



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, FEBRUARY 24, 2016

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 27, 2016 Plan Commission meeting minutes
- 3) PUBLIC HEARING: On following conditional uses for Mount Horeb Area Historical Society at 100, 102, and 106 S Second Street: Indoor Institutional to operate as a museum, Indoor Commercial Entertainment, metal roof, and building height exception for less than the minimum of two stories on a portion of the proposed project
- 4) Consider recommendation for Resolution 2016-05, "CONDITIONAL USE PERMIT MOUNT HOREB AREA HISTORICAL SOCIETY 100, 102, AND 106 SOUTH SECOND STREET"
- 5) Consider applications from Mount Horeb Area Historical Society for proposed project at 100, 102, and 106 S Second Street:
 - a) Design Review
 - b) Certificate of Appropriateness
- 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
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

RESOLUTION 2016-05

CONDITIONAL USE PERMIT
MOUNT HOREB AREA HISTORICAL SOCIETY
100, 102, AND 106 SOUTH SECOND STREET

WHEREAS, an application for a Conditional Use Permit was received from the Mount Horeb Area Historical Society requesting the following uses and conditions for a proposed project on parcels 0606-123-2185-2, 0606-123-2174-5, and 0606-123-2161-0 with addresses of 100, 102, and 106 S Second Street: 1) Indoor Institutional to operate as a museum, 2) Indoor Commercial Entertainment, 3) metal roof, and 4) building height exception for less than the minimum of two stories on a portion of the proposed project; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on February 24, 2016, after due notice thereof as required by law; and

WHEREAS, the Plan Commission is recommending approval of the proposed conditional uses as allowed by Zoning Code 17.14 Design Review, and 17.43 CB Central Business District and further conditioned on emailed comments dated February 16, 2016 from Village Engineer Rob Wright and Village Planner Mike Slavney; and

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the interest of the general public to allow the desired use of the said property, as hereinafter set forth, as conditional uses; and

WHEREAS, the proposed use is consistent with the Village of Mount Horeb Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow 1) Indoor Institutional to operate as a museum, 2) Indoor Commercial Entertainment, 3) metal roof, and 4) building height exception for less than the minimum of two stories on a portion of the proposed project at 100, 102, and 106 South Second Street is hereby granted.

Introduced and passed this 2nd day of March, 2016.

David L Becker, Village President

ATTEST:

Alyssa Gross, Village Clerk

Village of Mount Horeb

138 East Main Street

Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: Mt. Horeb Area Historical Society
Address: 100 S. 2nd St. Mt. Horeb, WI. 53572
Telephone Number (daytime): 608 - 437 - 6486
Address of project if different: 100 AND 102 AND 104
South 2nd Street
Zoning Classification of project: _____
Fee paid (\$100-see back side of application): We have funds in escrow
Plan Submittal Checklist attached: yes
Landscape Plan Submittal Checklist attached: yes
Design Review Parking Lot Application Required: yes
Design Review Parking Lot Application Submitted: _____
Project Description: Repair the front facade of the existing
Museum @ 100 S. 2nd St
Demolish the existing town inn @ 102 S. 2nd St AND
Build a connector between the existing Museum AND
Build a new Archive Building @ 104 S. 2nd St.

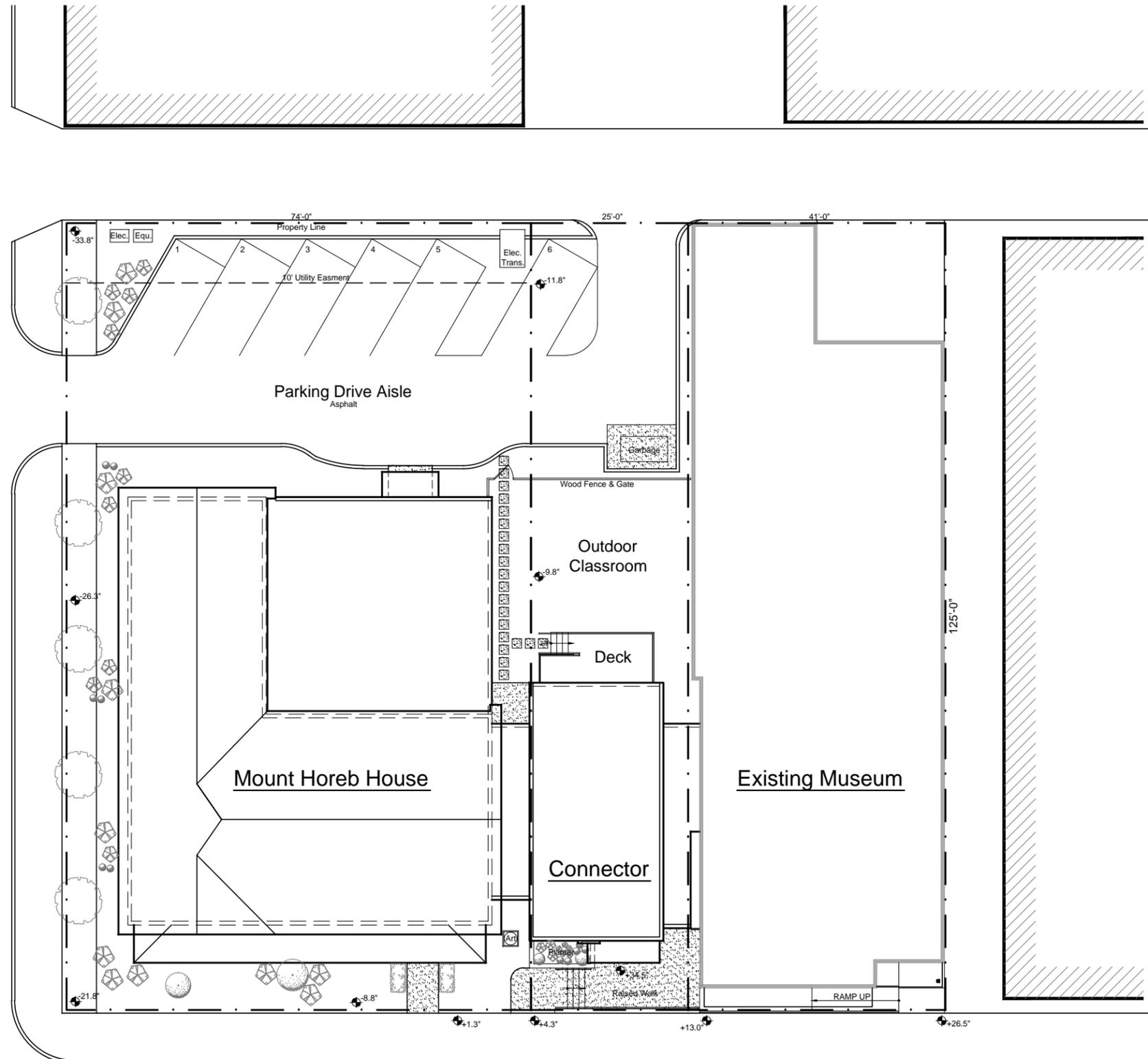
Peter Pophal : 2/10/16
Applicant Date

Zoning Administrator Date

I HEREBY ACKNOWLEDGE RECEIPT OF WRITTEN PLAN COMMISSION APPROVAL FOR THE ABOVE PROJECT, AND AGREE TO MEET THE CONDITIONS INCLUDED IN THE APPROVAL.

SIGNED: _____

DATE: _____



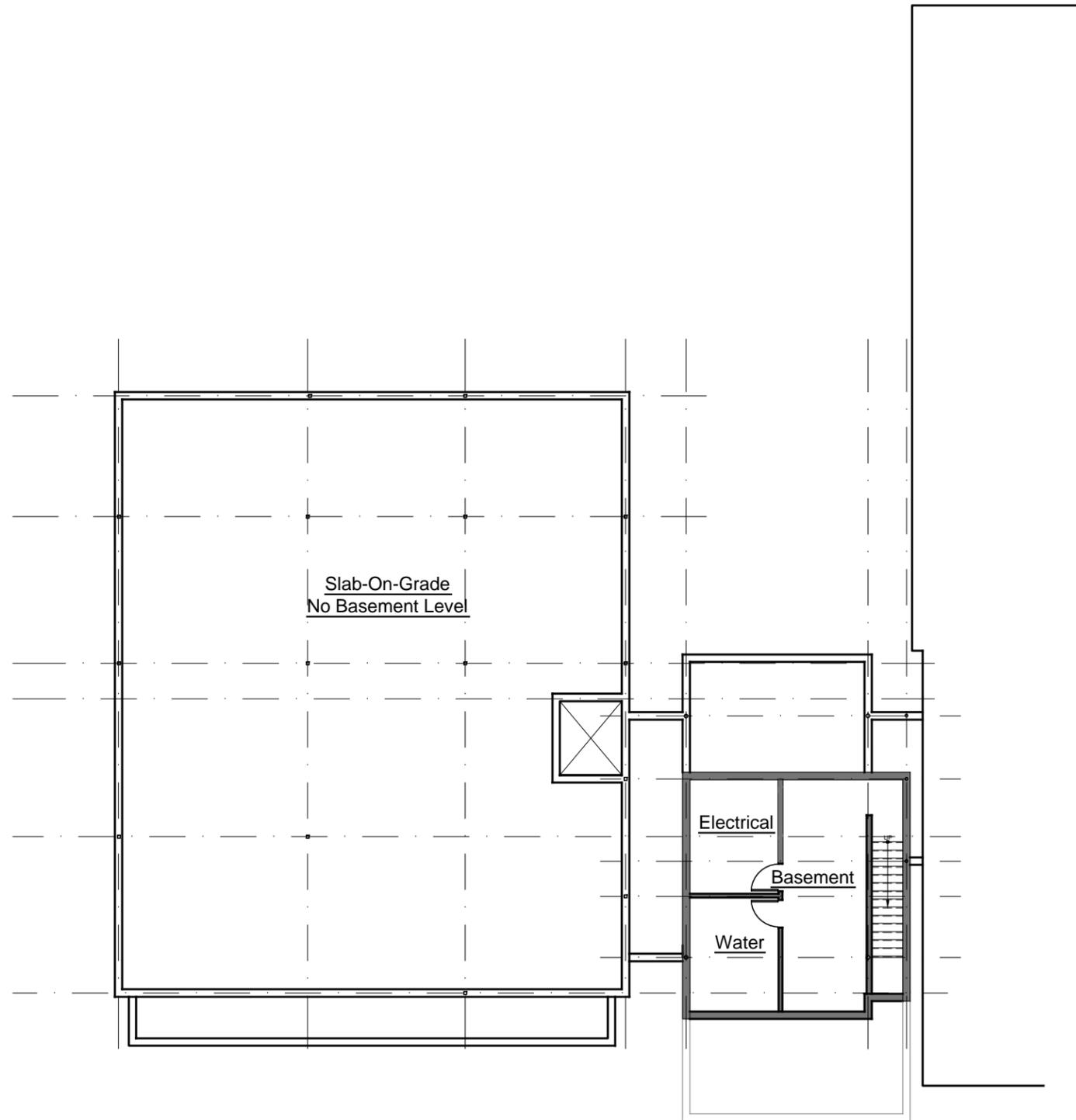
Bruce F. Roth
 ARCHITECT
 743 Selborne Road, Riverside, Illinois 60546
 708.663.8306; e-mail: brucefroth@gmail.com
 website: www.brucefrotharchitect.wordpress.com

DRIFTLESS HISTORIUM
 Mount Horeb Area Historical Society

100 South Second Street
 Mount Horeb, Wisconsin

Square Feet: 9711
Site Plan A '4' (revised)
 Scale: 1"=20'-0"

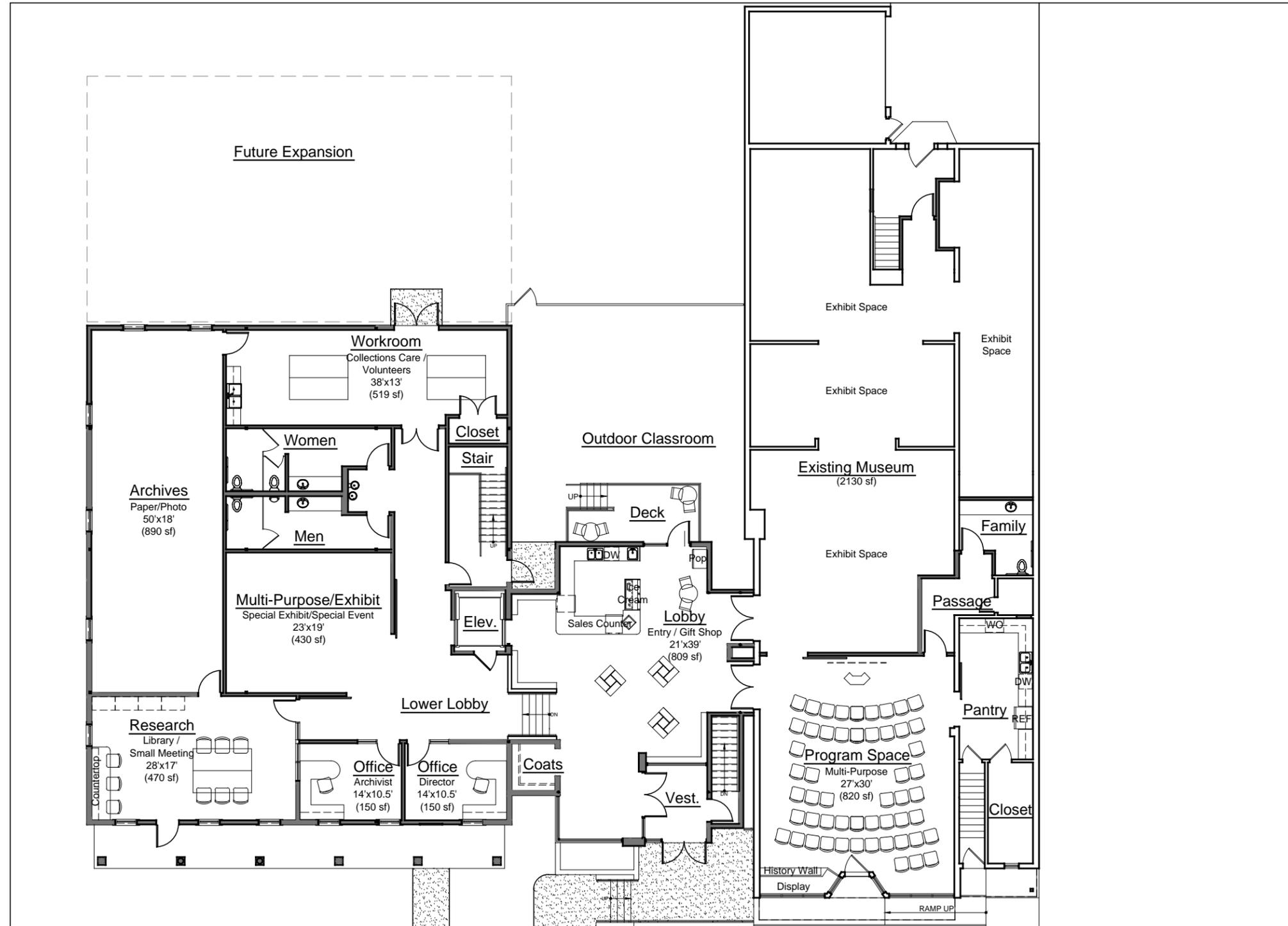
03 February 2016 - FINAL Design Drawings



Bruce F. Roth
 ARCHITECT
 743 Selborne Road, Riverside, Illinois 60546
 708.663.8306; e-mail: brucefroth@gmail.com
 website: www.brucefrotharchitect.wordpress.com

DRIFTLESS HISTORIUM
 Mount Horeb Area Historical Society
 100 South Second Street
 Mount Horeb, Wisconsin

Square Feet: 682 (Total = 9711)
Lower Level Plan A '4' (revised)
 Scale: 1/16" = 1'-0"
 03 February 2016 - FINAL Design Drawings



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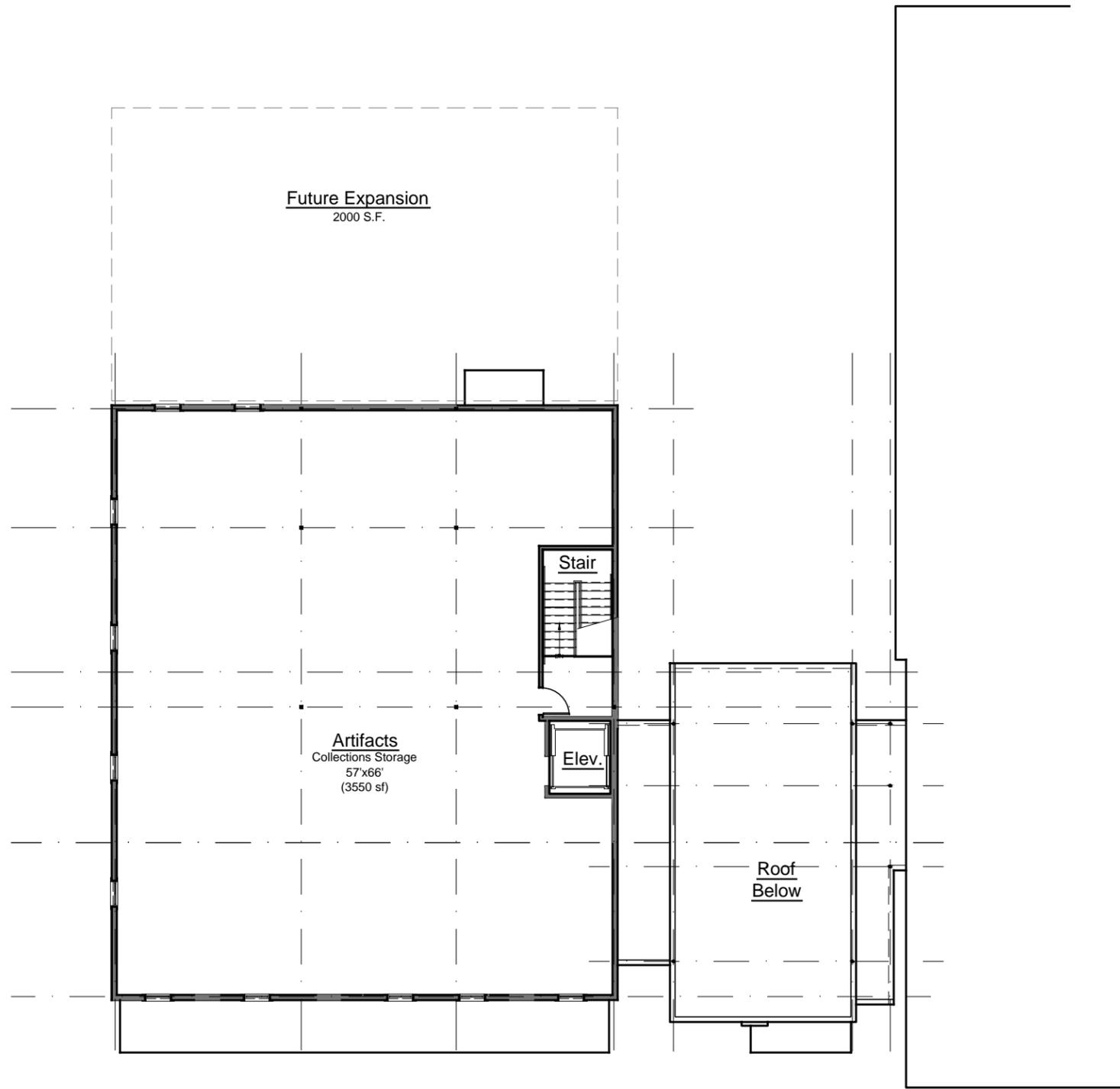
DRIFTLESS HISTORIUM
 Mount Horeb Area Historical Society

100 South Second Street
 Mount Horeb, Wisconsin

Square Feet: 5149 (Total = 9711)
Ground Level Plan A '4' (revised)

Scale: 1/16" = 1'-0"

03 February 2016 - FINAL Design Drawings



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DRIFTLESS HISTORIUM
 Mount Horeb Area Historical Society
 100 South Second Street
 Mount Horeb, Wisconsin

Square Feet: 3880 (Total = 9711)
Upper Level Plan A '4' (revised)
 Scale: 1/16" = 1'-0"
 03 February 2016 - FINAL Design Drawings



EAST ELEVATION

SCALE : As Noted



SOUTH ELEVATION

SCALE : As Noted

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DRIFTLESS HISTORIUM

Mount Horeb Area Historical Society

100 South Second Street
 Mount Horeb, Wisconsin

Exterior Elevations

Scale: 3/32" = 1'-0"

03 February 2016 - FINAL Design Drawings



PUBLIC ALLEY

- (1) Beauty Berry
- (1) Serviceberry
- (4) Black Eyed Susan

- (1) Sage
- (5) Liatris

- (4) Aster
- (3) Summersweet

- (3) Winterberry Holly
- (1) Spirea Alba

- (2) Buttonbush
- (4) Liatris
- (3) Monarda
- (2) Bush Cinquefoil

- (6) Allium

wood mulch - typical

- (3) Prairie Rose

- (2) Old Field Juniper

spade cut edge - typical

- (2) Glossy Black Chokeberry
- (5) Leadplant
- (4) Phlox
- (4) Aster

- (4) Coneflower

lawn

- (1) Witchhazel

- (5) Bleeding Heart
- (3) New Jersey Tea
- (3) Bush Cinquefoil

- (5) Lavendar

SOUTH SECOND STREET

SOUTHWEST DANE COUNTY HERITAGE CENTER

Mount Horeb Area Historical Society

100 South Second Street
Mount Horeb, Wisconsin

2/16/16 emailed review comments from Village Engineer Rob Wright regarding Mount Horeb Area Historical Society Project:

1. Stormwater:
 - a. We would classify the site as redevelopment
 - i. As there is no storm sewers available for installation of outfall control devices, we suggest that they install a rain garden to treat parking lot pavements in the SW corner of the site
 - ii. This is for oil and grease control
 - iii. This could be as simple as a smaller depression with engineered soil and natives.
 - b. Roof water
 - i. Care should be taken to not sheet flow waters over the sidewalks and create potential hazards
2. Utilities:
 - a. Water:
 - i. If it is intended to be abandoned, the Water Service to the existing Troll Inn should be capped at the main, or the stub installed with the 2nd street project to the vacant lot should be capped at the main.
 - ii. While we cannot determine this from the existing drawings, a single water service shall serve the new building, and a private loop and connections between building systems shall not be made.
 - b. Sewer:
 - i. Laterals to be abandoned shall be at the main.

2/16/16 emailed review comments from Village Planner Mike Slavney regarding Mount Horeb Area Historical Society Project:

The project looks fantastic!

I have one suggestion, and one requirement.

1. I suggest that the passenger drop-off bay in the rear parking lot be lengthened to accommodate a longer vehicle, such as a school bus or mid-size touring bus. The cut-out for the bay could begin due west of the southwest corner of the new building, and continue until connecting with the currently drawn bay.
2. The exterior building materials and colors must be specified on the building elevation drawings.
3. Sorry, one more requirement: The garbage bay needs to be surrounded by an enclosure and gates. I recommend using the same materials as the fence enclosing the outdoor classroom.

Village of Mount Horeb
Building & Zoning Department
138 E Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884 / Fax (608) 437-3190
mhbuildinginspector@mounthorebwi.info
www.mounthorebwi.info

CERTIFICATE OF APPROPRIATENESS

APPLICATION & INSTRUCTIONS (no fee)

Parcel ID Number# 0606 1232185
0606 1232174
0606 1232161

Address of Property: 100 AND 102 AND 104 South 2nd St, Mt. Horeb

Property Owner:
Name: Mt. Horeb Area Historical Society

Street Address: 100 S. 2nd St. Mt. Horeb

City: Mt. Horeb State: Wis Zip: 53572

Daytime telephone number: (608) 437-6486

Email: mthorebahs@gmail.com

Applicant (if different from owner): Peter J. Riphahn

Street Address: 703 Brookstone Crest

City: Mt. Horeb State: Wis Zip: 53572

Daytime telephone number: (608) 516-0321

Email: lbrpete@mhtc.net

Description of Project

A. Describe proposed work, materials to be used, and impact on existing feature:

Demolition of existing TROLL INN @ 102 S. 2nd St
AND BUILDING A CONNECTOR BETWEEN THE EXISTING MUSEUM
@ 100 S. 2ND AND THE NEW BUILDING ON 104 S. 2ND St.
AND UP DATED THE FRONT FACADE ON 100 S. 2ND
REPAIRS

B. List any attachments (photos, sketches, floor plans, etc.):

WE PLAN TO FURNISH - PLANS FOR LANDSCAPE AND
THE BUILDING SAMPLES OF PRODUCTS AND COLORS

Signature of applicant: Peter J Riphahn Date: 2/10/16

Return to: Zoning Administrator, 138 E. Main Street, Mount Horeb WI 53572

PLAN COMMISSION REVIEW

Date of Review _____ Application: Approved: _____ Denied: _____

Specific conditions of approval: _____

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
January 2016

Month to Date

1. 7 Building permits have been issued for general construction since Jan. 1st.
2. 0 new UDC permit were issued for single family homes .

Year to Date

1. 7 General permits since Jan. 1st
2. 0 New UDC single family homes since Jan. 1st

No Large Commercial projects currently active

Respectfully submitted

Kelly Green
Building Inspector