

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JANUARY 27, 2016

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, Norb Scribner, Neil Densmore and Peggy Zalucha. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, and Office Assistant II Jen Lease.

Dave Becker asked permission to have item number 9 on the agenda moved to number 7. There were no objections from the Commission.

**Consider December 16, 2015 Plan Commission meeting minutes:** Zalucha moved, Scribner seconded to approve the December 16, 2015 minutes. Motion carried.

**PUBLIC HEARING:** The public hearing was opened at 7:00pm for proposed fitness and strength training center for M90 Fitness LLC to be located at Viking Plaza, 1226 Springdale Street as a conditional use. There were no questions or objections from the public. The public hearing closed at 7:01pm.

**Consider recommendation for Resolution 2016-02, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT FOR A FITNESS AND STRENGTH TRAINING CENTER 1226 SPRINGDALE STREET" for M90 Fitness LLC:** Owner James Knight who resides at 2544 County Road H, Barneveld, WI introduced his proposed business and stated he was present to answer any questions in regards to the conditional use request. Hoffman moved, Rooney seconded to recommend approval of the Conditional Use Permit to the Village Board.

**Consider recommendation for re-approval of Certified Survey Map for Lot 2 North Cape Commons:** John DeWitt was present to speak in regards to reapproval of the CSM. Dewitt noted his agent spoke with engineer Rob Wright and all prior contingency conditions have been met and there were no issues or concerns from them. Owen noted there were a few recommendations when the CSM was originally approved and those were added to the current version. Recommendation for re-approval was moved by Zalucha, seconded by Scribner. Motion carried.

**Consider recommendation for Garfield Park encroachment issue:** Following the Village storm sewer project last year it was discovered there was a gravel driveway pad constructed over the owner's lot line and encroaching onto Garfield Park. The pad was used for parking an RV on the property. It was discussed with the village attorney who recommended two options to resolve the issue. The first would be to make the owner tear out the pad immediately. The second would be to come to an agreement with the property owner that would allow him to continue to use the space until he sells the RV or sells the property, whichever comes first. At that time, it would be at the owner's expense to tear it out. If at any point the Village would need the space, we could request that it be removed. The Park & Recreation Committee

discussed the issues and they feel that coming to an agreement with the property owner is the best option. Property owner Robert Wipperfurth was present. Becker stated that he felt it is fair to come to an agreement with the property owner on the issue and the agreement be drawn up at the expense of the Village. Zalucha moved and seconded by Densmore to recommend the agreement be sent for Village Board approval.

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

**Consideration of sale of Village-owned property-Lot 1 CSM 12055:** The Plan Commission convened in closed session as allowed by Section 19.85(1)(e) of Wisconsin Statutes for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Motion to go to closed session by Hoffman, seconded by Densmore and carried by roll call vote at 7:20 p.m.

Plan Commission reconvened to open session at 7:32 p.m. on motion by Zalucha, seconded by Densmore and carried. The sale of a Village-owned lot to a possible buyer was referred to the Finance and Personnel Committee on motion by Densmore, seconded by Rooney and carried.

**Village Planner report:** No report given.

**Adjourn:** Densmore moved, Zalucha seconded to adjourn the meeting at 7:34pm. Motion carried.

Minutes by Jen Lease, Office Assistant II