

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 22, 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, and Wally Orzechowski. Neil Densmore, Norb Scribner, and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen, Village Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider May 25, 2016 Plan Commission meeting minutes: Hoffman moved, Rooney seconded to approve the May 25, 2016 minutes. Motion carried.

Orzechowski moved, Hoffman seconded to move agenda item numbers 3 and 4 to item numbers 5 and 6 to allow additional time for a Plan Commission member to arrive. Motion carried.

Consider Certificate of Appropriateness application from Robert Bouril for 103 S Second Street: Jeff Maertz from Bouril Design Studio, LLC presented the request. They will be replacing the stair rail at the front of the building. Rooney moved, Orzechowski seconded to approve the Certificate of Appropriateness application. Motion carried.

Consider modification to Design Review and Certificate of Appropriateness approvals for Mount Horeb Area Historical Society at 100, 102, and 106 S Second Street: Historical Society Vice President John Swartz presented the request. They are requesting to remove ten windows between the south side and alley side of the new building. Removal of the windows will protect archives from damaging sunlight. The Historical Society is looking into a possible mural in lieu of windows for the wall on the south side. Rooney said they would need to come back to Plan Commission with a Certificate of Appropriateness for final approval if they decide to paint a mural. Hoffman moved, Orzechowski seconded to approve the revisions to Design Review and Certificate of Appropriateness. Motion carried.

PUBLIC HEARING: Conditional Use Permit application from Lynn and John McFee for Indoor Commercial Entertainment and Outdoor Commercial Entertainment uses for proposed restaurant with outdoor food service at 400 E Main St: Rooney excused himself due to conflict of interest at 7:09pm. The public hearing opened at 7:09pm. Owners Lynn and John McFee gave an overview of the request and their business. They would like to have possibly two food businesses selling more “take away” type of food (smoothies, sandwiches, salads, cupcakes). They plan on having inside seating for 24 people and seating for 15 people outside on the porch. There will also be retail on the main level selling gifts, specialty clothing, and jewelry. The upper level will have an art gallery. Hours of operation would be Monday

through Thursday 6:00am to 9:00pm, Friday and Saturday 6:00am to 10:00pm and Sunday 7:00am to 9:00pm. The McFee's are also looking into getting a beer and wine license. Others who spoke were: Brenda Popp, 102 N. 4th Street, regarding concern about parking and what the outdoor entertainment entails. Matt Midgley, 103 N. 4th Street, wanted to know what the back of the property would be used for. The public hearing closed at 7:16pm.

Consider recommendation for Resolution 2016-08 "CONDITIONAL USE PERMIT 400 E. MAIN STREET" for Indoor Commercial Entertainment and Outdoor Commercial Entertainment uses for proposed restaurant with outdoor food service:

Lynn McFee addressed the concerns brought up during the public hearing. The parking in the back of the building can't be changed. There are only four parking spots in the back of the building which would be used for employee parking only. The outdoor entertainment is not for having a band. The McFee's may possibly have a guitar player on the porch on occasion. The store is more about having retail, art, and selling gifts. There will not be much cooking in the house, no deep fryers, as they don't want the smells in the house. Slavney recommended conditions to limit outdoor seating to existing porch only, no outdoor music unless a permit is pulled, and hours of operation to be until 10:00pm at the latest. Littel moved, Hoffman seconded to recommend Resolution 2016-08 as amended to the Village Board. Motion carried. *ADMINISTRATIVE NOTE: The anticipated Plan Commission member did not arrive in time for action on this agenda item. It was determined after the meeting that there was not a quorum for the agenda item due to one member stepping down. This item will be scheduled for reapproval at the July 27, 2016 Plan Commission/Historical Preservation Commission meeting.*

Rooney returned to the meeting at 7:35pm.

Presentation and discussion on conceptual design of proposed Trollway Mountain by Chamber of Commerce in east entrance to Village:

Chamber of Commerce Executive Director Melissa Theisen presented a design of a troll in landscaped rock, concrete, grass, and moss. It would be built into the hillside adjacent to the east entrance to the Village. The concept is low maintenance. The size would be comparable to a VW Bug car. Theisen will be asking for funding through multiple sources such as George Siever's Memorial Fund, Siever's Family, a utility grant, Dane County Cultural Arts, Sons of Norway, and Rotary Club. The budget for the project is \$15,000.00. They would like to start the project in the fall/winter 2016 with dedication in the spring of 2017. The Plan Commission expressed excitement regarding the conceptual design. Site design, parking, and traffic concerns would need to be addressed with the final proposal of the project.

PUBLIC HEARING: Proposed amendment to Chapter 17 Zoning Code Chart 1 to reduce principal building minimum rear yard setback in R-1 Single Family Residential Zoning District

from 50 feet to 30 feet: The public hearing opened at 8:04pm. Cathy Scott, 302 Perimeter Rd, spoke in opposition. The public hearing closed at 8:06pm.

Consider recommendation for draft Ordinance 2016-01, “AN ORDINANCE TO AMEND CHART 1 OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO PRINCIPLE BUILDING MINIMUM REAR YARD SETBACK IN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT” regarding proposed 30 foot rear yard setback for R-1 Residential Zoning District: Hoffman moved, Rooney seconded to recommend approval of Ordinance 2016-01 to the Village Board. Motion carried.

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

Village Planner report: No report given.

Adjourn: Rooney moved, Orzechowski seconded to adjourn the meeting at 8:11pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant