

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, FEBRUARY 28, 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 Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Brenda Monroe, Dave Hoffman, Peggy Zalucha, Norb Scribner, and Wally Orzechowski. Brent Yauchler was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider January 24, 2018 Plan Commission meeting minutes: Zalucha moved, Monroe seconded to approve the January 24, 2018 minutes. Motion carried by voice vote. Littel abstained.

PUBLIC HEARING: For proposed site plan amendment to the Specific Implementation Plan for North Cape Commons Apartments at 204 and 208 S Brookwood Dr: The public hearing opened at 7:01pm. The project architect, Brian Stoddard, agrees with adding a sprinkler system. Deanna Konop; 209 S Brookwood Drive, spoke in opposition with concerns of parking lot lights, car headlights, and noise. Jenny Minter, from the Mt. Horeb Fire Department, agrees to installing a sprinkler system and said having the parking lot for parking is better than street parking. Shawn Rasmussen; 216 S Brookwood Drive, spoke in opposition with concerns of lack of green space with site plan changes. The public hearing closed at 7:12pm.

Consider recommendation on site plan amendment to the Specific Implementation Plan for North Cape Commons Apartments at 204 and 208 S Brookwood Drive: Slavney said Plan Commission will need a new landscape plan for new parking lot area. He would like evergreens planted near the right-of-way to screen the view of the parking lot. All three buildings will have a sprinkler system. The Mt. Horeb Fire Department feels the site plan is good for getting trucks in and out in case of emergencies. Scribner moved, Hoffman seconded to approve the site plan amendment subject to three conditions; adding a sprinkler system to all three buildings, a new landscape plan, and storm water management plan. These items must be presented to the Plan Commission for review and approval. Motion carried by unanimous voice vote.

Consider signage for Duluth Trading building at 201 E Front Street: Dan Yoder of Sign Art presented the proposed signage. Slavney said the signage is consistent with zoning. Scribner moved, Zalucha seconded to approve the signage as presented. Motion carried by unanimous voice vote.

PUBLIC HEARING: To receive input on proposed nomination of a portion of downtown Mount Horeb as a Historic District with the National Register of Historic Places: The public hearing opened at 7:36pm. Littel reviewed four letters and emails that came on this item. Joe DeRose from Wisconsin Historical Society gave background on the National Register of Historic Places. Others who spoke in favor were; Carol Johnson from the Mount Horeb Economic Development Corporation, and Kurt Nowka at 113 N. 2nd Street. Linda Westbrook at 200 Lake Street had questions on what properties are included. The public hearing closed at 7:51pm.

Consider recommendation on Resolution 2018-04, "TO RECOMMEND NOMINATION OF PROPERTIES FOR INCLUSION IN THE NATIONAL REGISTER OF HISTORIC PLACES: Joe DeRose from Wisconsin Historical Society was available to answer questions from the board. He explained that 51% of the designated properties would have to approve to go onto the registry. The Plan Commission would like to see the district boundary to include down S. 2nd Street to bike trail to include Historical Museum buildings at 100 S. 2nd Street and Reilly Brothers building at 108 S. 2nd Street. DeRose will talk with his staff to try to include those properties within the boundary. He may also have his boss contact Owen to discuss. Hoffman moved, Zalucha seconded to do a revision of the district boundary to include down S. 2nd Street to the bike trail and back up. Motion carried by unanimous voice vote.

Consider extraterritorial jurisdiction Certified Survey Map application for Jeri and Graham Webster in Section 3 Town of Blue Mounds: Jeri and Graham Webster were available for questions. Slavney said the application meets our criteria. Scribner moved, Zalucha seconded to recommend the CSM to the Village Board. Motion carried by unanimous voice vote.

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

Village Planner report: Slavney gave the report.

Adjourn: Monroe moved, Zalucha seconded to adjourn the meeting at 8:22pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk