

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 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 Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Mark Rooney, Dave Hoffman, Norb Scribner, Peggy Zalucha, Neil Densmore, and Wally Orzechowski. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider March 23, 2016 Plan Commission meeting minutes: Zalucha moved, Scribner seconded to approve the March 23, 2016 minutes. Motion carried.

PUBLIC HEARING: For Conditional Use Permit application from Ben Kennedy/NCI-Roberts for Group Development, Indoor and Outdoor Commercial Entertainment including a proposed winery, deli, and banquet facilities, and Indoor Sales Incidental to Storage or Light Industrial Land Use at 108 S Second Street: Rooney excused himself at 7:00pm due to conflict of interest. The public hearing opened at 7:00pm. Ben Kennedy, project manager, gave an overview of the project. The maximum hours of entertainment are as follows: Indoor entertainment Monday-Sunday 6:00am-2:00am, Outdoor entertainment Sunday-Wednesday 8:00am-10:00pm and Thursday-Saturday 8:00am-12:00am. The public hearing closed at 7:06pm.

Consider recommendation for Resolution 2016-06 "CONDITIONAL USE PERMIT 108 S SECOND STREET" for Group Development, Indoor and Outdoor Commercial Entertainment including a proposed winery, deli, and banquet facilities, and Indoor Sales Incidental to Storage or Light Industrial Land Use: Densmore moved, Scribner seconded to approve Resolution 2016-06 to include the annotated floor plan and hours. Motion carried.

Consider Design Review Application from Ben Kennedy/NCI-Roberts Construction Inc for proposed project at 108 S Second Street: Densmore suggested that the bathrooms on the second level be larger to accommodate banquets and events. On the current plan the bathrooms are to code. If a change is made, they don't need to come back to Plan Commission for approval. Hoffman moved, Densmore seconded to approve the Design Review Application. Motion carried.

Consider Certificate of Appropriateness application from Ben Kennedy/NCI-Roberts for 108 S Second Street: Slavney complimented the front elevation including the look of the windows, glass overhead door, and parapet. The plates on the northern elevation are to fasten the new floor joists to the wall. Slavney thinks the plates add to the appearance of the building. Zalucha moved, Densmore seconded to approve the Certificate of Appropriateness application. Motion carried.

Discussion on Rear Yard Setback Requirements for R-1 Residential Zoning District: Rooney returned to the meeting at 7:25pm. Slavney suggested 30 foot rear yard setback to create more flexibility to homeowners and builders. Slavney suggested making a report to the Village Board, and they can then proceed.

Consider extraterritorial jurisdiction zoning amendment from LC-1 Limited Commercial District to C-1 Commercial District for Z & L Properties LLC, 2581 STH 92, Town of Blue Mounds Section 13: Z & L Properties is interested in putting an advertisement on their silo for Duluth Trading Company. The Plan Commission would like to suggest limiting the sign on the silo only and no other changes to the zoning or billboards. Scribner moved, Rooney seconded that the Plan Commission is comfortable with the sign on the silo only but not any other changes that zoning would enable. The motion carried 6 to 1.

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

Village Planner report: Slavney did not have a report.

Adjourn: Zalucha moved, Densmore seconded to adjourn the meeting at 7:46pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant