

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 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, Wally Orzechowski, and Brent Yauchler. Norb Scribner was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider February 28, 2018 Plan Commission meeting minutes: Monroe moved, Zalucha seconded to approve the February 28, 2018 minutes. Motion carried by voice vote.

Consider recommendation of Ordinance 2018-04, "AN ORDINANCE TO AMEND THE SITE PLAN OF THE SPECIFIC IMPLEMENTATION PLAN FOR LOT 2 NORTH CAPE COMMONS SUBDIVISION": Brian Stoddard, project architect, presented changes to address resident comments. Hoffman moved, Zalucha seconded to approve recommendation of Ordinance 2018-04. Motion carried by voice vote. Monroe voted no.

Consider amendment to Design Review application for 202, 204, and 208 S Brookwood Drive apartment complex: Zalucha moved, Orzechowski seconded to approve the amended application. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider Conditional Use Permit Application for Indoor Commercial Entertainment for proposed yoga and meditation studio at 101 E Main Street: The public hearing opened at 7:08pm. Owner, Stacy Schloesser, was available to answer questions. No one wished to speak. The public hearing closed at 7:09pm.

Consider recommendation of Resolution 2018-08, "CONDITIONAL USE PERMIT 101 E MAIN STREET" for a yoga and meditation studio: Monroe moved, Zalucha seconded to approve Resolution 2018-08. Motion carried by unanimous voice vote.

PUBLIC HEARING: To allow Indoor Commercial Entertainment for proposed restaurants within the Artisan Food Emporium building, 119 S Second St, 202 E Lincoln St, 206 E Lincoln St, and 210 E Lincoln St: The public hearing opened at 7:10pm. Joe Weier of Southwestern Wisconsin Community Action Program (SWCAP), project manager, spoke about the project. The public hearing closed at 7:12pm.

Consider recommendation of Conditional Use Permit resolutions “CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT FOR A RESTAURANT” for the following:

a) 119 S Second Street, Resolution 2018-09 b) 202 E Lincoln Street, Resolution 2018-10 c) 206 E Lincoln Street, Resolution 2018-11 d) 210 E Lincoln Street, Resolution 2018-12: Joe Weier of

SWCAP was present to answer questions and concerns. A letter from Maggie Milcarek and Jed Tank, 209 S. 2nd Street, was mailed to Owen with questions and concerns. The letter was read and concerns addressed. a) 119 S. Second Street; Hoffman moved, Monroe seconded to approve Resolution 2018-09. Motion carried by voice vote. b) 202 E Lincoln Street; Monroe moved, Zalucha seconded to approve Resolution 2018-10. Motion carried by voice vote. c) 206 E Lincoln Street; Monroe moved, Zalucha seconded to approve Resolution 2018-11. Motion carried by voice vote. d) 210 E Lincoln Street; Hoffman moved, Monroe seconded to approve Resolution 2018-12. Motion carried by voice vote. Orzechowski abstained from all votes due to financial interest.

Consider Resolution 2018-07, “RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN”:

Shane Berken, contractor for Zion Investments, was present to answer questions on the project. Littel opened this item to public comment. Patrick Slaney, owner of AAA Tax, had concerns about parking and Cathy Scott, 302 Perimeter Road, is opposed to changing the Comprehensive Plan. The Commission tabled this item since Zion Investments President, Travis Beck, was not present. Monroe moved, Yauchler seconded to table Resolution 2018-07. Motion carried by voice vote. Hoffman voted no.

PUBLIC HEARING: To consider zoning change from PB Planned Business to R-3 Multi Family Residential at 951 and 959 Springdale Street:

The public hearing opened at 7:57pm. Those who spoke were: Jeanne Wright, 200 N 4th Street, who had questions. Those opposed to the zoning change were: Renee Schumacher, 105 N 9th Street, opposed of lights, noise, and possible animals; Sharman Moen, 201 N 9th Street, opposed of possible foot traffic through her yard; Rene Gagner, 105 N 9th Street, had questions and concerns; Derek Popp, 104 N 9th Street, project doesn't fit in with the neighborhood. The public hearing closed at 8:17pm.

Consider recommendation on Ordinance 2018-03, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO R-3 MULTI-FAMILY RESIDENTIAL FOR PARCELS 0606-124-2262-1 AT 951 SPRINGDALE STREET AND 0606-124-2273-1 AT 959 SPRINGDALE STREET”:

Monroe moved, Yauchler seconded to table this item. Motion carried by unanimous voice vote.

Consider signage for Hoff Mall Apartments: Luke Severson, project manager for Sign Art, was present to answer questions and present signage. Slavney said the signs meet our codes. Zalucha moved, Hoffman seconded to approve the Hoff Mall Apartment signage. Motion carried by unanimous voice vote.

Consider applications from Springdale 2 LLC for proposed daycare at 1720 Springdale Street:
a) Specific Implementation Plan b) Design Review: Rich Eberle, owner of Springdale 2 LLC, was present to present the project and answer questions. Slavney recommends allowing the metal roof and extending the landscape planting to November 2019. a) Specific Implementation Plan; Hoffman moved, Zalucha seconded to approve the SIP to include the Village Planner's comments. Motion carried by voice vote. Monroe abstained. b) Design Review; Orzechowski moved, Zalucha seconded to approve. Motion carried by voice vote. Monroe abstained.

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 8:36pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk