

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

Consider June 22, 2016 Plan Commission meeting minutes: Rooney moved, Hoffman seconded to approve the June 22, 2016 minutes. Motion carried.

PUBLIC HEARING: To consider Project Plan and Boundary for proposed Tax Increment Finance District No. 5 (TID #5): The public hearing opened at 7:00pm. Scott Harrington and Dan Johns from Vandewalle and Associates introduced the TID #5. Those who spoke in favor were: Wade Wyse, 312 E Main St; Brad Murphy, Director of Economic Development Corp; Ryan Czyzewski, Representing Mount Horeb Area Chamber of Commerce; Pete Riphahn, 703 Brookstone Crest; and John McFee, 400 E Main St. Those who were opposed were: Don Steinhauer, 325 Front St. expressed he would like his property removed from boundary (#62); Susan Brice, 304 Lake St representing Duane Steinhauer, would like 325 Front St property removed from the boundary; and Dwight Zweifel, 209 E Main St. The following people had questions about the TID #5: Pamela Lunder; Brenda Popp, 102 N 4th St; Alex Pfister, 316 E Main St; Charlie Steinhauer, and Cathy Scott. The public hearing closed at 8:23pm.

Consider Resolution 2016-12, "RESOLUTION ADOPTING TAX INCREMENT DISTRICT NO. 5 PROJECT PLAN": The board all agreed the presentation of the TID #5 by Vandewalle was well put together. There were three motions on this agenda item. Rooney moved, Scribner seconded to add to the TID #5 the Village owned access strip of property that abuts Lincoln St. Motion carried. Rooney moved, Hoffman seconded to add to the TID #5 the vacant parcel at the end of Maple St, just south of the parcel added above. Motion carried. Hoffman moved, Zalucha seconded to accept Resolution 2016-12 with TID boundaries as originally proposed and as amended. Motion carried.

Reconsider 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: Rooney excused himself due to conflict of interest at 8:42pm. Orzechowski moved, Scribner seconded to recommend approval to the Village Board for Resolution 2016-08. Motion carried.

PUBLIC HEARING: To consider application from Gallina Corporation for a zoning change from CB Central Business to PD-1 Planned Development District for proposed 30 unit apartment building and associated parking on Lots 1, 2, & 3 Carl Boeck's Survey and Plat, and Lot 2 CSM 4705: Rooney returned to the meeting at 8:43pm. The public hearing opened at 8:43pm. Joe Gallina of Gallina Company, Kevin Burow of Knothe and Bruce Architects, and Craig Enzenroth President of Gallina Company presented the project. They are proposing 18 1-bedroom apartments (696-729 sq ft) and 12 studio apartments (500-535 sq ft). They will have 20 parking spots inside on the ground level and 17 spots in an outdoor parking lot. Exterior materials will be cohesive to the Hoff Mall brick. They would like to start this project the fall of 2016. Those who spoke were Peter Riphahn, 703 Brookstone Crest-in favor; Pamela Lunder had concerns of parking spaces allotted, would like to see retail on main level, concerns of a 4-level building being too tall, and storm sewer drainage is already an issue, would want that looked at; Wade Wyse, engineer for this project will be looking into storm sewer drainage issues from Front Street alley to south parking lot. The public hearing closed at 9:36pm

Consider recommendation for draft Ordinance 2016-02, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1, 2, AND 3 CARL BOECK'S SURVEY AND PLAT, AND LOT 2 CSM 4705 FROM CB CENTRAL BUSINESS TO PD-1 PLANNED DEVELOPMENT": Rooney moved, Zalucha seconded to table this agenda item until the next Plan Commission meeting. Motion carried with four ayes and one no. The Plan Commission members will email Administrator Owen with their questions and concerns.

Reconsider 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: Cathy Scott spoke in opposition of a 30 foot rear yard setback. Charlie Steinhauer suggested a compromise of 40 to 45 feet rear yard setback. Hoffman moved, Scribner seconded to recommend to the Village Board a 40 foot rear yard setback for approval. Motion carried.

Plan Commission Chair Report: No report given.

Village Planner report: No report given.

Adjourn: Rooney moved, Hoffman seconded to adjourn the meeting at 10:13pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant