

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 28, 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 Wally Orzechowski, Norb Scribner, Dave Hoffman, and Peggy Zalucha. Mark Rooney and Neil Densmore were absent. Also present were Village Administrator Nic Owen, Village Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider August 24, 2016 Plan Commission meeting minutes: Hoffman moved, Scribner seconded to approve the August 24, 2016 minutes. Motion carried.

PUBLIC HEARING: To consider application from National Construction Inc for a zoning change from CB Central Business to PD-1 Planned Development District for proposed five-story office building on parcels 0606-123-8805-9 and 0606-123-8815-7 located at 109 S Second and 201 E Front Street: The public hearing opened at 7:01pm. Michael Sobczak from Plunkett Raysich Architects, LLP presented the proposed office building. Those who spoke were: Brad Murphy of the Mount Horeb Economic Development Corporation in favor of the project, and Annette Slocum, owner of Grumpy Troll Pub, had questions about parking. The public hearing closed at 7:24pm.

Consider recommendation on Ordinance 2016-06, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL 0606-123-8805-9 LOCATED AT 109 S SECOND STREET AND PARCEL 0606-123-8815-7 LOCATED AT 201 E FRONT STREET FROM CB CENTRAL BUSINESS TO PD-1 PLANNED DEVELOPMENT" including approval of the General Development Plan: Slavney reviewed the requested flexibilities from zoning ordinance requirements as written in his report. There are five flexibilities as follows: 1. Maximum permitted height. Central Business zoning is fifty feet. The proposed building is 85 feet at roof peak. 2. Ground floor commercial. The proposed building will not have ground floor retail use; much of it will be parking. 3. Minimum permitted building setback established by Central Business zoning is zero feet from public streets. The proposed building will be adding a public sidewalk along Front Street. 4. Signage. Window screens for advertisement will have to be counted as signage. They will need approval from Village Board. 5. Floor area ratio. No flexibility needed as the proposed floor area ratio is 2.524 and maximum is 3.0. Slavney feels the flexibilities are appropriate to grant them. Owen added that parking options are being looked at. Hoffman moved, Scribner seconded to recommend approval to include Village Planner's report and formal criteria. Motion carried.

Consider Design Review application from Mount Horeb Mini Storage for building with indoor storage units at 430 W Main Street: Slavney reviewed the design and says it meets the requirements. A "T" turnaround was added to keep vehicles from using the street to turn around in. The design is approved by both the Village Planner and Village Engineer. Scribner moved, Zalucha seconded to approve the Design Review application as revised. Motion carried.

Consider signage for Mount Horeb Area Historical Society Driftless Historium: Destinee Udelhoven, Director of the Historical Society, presented a design for a blade sign to be hung on the south elevation of the building. Orzechowski moved, Zalucha seconded to approve the signage design. Motion carried.

Plan Commission Chair Report: Littel gave the Plan Commission Chair report which included the building inspection report.

Village Planner report: No report given.

Adjourn: Zalucha moved, Scribner seconded to adjourn the meeting at 7:59pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant