

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

WEDNESDAY, JANUARY 24, 2018

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 Brenda Monroe called the meeting to order at 7:00pm. Present were Commissioners Dave Hoffman, Brent Yauchler, and Wally Orzechowski. Peggy Zalucha arrived at 7:04pm. Randy Littel and Norb Scribner were absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

**Consider December 27, 2017 Plan Commission meeting minutes:** Hoffman moved, Yauchler seconded to approve the December 27, 2017 minutes. Motion carried by voice vote. Monroe abstained.

**Consider recommendation on Resolution 2018-01, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT WITH INDOOR COMMERCIAL ENTERTAINMENT AND DRIVE-THRU 512 SPRINGDALE STREET":** The Village Engineer recommends approval. Slavney recommends the site plan be amended to match the grading plan. Orzechowski moved, Hoffman seconded to recommend the resolution to the Village Board. Motion carried by unanimous voice vote.

**Consider Design Review application from 4/Jax Property's for 512 Springdale Street:** Slavney said the design complies with our standards and the lighting plan is good. Zalucha moved, Hoffman seconded to approve the design. Motion carried by unanimous voice vote.

**PUBLIC HEARING: For Conditional Use Permit to allow temporary classrooms, additional parking, accessory greenhouse building, and building renovations to the Mount Horeb High School, 305 S 8<sup>th</sup> Street:** The public hearing opened at 7:11pm. Ryan Sands from Bray Architects gave a summary of the work. No one else spoke. The public hearing closed at 7:25pm.

**Consider recommendation on Resolution 2018-02, "CONDITIONAL USE PERMIT TO ALLOW TEMPORARY CLASSROOMS, BUILDING RENOVATIONS, ACCESSORY GREENHOUSE BUILDING, AND ADDITIONAL PARKING AT MOUNT HOREB HIGH SCHOOL, 305 S 8<sup>TH</sup> STREET":** Hoffman moved, Zalucha seconded to recommend approval by the Village Board the four waivers to include Slavney's positive findings on the conditional use criteria. Motion carried by unanimous voice vote.

**Consider Design Review application for renovations to Mount Horeb High School, 305 S 8<sup>th</sup>**

**Street:** The Plan Commission voted on five waivers as recommended in Slavney's report as follows:

6. a. Building Mass. Large development standards should not apply. Orzechowski moved, Zalucha seconded to waive this exception. Motion carried by unanimous voice vote.

12. d. Roofs. Rooftop mechanical equipment is not completely concealed. Hoffman moved, Yauchler seconded to waive this exception. Motion carried by unanimous voice vote.

17. a. Other Structures. Outbuilding exterior materials do not need to match the principal structure on the athletic storage building, greenhouse, or temporary classrooms; Zalucha moved, Orzechowski seconded to waive this exception. Motion carried by unanimous voice vote.

24. a. Parking. Hoffman moved, Zalucha seconded to waive screening requirements. Motion carried by unanimous voice vote.

25. a. b., and c. Building foundation landscaping. The minimum 10-foot-wide landscaping bed on the north side should not apply since that area does not have a planting bed. Yauchler moved, Zalucha seconded to waive this exception. Motion carried by unanimous voice vote.

Hoffman moved, Zalucha seconded to approve the design application. Motion carried by unanimous voice vote.

**Consider proposed revisions to North Cape Apartment project and set public hearing if**

**needed:** Brian Stoddard, architect with Knothe & Bruce and Mike Montalto, contractor with Lakestone Properties, presented the proposed revisions. Jenny Minter also spoke for the Mount Horeb Fire Department. Slavney would like the architects and fire department to work on parking, landscape and grading before the next meeting. A public hearing is set for February 28, 2018 at the Plan Commission meeting at 7:00pm. Zalucha moved, Hoffman seconded to set a public hearing for February 28, 2018 at 7:00pm. Motion carried by unanimous voice vote.

**Consider recommendation for nomination of the Main Street Historic District in downtown**

**Mount Horeb to the National Register of Historic Places:** Owen said a public hearing needs to be set. Hoffman moved, Zalucha seconded to set a public hearing for February 28, 2018 at 7:00pm at the Plan Commission meeting. Motion carried by unanimous voice vote.

**Consider revisions to previously approved Design Review and Certificate of Appropriateness**

**applications for 119 S Second Street:** This item was tabled until the February 28, 2018 Plan Commission meeting. Zalucha moved, Hoffman seconded to table the design review. Motion carried by voice vote. Orzechowski abstained due to financial interest.

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

**Village Planner report:** Slavney gave the report.

**Adjourn:** Zalucha moved, Monroe seconded to adjourn the meeting at 8:17pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk