. This would be a multi phase process by volunteers. With no one else wishing to speak, the public hearing was closed at 7:48 pm.

Consider applications from Sjolinds Chocolate House for a building addition with outdoor seating at 219 E Main Street:

- a) **Conditional Use Permit and set public hearing**
- b) **Design Review**
- c) **Certificate of Appropriateness**

Chris Thompson, owner of Sjolinds, was present to speak about the design and conditional use. Mudrey questioned if the rear entrance would be used frequently or what the traffic would be like behind the business. Mudrey moved, Hoffman seconded to set a public hearing for February 9th, 2012. Hoffman made a motion, Mudrey seconded to approve the Design Review. Motion carried. Slavney complimented Thompson on how clear the plans were. He couldn't see any problems with them. Mudrey made a motion, Hoffman seconded to approve the Certificate of Appropriateness. Motion carried.

Consider conceptual plan for Dewitt- North Cape Commons:

- a) **Set date for public hearing on proposed TIF amendment**
- b) **Set date for public hearing on proposed zoning change**

Hoffman made a motion, Mudrey seconded to set the public hearings on the proposed TIF amendment and zoning change for February 9th, 2012. These will be separate public hearings. Motion carried.

Consider changing the regular Plan Commission meeting date: A discussion was held in regards to possibly changing the date of the regular Plan Commission meeting. The purpose of changing the date would be to have the meeting closer to the Village Board meetings to expedite approved items faster. The new date would possibly be the 4th Wednesday of every month starting in April.

Discussion regarding nuisance abatement: The committee discussed nuisance abatement and came to the conclusion that all ordinances are in place; they just need to be better enforced. Village Administrator Dave Ross said that if there are any questions or concerns about a nuisance abatement violation, they could be directed to him and he would pass them on to the proper department.

Plan Commission Chair Report: Chair Becker gave his report for December 2011. Concerning permits, 13 building permits had been issued for general construction for the month of December. 1 new UDC permit was issued for Single Family homes. For the year 2011, 213 general permits were issued and 16 new UDC permits for Single Family homes. Mt. Horeb School is still under construction.

Agenda items for future meeting: There were no future items discussed.

Adjourn: Hoffman moved, Scribner seconded to adjourn the meeting at 9:00 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, FEBRUARY 9, 2012

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) Consider January 12, 2012 meeting minutes.
- 3) PUBLIC HEARING: To consider a Conditional Use Permit application for outdoor café seating at Sjolinds Chocolate House, 219 E Main Street.
- 4) Consider draft Resolution 2012-13, "CONDITIONAL USE PERMIT SJOLINDS CHOCOLATE HOUSE, 219 E MAIN STREET FOR OUTDOOR COMMERCIAL ENTERTAINMENT".
- 5) Consider Certificate of Appropriateness application from Jamie Schultz for property at 101 S Third Street.
- 6) PUBLIC HEARING: To consider request from County ID LLC for zoning change from R-3 Multi Family Residential to PD-1 Planned Development District for Lot 2 North Cape Commons Subdivision.
- 7) Consider special Plan Commission meeting date.
- 8) Consider public hearing date for proposed TID 3 amendment.
- 9) Consider public hearing date for rezone of Lot 1 CSM 12055, a Village-owned lot adjacent to the Wayside detention basin north of Bus. 18-151E, from PB Planned Business to PI Planned Industrial.
- 10) Consider public hearing date for rezone request from John Dewitt for that portion of parcel 0607-072-9001-9 fronting on Bus. 18-151E north approximately 275 feet, from PB Planned Business to PI Planned Industrial.
- 11) Plan Commission Chair Report.

12) Agenda items for future meeting.

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

FEBRUARY 9, 2012

The Plan Commission met in regular session on February 9, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Michael Mudrey, and Mark Rooney. Absent were Commissioners Jim Sauter, Dave Hoffman, and George Sievers. Also present were Village Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Office Assistant Alyssa Gross.

Minutes: The minutes from January 12, 2012 were reviewed. Mudrey moved, Scribner seconded to approve the minutes. Motion carried.

PUBLIC HEARING: To consider a Conditional Use Permit application for outdoor café seating at Sjolinds Chocolate House, 219 E Main St: The public hearing opened at 7:04 pm. With no one wishing to speak, the hearing closed at 7:05 pm.

Consider draft Resolution 2012-03, "CONDITIONAL USE PERMIT SJOLINDS CHOCOLATE HOUSE, 219 E MAIN STREET FOR OUTDOOR COMMERCIAL ENTERTAINMENT": Mudrey made a motion, Rooney seconded to recommend approval to the Village Board with the inclusion of Slavney's recommendations and correction of a typographical error. Motion carried.

Consider Certificate of Appropriateness application from Jamie Schultz for property at 101 S Third Street: Frank Fridono, contractor for the project, explained the improvements that would be made both inside and out. Some of the improvements would be a new front window, along with a new porch and roof. There would also be four new parking spaces created. Slavney stated that it sounds like a very worthy project. Mudrey moved, Scribner seconded to approve the Certificate of Appropriateness. Motion carried.

PUBLIC HEARING: To consider request from County ID LLC for zoning change from R-3 Multi Family Residential to PD-1 Planned Development District fro Lot 2 North Cape Commons Subdivision: The public hearing opened at 7:28 pm. Slavney explained the rezoning process. John Dewitt, representing County ID LLC, spoke about splitting the property into 2 lots. He stated it would help reduce taxes by putting it in the TID3 District. The architect also spoke, explaining the design of the buildings, location of parking, and landscaping. The following residents were present to speak in opposition: Michele and Jay Barsness, Tom Fountas, Deanna Konop, Martin and Kristin Leglar, Kerry McGinley, Doug Melendez, Jennifer Sadkovich, Mary Schwartz, Darrell Osterloo, and Craig Vesely. Many had concerns of the following: a higher amount of traffic in the neighborhood, safety of the children because of higher traffic flow, appearance of the tall apartment complexes, and the devaluing of surrounding property. After all had spoken, the public hearing closed at 8:36 pm.

Consider special Plan Commission meeting date: The committee discussed scheduling a special meeting. Rooney moved, Scribner seconded to schedule the meeting for March 1st, 2012. Motion carried.

Consider public hearing date for proposed TID 3 amendment: Rooney moved, Scribner seconded to set a public hearing for March 1, 2012. Motion carried.

Consider public hearing date for rezone of Lot 1 CSM 12055, a Village-owned lot adjacent to the Wayside detention basin north of Bus. 18-151E, from PB Planned Business to PI Planned Industrial: Scribner moved, Rooney seconded to set a public hearing for March 1, 2012. Motion carried.

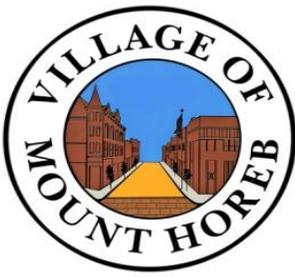
Consider public hearing date for rezone request from John Dewitt for that portion of parcel 0607-072-9001-9 fronting on Bus. 18-151E north approximately 275 feet, from PB Planned Business to PI Planned Industrial: Becker moved, Scribner seconded to set a public hearing for March 1, 2012. Motion carried.

Plan Commission Chair Report: Chair Becker gave his report for January 2012. He thanked everyone for coming to the public hearing. He stated that the best part of his job is hearing everyone's concerns and input and putting the input into action. He wants to make certain the village stays vibrant and grows and be sure people love to stay here.

Agenda items for future meeting: There were no future items discussed.

Adjourn: Rooney moved, Scribner seconded to adjourn the meeting at 8:47 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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SPECIAL PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, MARCH 1, 2012

The Plan Commission of the Village of Mount Horeb will meet in special session 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) Developer presentation of proposed multi-family project for Lot 2 North Cape Commons.
- 3) PUBLIC HEARING: To consider a request to amend the boundary and project plan for TID #3 to include Lot 2 North Cape Commons Subdivision, and a portion of parcel 0607-072-9001-9 fronting on Bus. 18-151E north approximately 275 feet
- 4) Consider Resolution 2012-04, "RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR THE VILLAGE OF MOUNT HOREB TAX INCREMENT DISTRICT NO. 3".
- 5) PUBLIC HEARING: To consider rezone of Lot 1 CSM 12055, a Village-owned lot adjacent to the Wayside detention basin north of Bus. 18-151E, from PB Planned Business to PI Planned Industrial
- 6) PUBLIC HEARING: To consider rezone request from John Dewitt for that portion of parcel 0607-072-9001-9 fronting on Bus. 18-151E north approximately 275 feet, from PB Planned Business to PI Planned Industrial
- 7) Consider site plan for Miller & Sons proposed grocery store.
- 8) Consider extraterritorial jurisdiction rezone request by Joen and David Meylor for Town of Blue Mounds Section 26 from A-1EX Exclusive Ag to A-2(1) Agriculture.
- 9) Consider special meeting on March 28, 2012.
- 10) Consider cancelation of regular monthly meeting on March 8, 2012.
- 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

MARCH 1, 2012

The Plan Commission met in special session on March 1, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, George Sievers, Jim Sauter, and Mark Rooney. Absent were Commissioners Dave Hoffman and Michael Mudrey. Also present were Village Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, Administrator Dave Ross, Village Engineer Rob Wright and Office Assistant Alyssa Gross.

Developer presentation of proposed multi-family project for Lot 2 North Cape Commons:

John Dewitt and Helen Bradbury, one of the partners, went through the apartment project and the rezone change that is planned. They explained that they are trying to lessen the tax burden on the taxpayers. Bradbury gave some background of County ID, LLC and showed some examples of other apartment complexes they have built. They are looking to build something that fits into the community.

Becker made a motion, Rooney seconded to move agenda item #9 to #7. Motion carried.

PUBLIC HEARING: To consider a request to amend the boundary and project plan for TID #3 to include Lot 2 North Cape Commons Subdivision, and a portion of parcel 0607-072-9001-9 fronting on Bus. 18-151E north approximately 275 feet:

The public hearing opened at 7:15 pm. Numerous area residents were present to voice their concerns. Many of the residents feel that this development is a short term solution. Others feel that there are no benefits to this project and that rules are being broken to allow the development to continue. Other concerns are that the buildings would be unsightly and poorly managed. They are urging the Village to slow down the project process. The public hearing closed at 7:38 pm.

Consider Resolution 2012-04, "RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR THE VILLAGE OF MOUNT HOREB TAX INCREMENT DISTRICT NO. 3":

Sievers made a motion, Scribner seconded to table this item. Motion carried.

PUBLIC HEARING: To consider rezone of Lot 1 CSM 12055, a Village- owned lot adjacent to the Wayside detention basin north of Bus. 18-151E, from PB Planned Business to PI Planned Industrial:

The public hearing opened at 7:39 pm. Administrator Dave Ross explained why this lot needs to be rezoned. Greg Steiner questioned the order of which lot gets rezoned first. Numerous residents spoke asking if the rezoning can be changed back if it is changed. Others that spoke feel like the process is sneaky. Rooney explained why we would want to add the lot to the TID. Becker spoke in response to some of the concerns of the residents. Ross handed out a sheet on the financial information of the project. He was questioned why the residents weren't given this information before the meeting. The public hearing closed at 8:10 pm.

PUBLIC HEARING: To consider rezone request from John Dewitt for that portion of parcel 0607-072-9001-9 fronting on Bus. 18-151E north approximately 275 feet, from PB Planned Business to PI Planned Industrial: The public hearing opened at 8:10 pm. Martin Leglar spoke asking if there is a business planned for this parcel or what the benefit to the community is. John Schwartz asked how anything can be built there because of a high line wire. Doug Melendez asked if there were any plans the residents are not aware of for Lot #2. The public hearing closed at 8:14 pm.

Consider special meeting on March 28, 2012: Scribner moved, Sauter seconded to schedule a special Plan Commission meeting for March 28, 2012. Motion carried.

Consider site plan for Miller & Sons proposed grocery store: Wade Wyse, sub consultant to National Construction, was present to explain the details of the project. Rooney moved, Sauter seconded to approve the site plan with Slavney and Wright's recommendations included. Motion carried.

Consider extraterritorial jurisdiction rezone request by Joen and David Meylor for Town of Blue Mounds Section 26 from A-1EX Exclusive Ag to A-2(1) Agriculture: Sievers moved, Rooney seconded to take no position on the matter. Motion carried.

Consider cancellation of regular monthly meeting on March 8, 2012: Sauter moved, Rooney seconded to cancel the meeting scheduled for March 8, 2012. Motion carried.

Adjourn: Rooney moved, Sauter seconded to adjourn the meeting at 8:31 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, MARCH 28, 2012

The Plan Commission of the Village of Mount Horeb will meet in special session 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) Consider February 9, 2012 and March 1, 2012 meeting minutes.
- 3) Consider Certified Survey Map application from Ed Moen, Village Inn Motel LLC, for 701 Springdale Street.
- 4) Consider Certificate of Appropriateness from Sharon McGann for alteration to 217 E Main Street.
- 5) Consider Conditional Use Permit application from Ron Symdon for addition to 9277 Bus 18-151E.
- 6) Consider Certified Survey Map for a portion of parcel 0607-072-9001-9 fronting on Bus. 18-151E.
- 7) Consider draft Ordinance 2012-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM PB PLANNED BUSINESS TO PI PLANNED INDUSTRIAL" regarding a lot owned by John DeWitt.
- 8) Consider draft Ordinance 2012-04, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM PB PLANNED BUSINESS TO PI PLANNED INDUSTRIAL" regarding a Village-owned lot.
- 9) Consider Resolution 2012-04, "RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR THE VILLAGE OF MOUNT HOREB TAX INCREMENT DISTRICT NO. 3".
- 10) Consider proposed Comprehensive Plan amendment by the Village.
- 11) Consider draft Resolution 2012-07, "ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN AMENDMENT".
- 12) 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

MARCH 28, 2012

The Plan Commission met in special session on March 28, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, George Sievers, Jim Sauter, and Mark Rooney, Dave Hoffman and Michael Mudrey. Also present were Village Planner Mike Slavney, Administrator Dave Ross, Village Engineer Rob Wright and Office Assistant Alyssa Gross.

Consider February 9, 2012 and March 1, 2012 meeting minutes: Scribner made a motion, Hoffman seconded to approve the February 9, 2012 minutes. Hoffman moved, Sauter seconded to approve the March 1, 2012 minutes. Both motions carried.

Consider Survey Map application from Ed Moen, Village Inn Motel LLC, for 701 Springdale Street: Dave Ross commented that Electric Superintendent Dave Herfel would like a utility easement included for service use to Lot 3, and the owner also agrees. Sievers questioned if there would be difficulties with it being a flag lot. Slavney explained that there is adequate visibility available and also adequate frontage for multiple driveways. Slavney recommends there also be a bike trail easement. Rooney questioned using the same point of access. Slavney pointed out that down the road, buying and selling would be less difficult with separate access points also. Sievers made a motion, Hoffman seconded to recommend approval of the CSM to the Village Board subject to the Village Planner and Engineer's comments. Motion carried.

Consider Certificate of Appropriateness from Sharon McGann for alteration to 217 E Main Street: Sharon McGann was present to explain the changes she's proposing for the building. She would like to replace the current front window with a larger one and replace the front door with French doors. Becker commented that he thinks it would be a great improvement to the downtown. Scribner made a motion, Sauter seconded to approve the Certificate of Appropriateness. Motion carried.

Consider Conditional User Permit application from Ron Symdon for addition to 9277 Bus 18-151E: Symdon Motors is proposing an addition of 3200 sq ft to the dealership. Sievers made a motion, Rooney seconded to set a public hearing for April 25, 2012. Motion carried.

Consider Certified Survey Map for a portion of parcel 0607-072-9001-9 fronting on Bus 18-151E: This is the .52 acre lot next to Culver's that would be beneficial to be brought into the TIF for the 50% percentage requirement. Hoffman moved, Sauter seconded to recommend the

Certified Survey Map to the Village board for approval, subject to the engineers comments.
Motion carried.

Consider draft Ordinance 2012-03, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM PB PLANNED BUSINESS TO PI PLANNED INDUSTRIAL” regarding a lot owned by John DeWitt: Mudrey questioned the difference between Planned Business and Planned Industrial. Slavney explained that Planned Industrial allows a wider variety of commercial uses. Planned Business doesn’t allow the industrial uses that Planned Industrial does. The intent of the zoning change is to set up the required percentage for the TID. Rooney made a motion, Scribner seconded to approve the ordinance. Motion carried.

Consider draft Ordinance 2012-04, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM PB PLANNED BUSINESS TO PI PLANNED INDUSTRIAL” regarding a village-owned lot: This is a 1.159 acre lot on 18-151 that is currently in the TIF district. By changing the zoning from Planned Business to Planned Industrial, it gives the village more options for development. It also opens up conditional uses. Scribner moved, Sauter seconded to recommend to the Village Board for approval. Motion carried.

Consider Resolution 2012-04, “RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN FOR THE VILLAGE OF MOUNT HOREB TAX INCREMENT DISTRICT NO. 3”: A lengthy discussion ensued regarding the amendment to the Project Plan for the Village of Mount Horeb Tax Increment District No. 3. The committee members had a difference of opinion on the subject and had numerous questions and concerns. Dave Ross explained the review and approval process this amendment would need to go through. He also went through the specific financial statistics. Sauter made a motion, Scribner seconded to approve and recommend to the Village Board for approval. Motion carried.

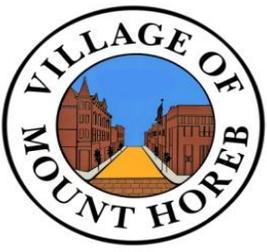
Consider proposed Comprehensive Plan amendment by the Village: A discussion was held concerning a conflict of a Sand Rock Rd. property. The Comprehensive Plan map shows Gonstead Rd. running through the Sand Rock Rd property to be a connector street to Cty ID. On the official map, there is no road running through the property. Sievers made a motion, Mudrey seconded to set a public hearing for the May meeting. Motion carried.

Consider draft Resolution 2012-07, “ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN AMENDMENT”: Dave Ross explained the process. During this time, it was realized that the Village Board holds the public hearing for the Comprehensive Plan Amendment and not the Plan Commission. Sievers made a motion, Mudrey seconded to

retract the previous motion of setting a public hearing. Motion carried. Sievers moved, Mudrey seconded to establish the public participation procedures for the Comprehensive Plan Amendment. Motion carried.

Adjourn: Scribner moved, Sievers seconded to adjourn the meeting at 8:20 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, APRIL 25, 2012

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) Consider March 28, 2012 meeting minutes.
- 3) Consider extraterritorial jurisdiction request for Certified Survey Map application from Dave and Joen Meylor in Town of Blue Mounds.
- 4) PUBLIC HEARING: To consider Conditional Use Permit application for 3,200 sq ft addition to Symdon Motors, 9277 Bus. 18-151E
- 5) Consider draft Resolution 2012-09, "CONDITIONAL USE PERMIT FOR SYMDON MOTORS, 9277 BUS. 18-151E" for building addition and to recognize current use.
- 6) Consider Symdon Design Review application.
- 7) Consider Lot 2 North Cape Commons rezone application and Design Review:
 - a. Draft Ordinance 2012-06, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 2 NORTH CAPE COMMONS FROM R-3 MULTI-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT" including approval of General Development Plan
 - b. Specific Implementation Plan
 - c. Design Review
- 8) Consider Certified Survey Map application for Lot 2 North Cape Commons.
- 9) Consider Comprehensive Plan amendment recommendation, Resolution 2012-10, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" regarding Gonstead Road.
- 10) 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

APRIL 25, 2012

The Plan Commission met in special session on April 25, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Wally Orzechowski, Neil Densmore, Dave Hoffman, Michael Mudrey. Also present were Village Planner Mike Slavney, Administrator Dave Ross, and Office Assistant Alyssa Gross.

An introduction was made of the two new Plan Commission members, Wally Orzechowski and Neil Densmore. Becker also thanked Michael Mudrey for his service, as this would be his last meeting.

Mark Rooney arrived at the meeting at 7:05pm.

Consider March 28, 2012 meeting minutes: Scribner made a motion, Mudrey seconded to approve the March 28, 2012 minutes. Motion carried.

Consider extraterritorial jurisdiction request for Certified Survey Map application from Dave and Joen Meylor in Town of Blue Mounds: Administrator Dave Ross explained the request. Village Planner Mike Slavney said it meets all requirements and recommends approval. Scribner moved, Mudrey seconded to approve the request. Motion carried.

PUBLIC HEARING: To consider Conditional Use Permit application for 3,200 sq ft addition to Symdon Motors, 9277 Bus. 18-151E: Slavney went through the details of the addition. He said the requirements have been met, with exception of the landscaping. He recommends that the applicant be allowed where to do the required landscaping. The public hearing opened at 7:06pm. With no one wishing to speak, the public hearing closed at 7:07pm.

Consider draft Resolution 2012-09, "CONDITIONAL USE PERMIT FOR SYMDON MOTORS, 9277 BUS. 18-151E" for building addition and to recognize current use: Mudrey made a motion, Hoffman seconded to approve the resolution with the condition of including Slavney and Village Engineer Rob Wright's comments. Motion carried.

Consider Symdon Design Review application: Slavney commented that the proportions are identical to the existing building and merits approval. Mudrey made a motion, Scribner seconded to approve the design review subject to Slavney and Wright's comments. Motion carried.

Consider Lot 2 North Cape Commons rezone application and Design Review: Becker commented on how much input he has gotten on this project from the residents. He thanked everyone for all their questions and concerns. Ross went through a list of questions from the residents he received via email for Slavney and the Developer to answer. The committee members also asked questions and voiced their concerns.

- a. **Draft Ordinance 2012-06, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 2 NORTH CAPE COMMONS FROM R-3 MULTI-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT” including approval of General Development Plan:** Rooney moved, Scribner seconded to approve the General Development Plan as laid out on page 44 of the planner’s memo, as to the recommendations regarding the GDP, with the addition of the placing deed restriction, running in favor of the Village of Mount Horeb, to restrict the balance of the 2 lot CSM on the south end to future construction of a single family residence only, and only upon express approval of the village.
- b. **Specific Implementation Plan:** Rooney moved, Densmore seconded to table this item until a special meeting. A special meeting was set for May 2nd, 2012. Motion carried.
- c. **Design Review:** Rooney moved, Densmore seconded to table this item until the May 2nd, 2012 meeting. Motion carried.

Consider Certified Survey Map application for Lot 2 North Cape Commons: Slavney explained the CSM and gave the go ahead to move forward. Hoffman moved, Scribner seconded to approve subject to the comments made by the Village Planner. Motion carried.

Consider Comprehensive Plan amendment recommendation, Resolution 2012-10, “RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN” regarding Gonstead Road: Slavney said the proposed amendment is to eliminate extension of Gonstead Rd from the quarry area to the Blue Mound Street corridor due to terrain. Mudrey moved, Scribner seconded to approve the resolution. Motion carried.

Adjourn: Rooney moved, Scribner seconded to adjourn the meeting at 8:20 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, MAY 2, 2012

The Plan Commission of the Village of Mount Horeb will meet in special session on the above date at **6:00pm** 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) Consider CO ID LLC applications for Lot 2 North Cape Commons:
 - a. Specific Implementation Plan
 - b. Design Review
- 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

MAY 02, 2012

The Plan Commission met in special session on May 2, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 6:00pm. Present were Commissioners Norb Scribner, Wally Orzechowski, Neil Densmore, Dave Hoffman, Peggy Zalucha, and Mark Rooney. Also present were Village Planner Mike Slavney, Administrator Dave Ross, and Office Assistant Alyssa Gross.

Consider CO ID LLC applications for Lot 2 North Cape Commons:

- a. **Specific Implementation Plan:** Slavney went through the issues that weren't solved at the last meet, prompting this special meeting. CO ID LLC presented their updated SIP. Rooney moved, Hoffman seconded to approve subject to Slavney's memo dated April 25, 2012. Motion carried.
- b. **Design Review:** The committee asked a few more questions regarding the changes. Hoffman moved, Scribner seconded to approve the Design Review. Motion carried.

Adjourn: Rooney moved, Densmore seconded to adjourn the meeting at 6:48 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, JUNE 27, 2012

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) Consider April 25 and May 2, 2012 meeting minutes.
- 3) Presentation by Lee & Associates of proposed redevelopment project at 1209 Bus. 18-151E.
- 4) Consider public hearing date for Zoning Amendment application from Lee & Associates for redevelopment project at 1209 Bus. 18-151E.
- 5) Consider zoning amendment application from Rich Eberle for 1720 Bus. 181-15E for additional uses in existing Planned Development and set public hearing.
- 6) Plan Commission Chair report.
- 7) 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

JUNE 27, 2012

The Plan Commission met in regular session on June 27, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Mark Rooney, Wally Orzechowski, Neil Densmore, Dave Hoffman, and Peggy Zalucha. Also present were Assistant Administrator Kathy Hagen and Office Assistant Alyssa Gross.

Consider April 25 and May 2, 2012 meeting minutes: Hoffman made a motion, Scribner seconded to approve the April 25 and May 2, 2012 minutes. Motion carried.

Presentation by Lee & Associates of proposed redevelopment project at 1209 Bus. 18-151E: Brad Koning & Chris Etmanczyk presented their plan. They are requesting a rezone from PB-Planned Business to PD-Planned Development. Becker thanked them and commented on how complete their application was. Questions were raised regarding the sidewalk space, trash location, parking, landscaping, signage, etc.

Consider public hearing date for Zoning Amendment application from Lee & Associates for redevelopment project at 1209 Bus 18-151E: Zalucha made a motion, Rooney seconded to set a public hearing for July 25, 2012. Motion carried.

Consider zoning amendment application from Rich Eberle for 1720 Bus. 18-151E for additional uses in existing Planned Development and set public hearing: Hoffman moved, Densmore seconded to set a public hearing for July 25, 2012. Motion carried.

Plan Commission Chair Report: Becker gave his Plan Commission Chair report, which included the building inspector report.

Adjourn: Rooney moved, Densmore seconded to adjourn the meeting at 7:53 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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AMENDED

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

WEDNESDAY, JULY 25, 2012

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) Consider June 27, 2012 meeting minutes.
- 3) Consider extraterritorial jurisdiction review of Certified Survey Map for Town of Blue Mounds, Section 23, Joel Sutter-owner.
- 4) PUBLIC HEARING: Zoning change from PB Planned Business to PD-1 Planned Development from Lee & Associates for proposed multi-tenant retail project at 1209 Bus. 18-151E
- 5) Consider Lee & Associates applications for proposed multi-tenant retail project at 1209 Bus. 18-151E:
 - a. Draft Ordinance 2012-08 "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 1 CSM 5785 FROM PB PLANNED BUSINESS TO PD-1 PLANNED DEVELOPMENT" including approval of General Development Plan
 - b. Specific Implementation Plan
 - c. Design Review
- 6) PUBLIC HEARING: For 1720 Bus. 18-151E for additional uses in existing Planned Development zoning district to allow personal or professional services, commercial storage, indoor sales or service, or indoor commercial entertainment
- 7) Consider draft Resolution 2012-15 "CONDITIONAL USE PERMIT FOR 1720 BUS. 18-151E FOR USE AS A CLASSROOM-BASED ART AND PHYSICAL TRAINING STUDIO".

- 8) Consider Miller & Sons applications for proposed new grocery store at 1845 Bus. 18-151E:
 - a. General Development Plan amendment
 - b. Specific Implementation Plan and draft Resolution 2012-16, "APPROVING SPECIFIC IMPLEMENTATION PLAN LOT 1 CSM 13196 FOR MILLER & SONS GROCERY, 1843 BUS. 18-151E"
 - c. Design Review
- 9) Consider date for joint Village Board/Plan Commission session for review of zoning ordinances.
- 10) Plan Commission Chair report.
- 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

JULY 25, 2012

The Plan Commission met in regular session on July 25, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Wally Orzechowski, Neil Densmore, Dave Hoffman, and Peggy Zalucha. Absent was Mark Rooney. Also present were Administrator Dave Ross, Village Planner Mike Slavney and Office Assistant Alyssa Gross.

Consider June 27, 2012 meeting minutes: Scribner made a motion, Zalucha seconded to approve June 27, 2012 minutes. Motion carried.

Consider extraterritorial jurisdiction review of Certified Survey Map for Town of Blue Mounds, Section 23, Joel Sutter-owned: Jon Brakebill spoke about the proposed use of the parcel. It's just off Hwy 78 South and an extension of the current Fertile Ridge Dairy. Slavney recommends approval. Scribner moved, Hoffman seconded to approve subject to Slavney's conditions. Motion carried.

PUBLIC HEARING- Zoning change from PB Planned Business to PD-1 Planned Development from Lee & Associates for proposed multi-tenant retail project at 1209 Bus. 18-151E: The public hearing opened at 7:09 pm. With no one wishing to speak, the public hearing closed at 7:10 pm.

Consider Lee & Associates applications for proposed multi-tenant retail project at 1209 Bus. 18-151E:

- a. **Draft Ordinance 2012-08 "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 1 CSM 5785 FROM PB PLANNED BUSINESS TO PD-1 PLANNED DEVELOPMENT" including approval of General Development Plan:** Hoffman moved, Scribner seconded to recommend approval to the Village Board subject to conditions recommended. Motion carried.
- b. **Specific Implementation Plan:** Slavney expressed his concerns and compliments about the project. His main concern is the proposed red exterior of a portion of the building. A discussion ensued concerning the proposed color. Densmore moved, Scribner seconded to recommend to the Village Board subject to Slavney's recommendations and a change in signage prior to final approval. Motion carried.
- c. **Design Review:** Zalucha questioned the roof design. Hoffman moved, Densmore seconded to table the issue. Motion carried.

PUBLIC HEARING- For 1720 Bus. 18-151E for additional uses in existing Planned Development zoning district to allow personal or professional services, commercial storage, indoor sales or service, or indoor commercial entertainment: The public hearing opened at 7:41 pm. With no one wishing to speak, the public hearing closed at 7:42 pm.

Consider draft Resolution 2012-15 “CONDITIONAL USE PERMIT FOR 1720 BUS. 18-151 FOR USE AS A CLASSROOM-BASED ART AND PHYSICAL TRAINING STUDIO”: Brandon Tracy spoke about the hours of operation. Slavney questioned the parking and drop-off plans. Rich Eberle, owner of the building, spoke about the parking. Hoffman moved, Scribner seconded to recommend the Resolution to the Village Board, subject to the Village Planner’s conditions. Motion carried.

Consider Miller & Sons applications for proposed new grocery store at 1845 Bus. 18-151E: Neil Johnson of National Construction spoke about the design details of the project. Slavney stated that he was satisfied with the landscaping plan. Things discussed were the lighting, fence, future west wall, windows, etc.

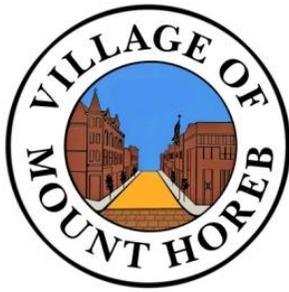
- a. **General Development Plan amendment:** Densmore moved, Orzechowski seconded to approve the General Development Plan and the Specific Implementation Plan subject to the recommendations. Motion carried.
- b. **Specific Implementation Plan and draft Resolution 2012-16, “APPROVING SPECIFIC IMPLEMENTATION PLAN LOT 1 CSM 13196 FOR MILLER & SONS GROCERY, 1843 BUS. 18-151E”:** This was approved with the General Development Plan above.
- c. **Design Review:** Scribner moved, Densmore seconded to table until new plans are provided. Motion carried.

Consider date for joint Village Board/Plan Commission session for review of zoning ordinances: Dave Becker and Dave Ross will be getting together to discuss a date for the meeting.

Plan Commission Chair Report: Becker presented the building inspector’s report.

Adjourn: Zalucha moved, Densmore seconded to adjourn the meeting at 9:10 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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JOINT VILLAGE BOARD AND
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
THURSDAY, AUGUST 16, 2012

The Village Board and Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet jointly 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 and consider revisions to Municipal Ordinance Chapter 17 Zoning Code.
- 3) Adjourn.

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VILLAGE OF MOUNT HOREB
JOINT VILLAGE BOARD AND
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
AUGUST 16, 2012

The Village Board and Plan Commission/Historic Preservation Commission met in special session on the above date in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

Call to Order/Roll Call: Village President and Plan Commission/Historic Preservation Commission Chair David Becker called the meeting to order at 7:02pm. Village Trustees present were Steve Grindle, Audrey Roberts, George Sievers, and Greg Steiner. Trustees Randy Littel and Mark Rooney were absent. Plan Commissioners present were Neil Densmore, Peggy Zalucha, David Hoffman, and Wally Orzechowski. Commissioners Norb Scribner and Mark Rooney were absent. Also present were Village Administrator Dave Ross, and Assistant Village Administrator Kathy Hagen.

Discuss and consider revisions to Municipal Ordinance Chapter 17 Zoning Code: Village Planner Mike Slavney gave an overview of the Village zoning ordinance including demographic and development trends on local, state, and national levels. Discussion took place regarding the strengths and weaknesses of Mount Horeb's current zoning districts.

An additional meeting is planned to further discuss zoning needs and possible changes to the zoning code. Slavney offered to conduct a bus tour to view zoning developments in various communities. Village staff will look into possible dates for the next meeting and bus tour.

Adjournment: There being no further business, Zalucha moved, Densmore seconded to adjourn the Plan Commission/Historic Preservation Commission meeting at 8:32pm. Roberts moved, Grindle seconded to adjourn the Village Board meeting at 8:32pm.

Minutes by Kathy L Hagen, Assistant Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, AUGUST 22, 2012

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) Consider July 25, 2012 and August 16 meeting minutes.
- 3) Consider Certified Survey Map request by Dane County Park Commission for John Gribb property.
- 4) Consider Design Review application for Lee & Associates proposed multi-tenant retail project at 1209 Bus. 18-151E.
- 5) Consider Certificate of Appropriateness application from Keric Potterton for replacement of upper level windows at 105 E Main Street.
- 6) 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

AUGUST 22, 2012

The Plan Commission met in regular session on July 25, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Mark Rooney, stepping in for the absent Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Wally Orzechowski, Dave Hoffman, and Peggy Zalucha. Absent was Neil Densmore. Also present were Administrator Dave Ross and Office Assistant Alyssa Gross.

Consider July 25, 2012 and August 16, 2012 meeting minutes: Scribner made a motion, Zalucha seconded to approve July 25, 2012 minutes. Motion carried. Zalucha made a motion, Hoffman seconded to approve the August 16, 2012 minutes. Motion carried.

Consider Certified Survey Map request by Dane County Park Commission for John Gribb property: An explanation of the Certified Survey Map for the John Gribb property was presented by Gaylord Plummer of Dane County Land Acquisition. Scribner made a motion, Hoffman seconded to recommend approval to the Village Board subject to the recommendations suggested. Motion carried.

Consider Design Review application for Lee & Associates proposed multi-tenant retail project at 1209 Bus. 18-151E: Ross presented the committee and audience with the old and new design comparisons submitted by Lee & Associates. Hoffman made a motion, Scribner seconded to approve the modified submittal for Design Review. Motion carried.

Consider Certificate of Appropriateness application from Keric Potterton for replacement of upper level windows at 105 E Main Street: Keric Potterton was present to explain the project to replace all 12 windows upstairs in the building at 105 E Main St. All the windows are the same and are proposed to be done in October or November. Scribner moved, Orzechowski seconded to approve the project. Motion carried.

Adjourn: Scribner moved, Orzechowski seconded to adjourn the meeting at 7:27 pm. All voted aye.

Minutes by Alyssa Gross, Village Office Assistant



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AMENDED

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, SEPTEMBER 26, 2012

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) Consider August 22, 2012 meeting minutes.
- 3) Consider revisions to Miller & Sons Design Review application for a grocery store at 1845 Bus. 18-151E including 25ft parking lot lighting fixtures, under canopy vending, and trash enclosure area.
- 4) PUBLIC HEARING: To consider rezone application for approximately 1.12 acres in Section 14 Town of Blue Mounds (a portion of a 23.36 parcel of the former Darrow Concrete property) to R-3 Multi-Family Residential.
- 5) Consider draft Ordinance 2012-10, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY TO R-3 MULTI-FAMILY RESIDENTIAL AND A-1 AGRICULTURAL" for the former Darrow Concrete property.
- 6) Consider Certified Survey Map application from Town Land Company LLC in Section 14, Town Blue Mounds.
- 7) Plan Commission Chair report.
- 8) Village Planner report.
- 9) 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

September 26, 2012

The Plan Commission met in regular session on September 26, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Wally Orzechowski, Peggy Zalucha, and Neil Densmore. Absent were Mark Rooney and Dave Hoffman. Also present were Administrator Dave Ross, Office Assistant Chrissy Kahl, and Village Planner Mike Slavney.

Consider August 22, 2012 meeting minutes: Scribner made a motion, Zalucha seconded to approve August 22, 2012 minutes. Motion carried.

Consider revisions to Miller & Sons Design Review application: There were a few items left unapproved from the last meeting. Neil from E&S Electric spoke on parking lot lighting (height, color and appearance). The dumpster enclosure will have a screen and concrete all around it. There will be four vending machines under the canopy. The owner of the property would have liked four 30 foot box lights, but is satisfied with the compromise of 25 foot lights. Scribner made a motion, Zalucha seconded to approve the design per the Village Planner September 21, 2012 memorandum. Motion carried.

PUBLIC HEARING: Rezone application for 1.12 acres in Section 14 Town of Blue Mounds (a portion of a 23.36 parcel of the former Darrow Concrete property) to R-3 Multi-family Residential. Hearing opened at 7:23pm. Ron Trachtenberg recommended approval, Mary Anderson (neighbor) approved, and Travis Beck who currently rents the residence and is planning on purchasing, also approves. Hearing closed at 7:26pm.

Consider draft Ordinance 2012-10, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY TO R-3 MULTI-FAMILY RESIDENTIAL AND A-1 AGRICULTURAL" for former Darrow Concrete property: Travis Beck will be using this property, 1.12 acres, for raising his family, piano lessons, and youth church meetings. The rest of the land will be temporarily agriculture. Zalucha moved, Scribner seconded to recommend to the Village Board. Motion carried.

Consider Certified Survey Map Application from Town Land Company LLC in Section 14, Town Blue Mounds: Chair asked for a motion. Additional discussion took place on the street names of lots 2 and 3. Becker said that would be a discussion for another time. Chair then asked for approval of the recommended Certified Survey Map. All approved to recommend the Certified Survey Map.

Plan Commission Chair report: Becker presented the Plan Commission Chair report, which included the Building Inspector Report.

Adjourn: Scribner moved, Densmore seconded to adjourn the meeting at 7:47pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant



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JOINT VILLAGE BOARD AND
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 28, 2012

The Village Board and Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet jointly on the above date at 5:30pm 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 and consider revisions to Municipal Ordinance Chapter 17 Zoning Code.
- 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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VILLAGE OF MOUNT HOREB
JOINT VILLAGE BOARD AND
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
NOVEMBER 28, 2012

The Village Board and Plan Commission/Historic Preservation Commission met in special session on the above date in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

Call to Order/Roll Call: Village President and Plan Commission/Historic Preservation Commission Chair David Becker called the meeting to order at 5:31pm. Village Trustees present were Steve Grindle, Audrey Roberts, George Sievers, Greg Steiner, Randy Littel, and Mark Rooney. Plan Commissioners present were David Hoffman, Wally Orzechowski, and Norb Scribner. Commissioner Neil Densmore arrived at 5:35pm and Commissioner Peggy Zalucha arrived at 6:01pm. Also present were Village Administrator Dave Ross, Assistant Village Administrator Kathy Hagen, and Village Planner Mike Slavney.

Discuss and consider revisions to Municipal Ordinance Chapter 17 Zoning Code: Village Planner Mike Slavney reviewed his memorandum dated November 20 which listed his zoning ordinance recommendations for the current code. Slavney also provided a comparison of minimum lot areas, lot widths, and setbacks from area communities. Slavney estimated a cost of \$26,000 to rewrite the Village's zoning ordinance.

Adjournment: There being no further business, Rooney moved, Densmore seconded to adjourn the joint meeting at 6:48pm.

Minutes by Kathy L Hagen, Assistant Village Administrator



Village of Mount Horeb

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, NOVEMBER 28, 2012

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) Consider September 26, 2012 meeting minutes.
- 3) Set date for December Plan Commission meeting.
- 4) Consider Zoning Ordinance Amendment application to allow Commercial Animal Boarding as a Conditional Use in Central Business zoning district, and set public hearing.
- 5) Consider Conditional Use Permit application from Sharon McGann for Commercial Animal Boarding at 217 E Main Street, and set public hearing.
- 6) Comprehensive Plan amendment for Village-owned land:
 - a) Introduction of amendment
 - b) Consider Resolution 2012-31, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN".
- 7) Urban Service Area amendment:
 - a) Introduction of amendment
 - b) Consider Resolution 2012-32, "RESOLUTION RECOMMENDING THE REQUEST TO AMEND THE URBAN SERVICE AREA".
- 8) Plan Commission Chair report.
- 9) Village Planner report.
- 10) 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

November 28, 2012

The Plan Commission met in regular session on November 28, 2012 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Wally Orzechowski, Peggy Zalucha, Neil Densmore, Mark Rooney, and Dave Hoffman. Also present were Administrator Dave Ross, Office Assistant Chrissy Kahl, and Village Planner Mike Slavney.

Consider September 26, 2012 meeting minutes: Scribner made a motion, Hoffman seconded to approve September 26, 2012 minutes. Motion carried.

Set date for December Plan Commission meeting: Meeting set for December 19, 2012. Scribner made a motion, Rooney seconded to meet on December 19, 2012 at 7:00 pm. Motion carried.

Consider Zoning Ordinance Amendment application to allow Commercial Animal Boarding as a Conditional Use in Central Business zoning district, and set public hearing: Sharon McGann spoke on the purpose of the business. Animals would only be there for a few hours and overnight for veterinary services. It will not be a shelter. McGann was asked to provide in writing what the purpose is and clarify there will be no boarding. Agenda items four and five were tabled pending determination by Ross and Village Planner. Hoffman made a motion, Scribner seconded to table. Motion carried.

Comprehensive Plan amendment for Village-owned land: a) Introduction of amendment b) Consider Resolution 2012-31, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN". Village Planner introduced the amendment. Scribner made a motion, Zalucha seconded to recommend the resolution be passed by the Village Board subject to a public hearing, and recommended the amendment to the 2005 Village of Mount Horeb Comprehensive Plan. Motion carried.

Urban Service Area amendment: a) Introduction of amendment b) Consider Resolution 2012-32, "RESOLUTION RECOMMENDING THE REQUEST TO AMEND THE URBAN SERVICE AREA". Becker introduced the amendment. Hoffman moved, Rooney seconded to recommend the amendment to the Village Board. Motion carried.

Plan Commission Chair report: Becker presented the Plan Commission Chair report, which included the Building Inspector Report.

Village Planner report: Slavney presented the Village Planner Report.

Adjourn: Densmore moved, Zalucha seconded to adjourn the meeting at 7:46 pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant