



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

THURSDAY, JANUARY 29, 2015

The Plan Commission/Historic Preservation 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 November 19, 2014 Plan Commission meeting minutes
- 3) PUBLIC HEARING: To consider request to rezone 311 West Main Street from R-2 Two Family Residential to MSB Main Street Business
- 4) Consider recommendation for Ordinance 2015-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R-2 TWO FAMILY RESIDENTIAL TO MAIN STREET BUSINESS" for 311 W Main Street
- 5) PUBLIC HEARING: To consider request for a Conditional Use Permit to allow a commercial apartment at 311 W Main Street
- 6) Consider recommendation for Resolution 2015-05, "CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL APARTMENT 311 W MAIN STREET"
- 7) Consider:
 - a) Comprehensive Outdoor Recreation Plan 2015-2020
 - b) Resolution 2015-04, "MOUNT HOREB PLAN COMMISSION UPDATING THE COMPREHENSIVE OUTDOOR RECREATION PLAN"
- 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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION
JANUARY 29, 2015

The Plan Commission/Historical Preservation Commission met on the above date 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 Wally Orzechowski, Mark Rooney, Peggy Zalucha, Dave Hoffman, Neil Densmore, and Norb Scribner. Also present were Assistant Village Administrator Kathy Hagen, Village Clerk Alyssa Gross, and Village Planner Mike Slavney.

Consider November 19, 2014 Plan Commission meeting minutes: Zalucha moved, Densmore seconded to approve the November 19, 2014 minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider request to rezone 311 West Main Street from R-2 Two Family Residential to MSB Main Street Business: The public hearing opened at 7:06pm. Hagen explained the zoning change request. Village Planner Mike Slavney explained the zoning classification. With no one wishing to speak, the public hearing closed at 7:07pm.

Consider recommendation for Ordinance 2015-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R-2 TWO FAMILY RESIDENTIAL TO MAIN STREET BUSINESS" for 311 W Main Street: Densmore moved, Hoffman seconded to approve the ordinance. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider request for a Conditional Use Permit to allow a commercial apartment at 311 W Main Street: The public hearing opened at 7:07pm. With no one wishing to speak, the public hearing closed at 7:08pm.

Consider recommendation for Resolution 2015-05, "CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL APARTMENT AT 311 W MAIN STREET": Hoffman moved, Scribner seconded to approve the resolution. Motion carried by unanimous voice vote.

Consider Comprehensive Outdoor Recreation Plan 2015-2020 and Resolution 2015-04, "MOUNT HOREB PLAN COMMISSION UPDATING THE COMPREHENSIVE OUTDOOR RECREATION PLAN": Slavney spoke about the plan details. Scribner moved, Zalucha seconded to recommend approval of the resolution to the Village Board. Motion carried by unanimous voice vote.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: Slavney reported on some potential projects in the works.

Adjourn: Rooney moved, Densmore seconded to adjourn the meeting at 7:41pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gross, Village Clerk/Deputy Treasurer



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY MARCH 25, 2015

The Plan Commission/Historic Preservation 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 29, 2015 Plan Commission meeting minutes
- 3) PUBLIC HEARING: For Conditional Use Permit to allow restaurant and pub at 1204 Springdale Street (formerly 1204 Bus. 18-151E) in Viking Plaza
- 4) Consider recommendation for Resolution 2015-08, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT FOR A RESTAURANT AND PUB 1204 SPRINGDALE STREET"
- 5) Consider recommendation for extraterritorial jurisdiction Certified Survey Map application from James Leuzinger for Section 13 Town of Blue Mounds
- 6) Consider vacating a 40' public easement between Lots 154 and 155 in North Cape Commons Subdivision
- 7) Consider Resolution 2015-09, "MOUNT HOREB PLAN COMMISSION UPDATING THE COMPREHENSIVE OUTDOOR RECREATION PLAN"
- 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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION

March 25, 2015

The Plan Commission/Historical Preservation Commission met on the above date 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 Wally Orzechowski, Mark Rooney, Peggy Zalucha, Dave Hoffman, and Norb Scribner. Neil Densmore was absent. Also present were Village Administrator Dave Ross, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider January 29, 2015 Plan Commission meeting minutes: Scribner moved, Zalucha seconded to approve the January 29, 2015 minutes. Motion carried.

PUBLIC HEARING: For Conditional Use Permit to allow restaurant and pub at 1204 Springdale St (formerly 1204 Bus 18-151 E) in Viking Plaza: The public hearing opened at 7:00pm. Applicant Krisann Hopwood explained she would like to turn this space into a restaurant and pub. She would also like to have a banquet space to hold approximately 100 people. She would like to open mid-July. Her hours of operation will be Sunday 11am-10pm, Monday through Thursday 11am-11pm, and Friday-Saturday 11am-midnight. With no one else wishing to speak, the public hearing closed at 7:03pm.

Consider recommendation for Resolution 2015-18 “Conditional Use Permit to allow indoor commercial entertainment for a restaurant and pub 1204 Springdale St”: Rooney moved, Orzechowski seconded to approve the resolution and recommend it to the Village Board with a condition that it expires in one year. Motion carried.

Consider recommendation for extraterritorial jurisdiction Certified Survey Map application from James Leuzinger for section 13 Town of Blue Mounds: Scott Zahler of Premier Building Solutions would like to put a shop on this property. Hoffman moved, Scribner seconded to approve the application and recommends it to the Village Board for final approval. Motion carried.

Consider vacating a 40’ public easement between Lots 154 and 155 in North Cape Commons subdivision: Rooney stepped down from the meeting at 7:12pm due to conflict of interest. John DeWitt has a contract with Sjolinds Chocolate House to purchase this property. Slavney said he saw a preliminary plan and it fits well within the boundary area. Ross has talked with all utility department heads and found this easement is not needed. Orzechowski moved, Zalucha seconded to recommend vacating the easement to the Village Board. Motion carried. Rooney came back into the meeting at 7:18pm.

Consider Resolution 2015-19, “Mount Horeb Plan Commission Updating the Comprehensive Outdoor Recreation Plan”: Slavney reviewed his comments and amendments of the CORP with the Commission. Rooney moved, Scribner seconded to endorse the amendments per Slavney and recommends it to the Village Board. Motion carried.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector’s report.

Village Planner report: Slavney gave the Village Planner's report.

Adjourn: Rooney moved, Hoffman seconded to adjourn the meeting at 7:29pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY APRIL 22, 2015

The Plan Commission/Historic Preservation 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 25, 2015 Plan Commission meeting minutes
- 3) PUBLIC HEARING: For Conditional Use Permit to allow less than 40,000 sq ft minimum lot size for Lot 155 First Addition to North Cape Commons
- 4) Consider recommendation for draft Resolution 2015-10, "CONDITIONAL USE PERMIT TO ALLOW MINIMUM LOT SIZE OF LESS THAN 40,000 SQ FT IN PLANNED INDUSTRIAL ZONING FOR LOT 155 FIRST ADDITION TO NORTH CAPE COMMONS"
- 5) Consider recommendation for Certified Survey Map Application for Lots 154 and 155 First Addition to North Cape Commons
- 6) PUBLIC HEARING: For Conditional Use Permits to allow the following for proposed project on Lot 155 First Addition to North Cape Commons:
 - a) Indoor sales and service
 - b) Restaurant
 - c) In-Vehicle Sales and Service (drive-thru)
- 7) Consider recommendation for draft Resolution 2015-11, "CONDITIONAL USE PERMITS TO ALLOW INDOOR SALES AND SERVICE, RESTAURANT, AND IN-VEHICLE SALES AND SERVICE FOR PROPOSED BUILDING ON LOT 155 FIRST ADDITION TO NORTH CAPE COMMONS" for Sjolinds project
- 8) Consider Design Review Application for Sjolinds project on Lot 155 First Addition to North Cape Commons
- 9) Plan Commission Chair report
- 10) Village Planner 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION

April 22, 2015

The Plan Commission/Historical Preservation Commission met on the above date 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 Wally Orzechowski, Mark Rooney, Peggy Zalucha, Dave Hoffman, Norb Scribner, and Neil Densmore. Also present were Village Administrator Dave Ross, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider March 25, 2015 Plan Commission meeting minutes: Zalucha moved, Scribner seconded to approve the March 25, 2015 minutes. Motion carried.

PUBLIC HEARING: For Conditional Use Permit to allow less than 40,000 sq. ft. minimum lot size for Lot 155 First Addition to North Cape Commons: Rooney stepped down from the meeting at 7:00pm due to conflict of interest. The public hearing opened at 7:00pm. With no one wishing to speak, the public hearing closed at 7:01pm.

Consider recommendation for draft Resolution 2015-10, "Conditional Use Permit to Allow Minimum Lot Size of Less Than 40,000 sq. ft. In Planned Industrial Zoning For Lot 155 First Addition to North Cape Commons": Slavney recommended approval of the Conditional Use Permit. Zalucha moved, Hoffman seconded to recommend approval of the Conditional Use Permit to the Village Board. Motion carried.

Consider recommendation for Certified Survey Map Application for Lots 154 and 155 First Addition to North Cape Commons: Hoffman moved, Densmore seconded to recommend approval of the Certified Survey Map to the Village Board. Motion carried.

PUBLIC HEARING: For Conditional Use Permits to allow the following proposed project on Lot 155 First Addition to North Cape Commons a) Indoor Sales and Service; b) Restaurant; c) In-vehicle Sales and Services (Drive-thru): The public hearing opened at 7:04pm. With no one wishing to speak, the public hearing closed at 7:04pm.

Consider recommendation for draft Resolution 2015-11, "Conditional Use Permits To Allow Indoor Sales and Service, Restaurant, and In-Vehicle Sales and Service For Proposed Building on Lot 155 First Addition to North Cape Commons" for Sjolinds project: Slavney recommends approval of the Conditional Use Permit. Orzechowski moved, Zalucha seconded to recommend approval of the Conditional Use Permit to the Village Board. Motion carried.

Consider Design Review Application for Sjolinds Project on Lot 155 First Addition to North Cape Commons: Slavney's review of the design stated it fully complies with requirements for exterior building materials. It also complies and exceeds requirements for landscaping. Sjolinds is looking at the possibility of lowering the light poles from 21 feet. They will work

with staff on lighting for review. Sjolinds would like to break ground on June 1, 2015. Becker moved, Orzechowski seconded to approve the application to include the conditions in the Village Engineer and Village Planner reports. Motion carried.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: Slavney gave the Village Planner's report. Rooney came back into the meeting at 7:18pm.

Adjourn: Rooney moved, Orzechowski seconded to adjourn the meeting at 7:19pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



Village of Mount Horeb

138 E Main St
Mount Horeb, WI 53572
Phone (608) 437-6884/Fax (608) 437-3190
Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, JULY 22, 2015

The Plan Commission/Historic Preservation 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 22, 2015 Plan Commission meeting minutes
- 3) Status update on Norsk Golf Bowl property
- 4) Consider extraterritorial jurisdiction Certified Survey Map for Randall and Amy Thompson, Section 10, Town of Blue Mounds
- 5) Consider extraterritorial jurisdiction Certified Survey Map for Don Anderson, Section 6, Town of Springdale
- 6) Consider recommendation for Resolution 2015-14, "A RESOLUTION SETTING THE AMOUNT OF REQUIRED FEE IN LIEU OF LAND DEDICATION PURSUANT TO SECTIONS 18.14(4)(a) AND 18.14(5), AND THE AMOUNT OF THE PARK IMPROVEMENT FEE PURSUANT TO SECTION 18.14(4)(b)
- 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION

July 22, 2015

The Plan Commission/Historical Preservation Commission met on the above date 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 Wally Orzechowski, Mark Rooney, Peggy Zalucha, Dave Hoffman, and Norb Scribner. Neil Densmore was absent. Also present were Village Administrator Nic Owen and Office Assistant Chrissy Kahl.

Consider April 22, 2015 Plan Commission meeting minutes: Scribner moved, Zalucha seconded to approve the April 22, 2015 minutes. Motion carried.

Status update on Norsk Golf Bowl property: The following is Dave Becker's statement: "I would like to bring you up to date on the status of the Norsk Golf Course situation. The owners of the Norsk Golf Club have offered for sale the 51 acres on which the golf course is situated. They are closing down the golf operation at the end of this golf season. The bar, restaurant, and bowling alley will be in operation at least through this bowling season. The owners have made application for a comprehensive plan amendment, which would serve to expedite the sale to a developer. The application includes a request for some of the property to be planned for commercial, some to be planned for multi-family residential, and most to be planned for single-family residential. There is also interest in maintaining the property as a golf course, or at the very least, to maintain as much of the property as green space as possible. With this in mind, the Village Board has agreed to pursue negotiations with the owners to determine if it would serve the interest of the owners and the Village if the Village would purchase the 51 acres. The Village is not interested in the restaurant/bar/bowling alley business. Nor do I think we are interested in the Village operating a golf course. I learned last week that I was wrong when I thought the Comprehensive Plan amendment process began at the Plan Commission level. It begins at the Village Board level. The application for the Comprehensive Plan amendment is being presented for special consideration well before the ten-year renewal deadline in 2019 that is required by state statutes. At the August 5th Village Board meeting, the application will be presented to the board. Because this application is occurring before the 2019 deadline to adopt the new Comprehensive Plan, the board can choose to accept the application and start the plan amendment process, deny the application, or table it while the negotiations for purchase continue with the Village. We have learned that there is interest on the part of our citizens to encourage the Village to purchase the property and have the golf course operated by a member-owned entity. At this time I would like to introduce Cindy Jenson who has developed a survey to determine the degree of interest in continuing the property as a golf course. Generally, public comments would not be allowed on an agenda item such as this. But to be fair, I believe it is right to allow Mrs. Jenson to present the results this evening as part of the status update. We will not comment on the information, as the agenda only provides for an update, not a discussion of the pros and cons of what

happens with the property.” The following is Cindy Jenson’s presentation of survey results:

Survey Monkey – Save the Course

324 Responses as of 7:00 p.m. 7/21/15

As you know the Village of Mount Horeb is considering a zoning change for Norsk Golf Bowl to residential development. Please respond to the following questions:

1. Do you think the Village should allow rezoning of the property for residential lots?

12.35% - Yes
75.31% - No
11.73% - Undecided
00.61% - No Answer

2. Do you feel the Village should do everything they can to retain this green space?

84.88% - Yes
06.79% - No
08.33% - Undecided

3. Given the opportunity, would you have interest in investing in a Member owned golf course?

38.89% - Yes
33.64% - No
27.47% - Undecided

4. Please respond to this email as soon as possible and feel free to share with neighbors and friends. Are you planning on attending the Planning Commission meeting on July 22 at 7:00.

12.04% - Yes
55.86% - No
31.79% - Undecided
00.31% - No Answer

“This body is interested in all feedback on this matter, and as we progress with our negotiations, we must consider the possibility of someone continuing a viable golf course operation as part of our decision to ask the taxpayers to participate in such an undertaking. We are also interested in the benefits that such a purchase will give the owners and the Village. Regardless of the action of the Village Board at the August meeting, it is my hope that the negotiations with the owners begin in earnest. The board must do its due diligence regarding the viability of maintaining the property as a golf course, and we will gather as much

information as we can to help us make an informed decision in this matter. Since it is my belief that the Village is not interested in operating a golf course, these negotiations must take into account that a member-owned entity can assure us that the golf operations can continue with minimal or no additional contributions on the part of the Village. At the August meeting, we will allow the usual public comments regarding this issue, and they are welcomed. It is my hope, however, that those who are in favor of maintaining the property as a golf course do their due diligence and present the board with a plan that will hopefully make the project work, and one that the Village will ultimately support and be willing to pay for. We are aware of the sentiment of a large part of this Village, but we will accomplish much more by learning to what degree the citizens of Mount Horeb are interested in investing in this property. We will be as open as we can during our negotiations, but unless and until we reach an agreement with the owners on price and other factors, we cannot disclose just what impact such a purchase will have on the property taxes. No action on any purchase will be taken until we feel we have support in what we have proposed following the conclusion of our negotiations. This will likely result in a referendum, indicating interest in the project and interest in paying for it. As we learn more that we can share we will share it. But please understand that this will take some time. That is a good thing. We will have time to do our due diligence and negotiate price and contingencies. Those who have interest in maintaining the property as an asset to the Village can use this time to prepare and present the proposal that you believe the Village will support. Preserving the green space is a good thing. Once it is gone, it does not come back. However, there must be a plan in place that makes sense to everyone concerned and the result is a true benefit to everyone before we consider simply buying the property. I look forward to the discussions, and am willing to meet with folks who are interested in the future of the property. I encourage those who wish to move forward to organize, to do research, to generate a plan that can help us as we continue this process. Thank you all for coming this evening. You and your thoughts and ideas are important to us. The board will begin consideration of the request on August 5th, and I look forward to lively discussion that will result in what is best for all.”

Consider extraterritorial jurisdiction Certified Survey Map for Randall and Amy Thompson, Section 10, Town of Blue Mounds: The Thompson’s parcel has been rezoned from A-1 EX Ag to A-2 Agriculture, approved already by the Town of Blue Mounds and Dane County. There will be no developing and it is consistent with the Comprehensive Plan for Agriculture land. Hoffman moved, Zalucha seconded to recommend the Certified Survey Map to the Village Board for approval. Motion carried.

Consider extraterritorial jurisdiction Certified Survey Map for Don Anderson, Section 6, Town of Springdale: This CSM combines four remaining lots into three. The plat footprint is not changing. The Village Planner and Village Engineer have no concerns. Scribner moved, Zalucha seconded to recommend the Certified Survey Map to the Village Board for approval. Motion carried.

Consider recommendation for Resolution 2015-14, "A RESOLUTION SETTING THE AMOUNT OF REQUIRED FEE IN LIEU OF LAND DEDICATION PURSUANT TO SECTIONS 18.14 (4) (a) AND 18.14 (5), AND THE AMOUNT OF THE PARK IMPROVEMENT FEE PURSUANT TO SECTION 18.14 (4) (b)": Updated fees as required by our ordinances. Hoffman moved, Scribner seconded to recommend the resolution to the Village Board for approval. Motion carried.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: No report given.

Adjourn: Zalucha moved, Becker seconded to adjourn the meeting at 7:21pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, AUGUST 26, 2015

The Plan Commission/Historic Preservation 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 22, 2015 Plan Commission meeting minutes
- 3) PUBLIC HEARING: To consider Conditional Use Permit application for a personal storage facility on Lot 1 CSM 9575, 430 W Main Street
- 4) Consider recommendation for draft Resolution 2015-15, "CONDITIONAL USE PERMIT TO ALLOW A PERSONAL STORAGE FACILITY 430 W MAIN STREET"
- 5) Plan Commission Chair report
- 6) Village Planner 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

August 26, 2015

The Plan Commission/Historic Preservation Commission met on the above date 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 Wally Orzechowski, Peggy Zalucha, Dave Hoffman, and Norb Scribner. Neil Densmore and Mark Rooney were absent. Also present were Village Administrator Nic Owen and Office Assistant Chrissy Kahl.

Consider July 22, 2015 meeting minutes: Zalucha moved, Scribner seconded to approve the July 22, 2015 minutes. Motion carried.

PUBLIC HEARING: To consider Conditional Use Permit application for a personal storage facility on Lot 1 CSM 9575, 430 W. Main Street: The public hearing opened at 7:00pm. Property owner Rollie Schraepfer gave a review of the type of storage building he would like to build. No one else spoke. The public hearing closed at 7:04pm.

Consider recommendation for draft Resolution 2015-15, "CONDITIONAL USE PERMIT TO ALLOW A PERSONAL STORAGE FACILITY 430 W MAIN STREET": Hoffman moved, Scribner seconded to recommend the Conditional Use Permit to the Village Board for approval. Motion carried.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: No report given.

Adjourn: Zalucha moved, Orzechowski seconded to adjourn the meeting at 7:08pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

WEDNESDAY, SEPTEMBER 23, 2015

The Plan Commission/Historic Preservation 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 26, 2015 Plan Commission meeting minutes
- 3) Consider Comprehensive Plan Amendment Application request for Norsk Golf Bowl:
 - a) Overview of the Comprehensive Plan amendment process and proposed amendment application from Norsk Golf Bowl Inc to change the land use designation for portions of parcel numbers 0607-073-8501-5, 0607-073-9001-8, and 0607-073-9621-8 to Planned Business, Multi-Family Residential, and Single Family Residential
 - b) Discuss pros and cons regarding the proposed amendment
 - c) Action on recommendation to Village Board, Resolution 2015-23, "RESOLUTION (RECOMMENDING) (RECOMMENDING DENIAL) OF AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN
- 4) Consider Certificate of Appropriateness and Design Review Application for Grumpy Troll Brew Pub, 105 S Second Street
- 5) Consider Certified Survey Map application from Fredrick LLC for a portion of Assessor's Plat 119 adjacent to STH 92
- 6) Consider change to landscape plan for Sjolinds project at 150 Lillehammer Lane in North Cape Commons to add prairie area
- 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

September 23, 2015

The Plan Commission/Historic Preservation Commission met on the above date 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 Peggy Zalucha, Neil Densmore, Mark Rooney and Norb Scribner. Dave Hoffman and Wally Orzechowski were absent. Also present were Village Administrator Nic Owen, Village Engineer Mike Slavney, and Office Assistant Chrissy Kahl.

Consider August 26, 2015 Plan Commission meeting minutes: Zalucha moved, Scribner seconded to approve the August 26, 2015 minutes. Motion carried.

Consider Comprehensive Plan Amendment Application request for Norsk Golf Bowl: a) Overview of the Comprehensive Plan amendment process and proposed amendment application from Norsk Golf Bowl Inc to change the land use designation for portion of parcel numbers 0607-073-8501-5, 0607-073-9001-8, and 0607-073-9621-8 to Planned Business, Multi-Family Residential, and Single Family Residential. b) Discuss pros and cons regarding the proposed amendment. c) Action on recommendation to Village Board, Resolution 2015-23, "RESOLUTION (RECOMMENDING) (RECOMMENDING DENIAL) OF AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN: Slavney gave an overview of the Comprehensive Plan proposed amendment. Requested land uses are Planned Neighborhood (single-family, two-family, multi-family) and Planned Business. The Village is not looking at making zoning changes at this time. Parkland dedication would be up to the Village depending on the number of units established. Ron Trachtenberg spoke, Norsk Golf Bowl agrees with the proposed Comprehensive Plan amendment Planned Neighborhood balance. If the Village makes an offer to purchase Norsk, the purchase would go to a Village advisory referendum in April 2016. If the Village decides not to purchase by April 2016, Norsk Golf Bowl wants the option to develop as shown in Slavney's proposed Comprehensive Plan amendment. Norsk Golf Bowl expects the process to move along knowing it can take up to six months. Rooney moved, Densmore seconded to table the Comprehensive Plan Amendment Application until the October 28, 2015 Plan Commission meeting. Applicants will provide a letter of approval of Slavney's proposal to the Village Clerk. Motion carried.

Consider Certificate of Appropriateness and Design Review Application for Grumpy Troll Brew Pub, 105 S. Second Street: Owner, Annette Slocum, spoke. They would like to cover the existing ramp area. They would install four overhead doors to open during nice weather and close in the cold weather. This would not be a seating area, just for waiting. Covering the area would make it safer for customers in the winter. Zalucha moved, Scribner seconded approval of the Certificate of Appropriateness. Motion carried.

Consider Certified Survey Map application from Fredrick LLC for a portion of Assessor's Plat 119 adjacent to STATE HWY 92: Ed Short of Exeter Design gave an overview of the requested

CSM. An in-ground pool was built on property owned by Rob and Gaye Fredrick in the Town of Springdale. The pool was unintentionally built over the Town of Springdale lot line and onto property in the Village of Mount Horeb also owned by the Fredricks. Slavney recommends creation of an outlot that is not developable independently and will be deed restricted to require the outlot to remain in the same ownership with the Fredrick's Town of Springdale lot which includes the house and garage. Rooney moved, Zalucha seconded recommending approval of Certified Survey Map consisting of lot 1 3.25 acres and outlot 1 0.431 acres and to include language that outlot 1 would be restricted to further development and its ownership be in common with the land immediately to the east. Subject to review and approval of restricted covenants by the Village attorney. Motion carried.

Consider change to landscape plan for Sjolinds project at 150 Lillehammer Lane in North Cape Commons at add prairie area: Project Manager Ben Kennedy with NCI Roberts presented a landscape plan change to add a 12,000 square foot area of prairie grass mix on the back side of the building for visual aesthetics. The area will be mowed, approximately once a year, and not burned Rooney moved, Densmore seconded to adopt the amendment as proposed. Motion carried.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: Slavney gave the Village Planner report.

Adjourn: Becker moved, Scribner seconded to adjourn the meeting at 8:14pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, OCTOBER 28, 2015

The Plan Commission/Historic Preservation 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 23, 2015 Plan Commission meeting minutes
- 3) Consider Comprehensive Plan Amendment Application request for Norsk Golf Bowl
- 4) Brief overview of possible Southwest Business Park, Comprehensive Plan amendment, and Urban Service Area amendment.
- 5) Plan Commission Chair report
- 6) Village Planner 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

October 28, 2015

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 6:59pm. Present were Commissioners Peggy Zalucha, Neil Densmore, Mark Rooney, Dave Hoffman and Wally Orzechowski. Norb Scribner was absent. Also present were Village Administrator Nic Owen and Office Assistant Chrissy Kahl.

Consider September 23, 2015 Plan Commission meeting minutes: Zalucha moved, Densmore seconded to approve the September 23, 2015 minutes. Motion carried.

Consider Comprehensive Plan Amendment Application request for Norsk Golf Bowl: Owen spoke on this item. The Norsk Golf Bowl owners have decided to table the Comprehensive Plan Amendment application to work solely with the Village on a possible purchase. The Village will have a decision made by the end of January 2016. Hoffman moved, Orzechowski seconded to recommend to the Village Board to table the Comprehensive Plan Amendment application by mutual agreement of the Village Board and Norsk Golf Bowl owners. Motion carried.

Brief overview of possible southwest Business Park, Comprehensive Plan amendment, and Urban Service Area amendment: Becker gave an overview. The Village would like to expand our Urban Service Area by the Hwy 78 S/Hwy 18/151 corridor. The Village is looking to add future industrial and commercial development space. The Village has been in good conversations with the Town of Blue Mounds Chairman, he is in favor of the expansion. Village Planner, Mike Slavney, has been involved in this plan and has encouraged us to file an application.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: No report given.

Adjourn: Rooney moved, Densmore seconded to adjourn the meeting at 7:19pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, NOVEMBER 18, 2015

The Plan Commission/Historic Preservation 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 October 28, 2015 Plan Commission meeting minutes
- 3) Discuss and consider Resolution 2015-27, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" relating to the proposed Southwest Business Park area
- 4) PUBLIC HEARING: For proposed three tenant commercial building in a group development at 1804 Springdale Street
- 5) Consider recommendation for draft Resolution 2015-28, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT 1804 SPRINGDALE STREET" for proposed three tenant commercial building
- 6) PUBLIC HEARING: For request from Nortman Properties LLC to rezone 316 W Main Street from PB Planned Business to Main Street Business
- 7) Consider recommendation for draft Ordinance 2015-07, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO MAIN STREET BUSINESS FOR 316 W MAIN STREET"
- 8) Consider recommendation for re-approval request for Westview Heights Subdivision Final Plat
- 9) Presentation of conceptual design for proposed S Second Street historical museum
- 10) Plan Commission Chair report
- 11) Village Planner report
- 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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
NOVEMBER 18, 2015

The Plan Commission/Historic Preservation Commission met on the above date 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 Peggy Zalucha, Mark Rooney, Dave Hoffman, Wally Orzechowski, and Norb Scribner. Neil Densmore was absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider October 28, 2015 Plan Commission meeting minutes: Zalucha moved, Rooney seconded to approve the October 28, 2015 minutes. Motion carried.

Discuss and consider Resolution 2015-27, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" relating to the proposed Southwest Business Park area: Becker gave the background information. The Village would like to expand our tax base by commercial development. The Village would also like to expand the opportunity for businesses to have facilities in the Village. Amendments would be needed to the Urban Service Area and the Comprehensive Plan. Nothing would be developed until there is a willing buyer and a willing seller. Slavney then gave background information on Comprehensive Plans. The current Comprehensive Plan does not provide area for large commercial sites. The proposed area is about 300-400 developable acres. Becker opened the item up for public comment. Dennis Jelle, Chair of Town of Blue Mounds, is in favor of economic growth but knows of those who don't want a development near their property. He suggests looking at areas southeast of the Village. Jim Thompson, property owner in proposed area, does not want to sell property. Peter Docken, property owner in proposed area, will not sell property. There will be a public hearing at the Village Board meeting on December 2, 2015. Rooney moved, Zalucha seconded to consider Resolution 2015-27, "Resolution recommending amendment to the 2005 Village of Mount Horeb Comprehensive Plan, Dane County, Wisconsin" relating to the proposed Southwest Business Park area. Motion carried.

PUBLIC HEARING: For proposed three tenant commercial building in a group development at 1804 Springdale Street: The public hearing opened at 7:40pm. Chad Wuebben with Encore Construction spoke. He presented the initial presentation for a group development at 1804 Springdale Street. This will be a three tenant commercial building. The main tenant will be Auds 'n Ends business. Zalucha asked that the building have some interest at the top or detail. Hoffman wondered if parking could be in the rear of the building. This may not be possible with the landscaping plan and location of the building. Rooney moved, Hoffman seconded to continue the public hearing at the Plan Commission meeting on December 16, 2015. Motion carried.

Consider recommendation for draft Resolution 2015-28, “CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT 1804 SPRINGDALE STREET” for proposed three tenant commercial building: Hoffman moved, Scribner seconded to table this item. Motion carried.

PUBLIC HEARING: For request from Nortman Properties LLC to rezone 316 W Main Street from PB Planned Business to Main Street Business: The public hearing opened at 7:46pm. Mark Nortman, owner of 316 W. Main Street, spoke. He has a family interested in buying this property. Nortman is requesting that the zoning be changed from Planned Business to Main Street Business. This is consistent with the Comprehensive Plan. The public hearing closed at 7:47pm.

Consider recommendation for draft Ordinance 2015-07, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO MAIN STREET BUSINESS FOR 316 W MAIN STREET”: Scribner moved, Zalucha seconded to recommend approval to the Village Board on December 2, 2015. Motion carried.

Consider recommendation for re-approval request for Westview Heights Subdivision Final Plat: There was discussion by Slavney and Ron Trachtenberg regarding the lot numbering system and adding a path. These conditions can be discussed further if the re-approval request is approved by the Village Board. Zalucha moved, Scribner seconded to recommend re-approval for the Westview Heights subdivision final plat subject to all prior conditions. Motion carried.

Presentation of conceptual design for proposed S Second Street historical museum: Destinee Udelhoven, Director for the Historical Society, presented the design of the proposed historical museum. Architect Bruce Roth presented the elements of the new building design. The presentation included the integration of the old Troll Inn building as the entrance to the museum. The board offered feedback which will help the Historical Society in their fundraising efforts.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector’s report.

Village Planner report: Slavney gave the Village Planner report.

Adjourn: Scribner moved, Zalucha seconded to adjourn the meeting at 8:38pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, DECEMBER 16, 2015

The Plan Commission/Historic Preservation 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 November 18, 2015 Plan Commission meeting minutes
- 3) CONTINUATION OF NOV 18, 2015 PUBLIC HEARING: For proposed three tenant commercial building in a group development at 1804 Springdale Street
- 4) Consider recommendations for proposed three tenant commercial building at 1804 Springdale Street:
 - a. Exceptions from Section 17.14(4)(b) Subsection 4.c.:
 1. Requirement for building to be located within 30 feet of Springdale Street right-of-way
 2. Requirement that no parking occur within 30 feet of Springdale Street right-of-way
 - b. Exception from Section 17.14(4)(b) Subsection 5.c.:
 1. Requirement that a decorative or functional tower, or other architectural element, extend a minimum of 7 feet above majority of **building's** facade height
 - c. Exception from Section 17.14(4)(b) Subsection 8.a.:
 1. General prohibition on metal wall panels
 - d. Exception from Section 17.14(4)(b) Subsection 12.b.:
 1. General prohibition on metal roofs
 - e. Draft Resolution 2015-28, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT 1804 SPRINGDALE STREET"
- 5) Consider Design Review application for 1804 Springdale Street for proposed three tenant commercial building
- 6) Plan Commission Chair report
- 7) Village Planner 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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

December 16, 2015

The Plan Commission/Historic Preservation Commission met on the above date 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 Mark Rooney, Dave Hoffman, Wally Orzechowski, and Norb Scribner. Neil Densmore and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider November 18, 2015 Plan Commission meeting minutes: Scribner moved, Orzechowski seconded to approve the November 18, 2015 minutes. Motion carried.

CONTINUATION OF NOVEMBER 18, 2015 PUBLIC HEARING: For proposed three-tenant commercial building in a group development at 1804 Springdale Street. The public hearing resumed at 7:00pm. Chad Wuebben from Encore Construction spoke. The public hearing closed at 7:03pm.

Consider recommendations for proposed three tenant commercial building at 1804 Springdale Street: a. Exceptions from Section 17.14(a)(b) Subsection 4.c: The requirement for the building to be located within 30 feet of Springdale Street right-of-way; and the requirement that no parking occur within 30 feet of the Springdale Street right-of-way were waived to allow the building to be located approximately 70 feet from street right-of-way, and to allow parking within 18 feet of right of way to maintain consistency with neighboring properties built prior to code revisions. Other findings discussed were access to the remaining property on the west, and the landscape meets design requirements. Rooney moved, Hoffman seconded to approve the exceptions to incorporate the findings as discussed. Motion carried. b. Exception from Section 17.14(4)(b) Subsection 5.c: The requirement that a decorative or functional tower, or other architectural element, extended a minimum of seven feet above the majority of the building's façade height was waived to allow architectural elements of five and six feet for a better visual front to the building. Rooney moved, Scribner seconded to approve the exception per staff approval of design. Motion carried. c. Exceptions from Section 17.14(4)(b) Subsection 8.a: The general prohibition on metal wall panels was waived to allow the use of v-grooved siding with concealed fasteners. Scribner moved, Rooney seconded to approve the exception. Motion carried. d. Exception from Section 17.14(4)(b) Subsection 12.b: The prohibition on metal roofs was waived as the roof area is not visible. Hoffman moved, Scribner seconded to approve the exception. Motion carried. e. Draft Resolution 2015-28, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT 1804 SPRINGDALE STREET". Rooney moved, Scribner seconded to recommend the Conditional Use Permit for approval to the Village Board. The motion was amended to recommend the Conditional Use Permit to the Village Board to include the exceptions. Rooney moved,

Scribner seconded. The motion was again amended to also incorporate the Village Planner and Village Engineer's comments as part of the approval to the Village Board. Rooney moved, Scribner seconded. Motion carried.

Consider Design Review application for 1804 Springdale Street for proposed three tenant commercial building: Scribner moved, Hoffman seconded to approve the Design Review application. Motion carried.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: Slavney gave the Village Planner report.

Adjourn: Rooney moved, Scribner seconded to adjourn the meeting at 7:33pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant