

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, FEBRUARY 24, 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, Norb Scribner, and Peggy Zalucha. Wally Orzechowski and Neil Densmore were absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider January 27, 2016 Plan Commission meeting minutes: Scribner moved, Zalucha seconded to approve the January 27, 2016 minutes. Motion carried.

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: The public hearing opened at 7:01pm. Ron Howard had a couple questions about the metal roof which were addressed in the next agenda item. The public hearing closed at 7:03pm.

Consider recommendation for Resolution 2016-05, "CONDITIONAL USE PERMIT MOUNT HOREB AREA HISTORICAL SOCIETY 100, 102, AND 106 SOUTH SECOND STREET":

1) Per 17.43(2)(b) and 17.20(3)(c) the Conditional Use of Indoor Institutional allows the operation of a museum and the requirement of an off-street passenger loading area.

2) Per 17.43(2)(b) and 17.20(4)(h) the Conditional Use of Indoor Commercial Entertainment allows refreshment/ice cream sales and entertainment programs including plays or concerts.

3) Per 17.14(4)(b)12.b. to allow a metal roof due to the historic significance of the roof to the building.

4) Per 17.14(4)(b)5.b. to allow less than a minimum of two stories on the connector portion of the project as the height of the building is at 22.5 feet per East Exterior Elevation Final Design Drawing dated February 3, 2016. 22.5 feet is over the minimum required 20 feet; however, due to the open space design of the connector building there is only one story.

Scribner moved, Hoffman seconded to recommend approval of the Conditional Use Permit subject to Village Planner and Village Engineer comments and Plan Commission members findings. Motion carried.

Consider applications from Mount Horeb Area Historical Society for proposed project at 100, 102, and 106 S. Second Street:

a) Design Review. Slavney suggested the off-street passenger loading area may have to be lengthened to accommodate vans or small busses. Builder, Pete Riphahn, presented building colors and materials. Since colors and materials have not been submitted on the plans, we can simply write in colors next to items on the plans so new plans do not need to be drawn up. Trash enclosure needs to be wood in a color consistent with the fence. They will come back to Plan Commission with the lighting plan and signage. Zalucha moved, Hoffman seconded to approve the design with the following conditions; staff approval on trash enclosure design, staff approval on suggested expanded off-street passenger loading area, and staff approval of building colors and materials. Motion carried.

b) Certificate of Appropriateness. Zalucha moved, Scribner seconded to approve the Certificate of Appropriateness as the project, design, and materials are consistent with our requirements for the downtown area. 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, Hoffman seconded to adjourn the meeting at 7:48pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant